



## Senior Housing Report

August 2007

### AAHSA

#### HUD Funding Summary

AAHSA and other housing advocacy organizations met with HUD senior staff on Tuesday, August 14, 2007 to discuss the ongoing problems with late payments to housing providers. While HUD apologized for the late payment problems and admitted that the Department could have handled the situation better, it is clear that the funding issues will continue until a long-term solution can be found. AAHSA has already been alerting congressional offices that HUD's FY08 budget request is inadequate, and the Department does not have sufficient funds to meet its contractual obligations without a significant influx of money. HUD has been doing a contract-by-contract review of funding needs and expects to have an audit report finalized by mid-September. This should help HUD project its funding needs more accurately in the future. HUD may need as much as \$2 billion more in FY08 to meet the FY07 fourth quarter renewal costs, FY08 obligations and to replenish long-term contracts which have been raided to cover the short-term gaps. HUD also informed us that Mark-to-Market closings scheduled for the next couple of weeks will be delayed, but they are on a priority list to close soon.

#### According to HUD:

##### 1. Non-Renewals With an Anniversary Between October 1, 2006 to June 30, 2007

Projects with HAP Anniversary dates in the first three quarters of the fiscal year (October 1, 2006 to June 30, 2007) will be funded for July and August. HUD expects to have all of these funds out to the field by the end of this week. According to HUD these contracts will also have enough funds reserved to get them through to their next anniversary date. For example, if your HAP anniversary date was May 31, 2007, your contract has funds reserved through April 30, 2008.

##### 2. Anniversary and Contract Renewals Between July 1, 2007 and September 30, 2007

If you have a multi-year contract with an anniversary date in the last quarter of FY07 (July 1 and September 30), or you have a contract that expires during that time-frame HUD will be sending you a notification letter. This letter will tell you how much you are being funded and for how many months. For example, if your contract expires on August 31, you will be able to renew the contract, "subject to annual appropriations," but you will not receive 12 months of funding at renewal. HUD estimates that providers will initially receive 60 or 90 days of funding. The expectation is that the remaining months of the year will be funded out of the FY08 appropriations. HUD will send providers an amended HAP contract with the amended language in Section 2 to indicate that the renewal is for one year but the funding will be provided incrementally. This change will address the issue that was raised within HUD that the Department could not legally execute contract renewals unless they had the full 12 months of funding in place.

**AAHSA's Recommendation:** The funding issue requires a long term solution and the simple fact is that there isn't one in sight. The work that AAHSA, its members, your congressional representatives and others will have to do to fix this problem is substantial and will certainly take a while. Please take the following steps to ensure the smooth operation of your community until that time.

- Estimate the extent to which your reserves will meet your monthly operational expense to give you a clear picture of the amount of money that you will have available.
- Be conservative in beginning new projects that will deplete reserves, if that is your only source of operational funding other than your subsidy.
- Contact your member of Congress and alert them to this problem and the impact that it is having on your

building, staff, residents and programming. There is an updated Capwiz letter and links to help get this story into your local press at <http://Capwiz.com/aahsa/home/>.

### **Next Steps:**

AAHSA is planning a nationwide conference call in early September 2007. Stay tuned for more details.

Send AAHSA copies of whatever stories your local papers may pick up. AAHSA is working on getting national press coverage. Send copies to [cbloom@aahsa.org](mailto:cbloom@aahsa.org) and [awaldrum@aahsa.org](mailto:awaldrum@aahsa.org).

### **Renewals/Anniversaries**

In a nutshell, HUD thinks it has found a way to legally handle the problem of renewals/anniversaries despite having too little money to cover the full 12 months of payments on each pending contract.

Therefore, properties with pending 4<sup>th</sup> quarter contracts (renewals or contract anniversaries) after June 30 should be getting a new contract from HUD (yes, even if you already did one but didn't get it back with HUD signatures executing it) with new language in Section 2, which will obligate *some* funds for the interim - enough to squeak by for a few months - until the FY08 appropriation occurs, then more funds will be added later. It's not a great situation, and lots more work needs to be done. You can help by getting your legislators to pay attention to the funding and oversight issues this raises.

### **Funding Update As Of August 22, 2007**

AAHSA staff participated in two calls today on the latest HAP funding issues. One was a phone call to which HUD invited AAHSA and other housing trade associations (focused mostly on funding expectations and timing); the other was a call between HUD and the PBCA's (which got much more into process issues and communications between owners and HUD or the PBCA).

HUD still needs to ask Congress for more funds to provide 12 month contracts on all properties. But HUD has developed new incremental term contracts and announced a plan to get short-term funds to properties as quickly as possible.

How funds are obligated and what the processing steps are will vary depending on the status of individual property contracts. In place multi-year contracts with an anniversary in the 4<sup>th</sup> quarter will only use the letter addendum. First time renewals and end of multi-year renewals having a "subsequent" renewal will need to execute the revised contract.

HUD indicated that incremental funds for as many as 5,000 new contracts have gone out and should be in field offices by Friday, and owners may see the funds as early as next week. Funding commitments, at the current time, will be substantially less than 12 months (likely 3 or 4, but the new contract will provide both an amount and a projected term based on historical voucher averages). Notification letters will be sent out each time new funds are obligated to the contract.

Here are some of the essential details:

### **INITIAL & SUBSEQUENT RENEWALS**

**New Requirement:** Use New Renewal Contract Forms

HUD has developed revised contracts which will be required for all properties due for **first-time (initial) MAHRA or end of multi-year contract (subsequent) renewals** each of which are still "subject to annual appropriations".

All contracts that are to be renewed in the 4<sup>th</sup> quarter (between July 2007 and October 2007) require execution of a new contract which basically allows HUD to fund the contract for whatever amounts they have available. Even if the owner signed a renewal contract previously sent out by the PBCA and returned it, pending actual funding and "execution" (or counter-signed), the new contract document must be used. Upon receipt, it must be signed, returned to the PBCA, executed, and sent to the appropriate Ft. Worth and field office before funding will flow to the property. Expediting the signature and return will help to expedite overall funding.

These contracts, just posted today, can be found online at [www.hud.gov/offices/hsg/mfh/exp/guide/s8renewpgchg80907.pdf](http://www.hud.gov/offices/hsg/mfh/exp/guide/s8renewpgchg80907.pdf).

### **AMEND-RENT-ONLY RENEWALS (or adjustments)**

**New Requirement:** Notification Letter to Owner (HUD-prescribed format)

**In-place multi-year contracts** reaching their annual mid-term anniversary adjustment will also receive partial funding into Fiscal Year 2008 using a contract amendment that will be executed directly from HUD headquarters and communicated down to the property via the PBCA.

HUD HQ will calculate the incremental amount based on whatever portion of funding is available directly from HUD headquarters, execute an amendment and authorize the Ft. Worth office to increase funding available to the property,

then make that information and scanned version of the executed document to the HUD field offices which will print off the new notification letters to give to the PBCA's, which will then send the letter to the owner of record. The owner notification letters will specify the amount of the contract amendment and the projected term that amount should cover, based on historical voucher averages. As more funds become available, new funding obligations will be made and owner notification letters will be sent.

Some contracts with in-place multi-year contracts with anniversaries in the first 3 quarters of the year (that is October 2006 – June 2007), specifically any that are currently experiencing a gap in payment, should also be getting additional incremental funding (reportedly enough to get through the remainder of the 12 mos. Period) using the owner notification letter method.

In theory, this process should move more quickly, as owners will not have to wait for any execution of the new contract or funding allocation (though the fact that there are several human steps required suggest that it could still take a few days). HUD shared with us the new amendment letter and processing guide which may be posted shortly to the contract administration page at [www.hud.gov/offices/hsg/mfh/rfp/sec8rfp.cfm](http://www.hud.gov/offices/hsg/mfh/rfp/sec8rfp.cfm), or you may just simply get it from your PBCA.

### **House passes CHAMP Act**

The leadership of the Ways and Means and Energy and Commerce committees unveiled the Children's Health and Medicare Protection (CHAMP) Act of 2007 on July 24th. The legislation enables the eight states that offer Adult Day Health as a state Medicaid option to continue to use the Medicaid state option instead of a Medicaid waiver. These states include California, Maryland, Massachusetts, New Hampshire, New Jersey, New York, Texas, and Washington. Over 100,000 individuals with Alzheimer's and other chronic diseases are served by adult day health care programs in these states. The legislation is effective from October 1, 2007—March 1, 2009.

### **Medicare Payment Freeze**

Last week both the House and Senate passed bills reauthorizing SCHIP (the State Children's Health Insurance Program). The House bill contains numerous other Medicare provisions - including a freeze on the scheduled 2008 payment update for skilled nursing and home health care. The Senate bill only deals with SCHIP. House and Senate conferees must now work

out a compromise between the two versions of the SCHIP reauthorization and reach agreement on what to do with the numerous Medicare provisions contained in the House bill. Without reauthorization, the SCHIP program will end at the end of September, and conferees will have to reach agreement by then.

Congress has recessed for August and legislators have returned home to work in their district offices and maintain visibility by attending local events. You should use every opportunity you can to meet with your legislators during August. We have two major issues: ensuring that the final bill reauthorizing the SCHIP program doesn't freeze the scheduled payment update, and that the final funding bill for the Department of Health and Human Services doesn't mandate the imposition of user fees on survey revisits.

To help you in your face-to-face meetings with legislators, we have prepared talking points at [www.aahsa.org/advocacy/advocacy\\_tools/policy\\_statements/talking\\_points/default.asp](http://www.aahsa.org/advocacy/advocacy_tools/policy_statements/talking_points/default.asp) on the payment freeze and on the user fees. We also have letters to contact congress at <http://capwiz.com/aahsa/home/> on both issues.

### **Certification for Facilities Management Staff**

There has been a favorable response to the idea of implementing a certification program designed especially for maintenance staff. The partnership with BOMI\* (Building Owners and Managers Institute International) and AAHSA affiliates can bring great value to interested AAHSA members throughout the U.S. Members can provide professional training for facility maintenance staff to enhance productivity and offer real career and skill development to staff members who do not typically receive technical training beyond traditional on-the-job instruction. The BOMI program can be the foundation of a career ladder for this group of workers in our member facilities. This can be done on-line without the time and travel expenses typically associated with specialized training programs.

**To get started, several states are needed to participate in a trial on-line course to begin in January 2008.** BOMI will develop a co-branded registration for participating states. The first goal is to enroll 40 -70 participants nationwide for the on-line course. The cost for the course will be \$645.00 per person. Participating states will collect their own registrations to stay directly connected, receive materials for their members directly from BOMI, and track participation. The trial course will be Building Management & Controls. After the course and test, they will evaluate the experience

and move forward with new courses if member response is favorable.

**The Maryland/DC state association would like to know if our members would be interested in participating in this certification program. Please contact Helen Phillips-Pride ([hpride@lifespan-network.org](mailto:hpride@lifespan-network.org)) with your opinion.**

### HUD Handbook Revisions

Participate in the audio conference, New HUD Handbook Revisions: What Assisted Housing Providers Need to Know on **September 12, from 2—4 pm** and gain a better understanding of how the handbook revisions will alter front-office operations, staff training and oversight, and tenant communication. Register by September 7th. Read more information and register online at <https://comp17.eventcenterlive.com/cfm/ec/register/reg.cfm?BID=1&RegID=406F4C99>.

### Keep Contributing to AAHSA's Flood

Your members of Congress will soon be making decisions that will have a huge impact on your organization, your staff and your residents. Find out where your issues stand and how you can help to ensure they make the right ones at

[www.aahsa.org/advocacy/advocacy\\_tools/legislation\\_analysis/augrecess.asp](http://www.aahsa.org/advocacy/advocacy_tools/legislation_analysis/augrecess.asp).

### New AHRQ Resource Addresses Nursing Homes' Role During Disasters

The Agency for Healthcare Research and Quality (AHRQ) recently released *Emergency Preparedness Atlas: U.S. Nursing Home and Hospital Facilities* to help local communities identify nursing homes that could be available and prepared to provide assistance during disasters. The Atlas includes maps for all 50 states with the location of hospitals and nursing homes in each state as well as the locations relative to the distribution of the elderly population six case study states. The publication also features *Nursing Homes in Public Health Emergencies*, a report that features the results of a series of focus groups about disaster- and bioterrorism-related planning activities among nursing homes in these states. View the atlas at [www.ahrq.gov/prep/nursinghomes/atlas.htm](http://www.ahrq.gov/prep/nursinghomes/atlas.htm). View the report at [www.ahrq.gov/prep/nursinghomes/report.htm](http://www.ahrq.gov/prep/nursinghomes/report.htm).

### Free Trip to 2008 Annual Meeting

Enter AAHSA's second annual storytelling contest for a chance to win a free trip to the 2008 annual meeting. AAHSA wants to hear stories from you and your resi-

dents about challenges with the current long-term care financing system, resident involvement in Quality First, social accountability and community benefit programs and your efforts to increase diversity in the aging field. Submit your story online or print out a form to use. There is also a form that you can share with your residents. Fax all printed entries to 202.783.2255. All entries from your organization will be entered in a raffle to win either an all expenses paid trip to AAHSA's 2008 Annual Meeting & Exposition in Philadelphia, or free registration to the event for your entire board of directors. Submissions will be accepted until September 10.

[www.aahsa.org/newsroom/documents/story\\_bank\\_form\\_members.doc](http://www.aahsa.org/newsroom/documents/story_bank_form_members.doc)

[www.aahsa.org/newsroom/documents/story\\_bank\\_form\\_residents.doc](http://www.aahsa.org/newsroom/documents/story_bank_form_residents.doc)

[www.aahsa.org/surveycreator/wsb.dll/phunter/newStoryBank.htm](http://www.aahsa.org/surveycreator/wsb.dll/phunter/newStoryBank.htm)

*AAHSA Housing Staff: Nancy Lisbon, Colleen Bloom and Alayna Waldrum*

## HUD

### Access to Homeland Security's Save System

HUD's rental assistance is restricted to United States citizens and eligible non-citizens. Owners/management agents (O/As) are responsible for ensuring that the documents provided by non-citizen applicants are valid by verifying the information disclosed in these documents with the Department of Homeland Security (DHS).

The Systematic Alien Verification for Entitlements (SAVE) Program Branch of DHS provides O/As access to an automated verification system consisting of immigration status and employment eligibility verification information. In

order to retrieve this information, owners must obtain an access code and user ID from DHS by submitting his or her request via email to [Voneka.S.Bennett@hud.gov](mailto:Voneka.S.Bennett@hud.gov) or via telephone at (202) 402-2055.

The owner's request must include the following information:

1. Name of the apartment complex
2. Contract number for the property
3. Physical address for the property  
(no P.O. Box)

4. Phone number for the property
5. Fax number for the property
6. Name of the contact person
7. Email address for the contact person

HUD will forward this information to DHS requesting that the owner be granted access to the verification system. DHS will process the owner's request within approximately three business days and notify the owner directly via email that he or she has been given access to the verification system.

## DHCD

The Maryland Department of Housing and Community Development (DHCD) has opened a 30 day public comment period, and will hold a series of public hearings on the State of Maryland's draft Annual Performance Report, which is developed in accordance with Maryland's Consolidated Plan. The Consolidated Plan is a planning document required by HUD and covers a five-year period and is designed to coordinate federal and state resources to provide decent housing, economic opportunities, and an acceptable living environment to Maryland citizens.

The public hearings on the draft Annual Performance Report will be held on the following dates:

### **Tuesday, September 4, 2007 at 7:00 pm**

Maryland Department of Housing and  
Community Development

First Floor Meeting Room  
100 Community Place  
Crownsville, MD

### **Wednesday, September 5, 2007 at 1:30 pm**

Denton Community Center  
(Police Substation)  
Public Meeting Room  
Corner of 5th and High Streets  
Denton, MD

### **Thursday, September 6, 2007 at 10:30 am**

Fairview Branch Library  
Small Meeting Room  
Rt. 4 and Chaneyville Road  
Owings, MD

### **Friday, September 7, 2007 at 1:30 pm**

Allegany County Office Complex  
701 Kelly Road  
Commissioner's Conference Room 212  
Cumberland, MD

All of the hearing rooms are accessible to persons with disabilities. Persons requiring a translator should request one at least three days prior to the hearing they plan to attend.

Written comments (by mail or email) may be submitted **through 5:00 pm Monday, September 17, 2007**. The report can be found at [www.dhcd.state.md.us](http://www.dhcd.state.md.us). Look under "About DHCD" and scroll down to "publications" to view the report.

Submit comments to:

John M. Greiner, Housing Policy Officer  
Maryland Department of Housing and  
Community Development  
100 Community Place  
Crownsville, MD 21032-2023  
[greiner@dhcd.state.md.us](mailto:greiner@dhcd.state.md.us)

### **Fall 2007 Competitive Funding Round Deadline Reminder**

Sponsors are reminded that the current deadline for the Fall 2007 Competitive Funding Round for federal Low Income Housing Tax Credits and Rental Housing Funds remains unchanged. Applications are due at the Department of Housing and Community Development's (DHCD's) mailroom on the ground floor at 100 Community Place Crownsville, Maryland 21032 **not later than 5:00 p.m., Tuesday, September 18, 2007**.

Sponsors are encouraged to make use of the new streamlined and simplified Application Submission Package for rental financing. The application can be downloaded from the DHCD website at the following link: [www.dhcd.state.md.us/Website/programs/rhf/application.aspx](http://www.dhcd.state.md.us/Website/programs/rhf/application.aspx).

### **Multifamily Rental Financing Program Guide Updates (rev. 10/19/06):**

- **Imputed Raise Up Rate for Low Income Housing Tax Credit Update**  
Per Section 4.5.1, Leveraging, the Imputed Raise Up Rate for Low Income Housing Tax Credits to be used in the Fall 2007 Competitive Funding Round will be \$0.91. This rate remains unchanged from the previous round.

- **Construction Cost Limit Update**  
Per Section 3.7.5, Construction or Rehabilitation Costs, the applicable Maximum Construction Costs per Gross Square Foot are updated as shown on chart below.

**Coming Soon: Schedule to Update Qualified Allocation Plan and Multifamily Rental Financing Program Guide**

Beginning in the Fall of 2007, the Department will begin the process of updating the current version of the Qualified Allocation Plan for Low Income Housing Tax Credits (QAP) and the Multifamily Rental Financing Program Guide (Guide). The QAP and Guide are updated on a regular basis through a participatory process to reflect changing priorities. A specific schedule will be circulated by the Department in the near future.

Remember that we are announcing future round deadlines, significant application changes, bond program amendments and other key dates and facts on our web site and by e-mail only. Please make sure that we have your correct and current e-mail address. Please send any additions or corrections to [taxcredits@mdhousing.org](mailto:taxcredits@mdhousing.org) or [RentalHousing@mdhousing.org](mailto:RentalHousing@mdhousing.org) as soon as possible. As always, we

thank you for your interest and participation in the multifamily housing programs in Maryland. We can be contacted at [RentalHousing@mdhousing.org](mailto:RentalHousing@mdhousing.org) or by telephone at (410) 514-7446.

**For More Information, Contact:**

Multifamily Housing Programs  
Community Development Administration  
Maryland Department of Housing and  
Community Development  
100 Community Place  
Crownsville, MD 21032-2023

[taxcredits@mdhousing.org](mailto:taxcredits@mdhousing.org) or  
[RentalHousing@mdhousing.org](mailto:RentalHousing@mdhousing.org)

410-514-7446  
Toll Free (Maryland Only)- 800-543-4505

**Related Links:**

2006 Multifamily Rental Financing Program  
Guide: 10/19/06 (PDF)



<b>Maximum Construction Costs per Gross Square Foot (Rev. 8/17/07)</b>		
<b>Type of Building</b>	<b>New Construction</b>	<b>Rehabilitation</b>
Townhouses	\$104	\$108
Cottage, Single Family and Semi-detached Dwellings	\$104	\$108
Garden Apartments	\$88	\$68
Units Stacked – no elevators	\$96	\$78
Elevator Buildings ( ≤ 4 floors with frame construction)	\$96	\$78
Elevator Buildings ( ≥ 5 floors with concrete construction)	\$104	\$82

Click here (<http://enr.construction.com/features/coneco/recentindexes.asp>) for more information about the McGraw-Hill Construction Cost Index inflator used to make the adjustments.

## Legislator Visits

### Seniors Town Hall Meeting

On August 9th, Congressman Elijah E. Cummings (D-7th District) was at Basilica Place for a town hall meeting to update senior citizens on his promise to improve access to senior services and programs, attract more people to work in senior care, eliminate Medicaid roadblocks, and reduce paperwork for caregivers and seniors. The event was sponsored by Lifespan Network as part of the "Honor the Promise" campaign to care for seniors.

### Touring 202 Communities

In his quest to learn more about HUD 202 communities and the issues and challenges facing providers, Congressman John P. Sarbanes (D-3rd District) joined Comprehensive Housing Assistance, Inc. (CHAI) and Catholic Charities for a tour of their communities in Owings Mills, MD on August 23rd.

