

Keeping You Connected



Senior Housing Report

July 2007

AAHSA

Section 202 Properties

Clarification from HUD regarding mortgage payments for Section 202 properties:

“If the amount of the payment that has been delayed is greater than or equal to the amount of the mortgage offset there is no need for the project to do anything. When the payment is processed the offset will occur as it normally does and the amount of the mortgage should not be included in the request for a loan from the reserves.”

At the request of AAHSA, and due to the numerous contacts made by members to their Congress persons so far, HUD was called up to the Hill on July 18th to meet with representatives of Congress and the Office of Management and Budget to review the causes and needed fixes to the current situation.

Section 202 Bill Co-Sponsors

AAHSA's housing staff has been meeting with legislators and urging them to co-sponsor H.R. 2930, the Section 202 Supportive Housing for the Elderly Act of 2007. The bill, sponsored by Congressman Tim Mahoney (D-FL) would streamline the development, preservation and refinancing processes for the program. The legislation makes significant changes to the program to address the complicated, duplicative and time consuming processing of new development, mixed financing and refinancing deals aimed at preserving older Section 202 properties. Urge your legislator to support public policies that would improve this valuable program. To send a letter using the sample below visit www.capwiz.com or create your own letter.

Sample Letter:

While I appreciate the Transportation/HUD Appropriation Subcommittee's rejection of the Administration's proposed cuts to the Section 202 Supportive Housing for the Elderly and Section 811 Supportive Housing for the Disabled programs, I was disappointed to see that no funding increase was recommended to address the growing housing needs of these communities. I ask you to support an increase in funding for Section 202 and Section 811 housing.

The Section 202 program provