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Paul D. Cummings, Jr.  
Executive Director

July 31, 2007

Dear AHMA-NCNH Members,

As many of you have already learned, the delay in HAP payments you experienced in July will continue into August. NAHMA is working hard representing your interests at HUD headquarters in their unrelenting effort to get this situation resolved.

This morning the NAHMA executive director received an email from FHA Commissioner and Assistant Secretary for Housing Brian Montgomery, letting us know that HUD is working on processing payments.

The Hon. Montgomery asks us to please accept his apologies for the FY 2007 funding delays. "As you are aware, the Department from time to time has had problems funding the Section 8 payments due to the budgetary process. Unfortunately, payments have been delayed further this year due to a change in the way in which we have been funding the Section 8 HAP contracts mandated by HUD counsel. It has taken us longer than we had hoped to work through implementing the change."

According to the assistant secretary, HUD is processing over \$1.5 billion in HAP payments. It generally takes 7 to 10 days for the funds to be reflected in the owners' accounts, so some should be seeing their funds shortly. The Multi Family Housing and Budget Offices plan to have the remainder of the funds processed within the next two weeks. As a result, some properties will not be paid until late August.

Please know that AHMA-NCNH, NAHMA and all the AHMA's nationwide will remain vigilant on this issue on behalf of you our members. Additionally, our San Francisco Multi-family Hub recognizes the situation and they will continue to take whatever steps they can to ease the cash flow burden on property owners and managers. If you have any questions or comments, please contact me.

Sincerely,

*Paul Cummings*

Paul D. Cummings, Jr.  
Executive Director