## Changing Times

### News for Baby Boomers

As reported in the Baltimore Examiner, there is a new online source for news geared to baby boomers founded by Tom Murphy. Tom supervised the San Francisco bureau of The Associated Press, was the first Bloomberg News Northern California correspondent, and was the founding managing editor of MarketWatch. RedwoodAge.com will link national and international news stories with issues that connect with baby boomers. Visit [www.RedwoodAge.com](http://www.RedwoodAge.com) for more information.



### Are you Ready for Digital TV?

As of February 18, 2009, all television broadcasters will have to switch from analog to digital broadcasting. Consumers using cable or satellite TV should have not problem with the transition, and TVs manufactured since March 2007 include a digital tuner. However, if you or your residents are using analog TVs, you will not be able to receive broadcasts unless you buy a converter box sold in preparation for the transition. AAHSA recently discussed with staff of the Senate Select Committee on Aging the issues that the transition to digital TV will raise for your residents. The committee is planning to host a hearing next month to address the issue. Learn more at [www.fcc.gov/cgb/consumerfacts/digitaltv.html](http://www.fcc.gov/cgb/consumerfacts/digitaltv.html).

## Health

### Best Computer Brain Games To Delay Alzheimer's

Andrew Carle, a George Mason University professor, has created a list of the best games to maximize cognitive function. The list was created in response to a study by researchers at the Johns Hopkins Bloomberg School of Public Health, and presented at the 2007 International Conference on Prevention of Dementia.

### Posit Science—Brain Fitness Program 2.0

(available at [www.positscience.com](http://www.positscience.com))

### MindFit

(available at [www.cognifit.com](http://www.cognifit.com))

### Dakim [m]Power

(available at [www.dakim.com](http://www.dakim.com))

### MyBrainTrainer.com

(available at [www.mybraintrainer.com](http://www.mybraintrainer.com))

Other games by Nintendo:

Brain Age

Brain Boost

Big Brain

## Upcoming Educational Programs

**August 30, 2007**

*How to Surround Yourself with Good Staff*

**September 13, 2007**

*Successfully Maintaining Your Senior Community*

**October 17, 2007**

*Fall Housing Program*

**Coming in 2008**

*Specialist in Housing Credit Management (SHCM)*, a certification program from the National Affordable Housing Management Association (NAHMA), for managers of properties developed and operated under the Low Income Housing Tax Credit (LIHTC) program.

Registration forms for each program will be sent to you via email and regular mail.

**Safety, Preventative Maintenance, Security and  
Emergency Preparedness**



It takes teamwork to keep your community safe, attractive, and residents comfortable in their homes.

Join us for the first in a series of programs and networking events designed to enhance the services you provide.

**Target Audience**

Maintenance  
Directors

Building Engineers

Maintenance  
Mechanics

Maintenance Helpers

Thursday, September 13, 2007

9:00 am—3:00 pm

Handelman Conference Center, Columbia, MD

**Program Summary**

Overview of what is required by maintenance personnel who are responsible for senior community facilities, including ideas, suggestions on inspections, and recordkeeping.

**Objectives**

**Safety First—Fire and life safety**

What you should perform annually (fire alarm systems, generators, etc.)

What records you will need for an inspection

Fire drills

OSHA and annual training for your staff

**Preventative Maintenance**

Budgets—Make sure your CFO understands what “no A/C in July” means

Maintenance task lists

What inspectors look for when they show up at your facility

**Security and Emergency Preparedness**

Emergency plans

Disaster drills and HB770

**Johnny M. Grant**, Vice President Plant Operations, CCNRC, has been in the maintenance field for over 20 years. He has a Maryland 1st Class Stationary Engineer's License, a DC 3rd Class Stationary Engineer's License, a CFC Universal Type Certification, Master HVAC certifications, and was awarded one of the 2007 Health Hero Awards from St. Mary's County in April 2007 for his dedication to emergency preparedness in St. Mary's County for Senior Citizens.

LifeSpan Network

10280 Old Columbia Road, Suite 220, Columbia, MD 21046

410.381.1176 Fax 410.381.0240

[www.lifespan-network.org](http://www.lifespan-network.org)

Please direct questions or comments to Helen Phillips-Pride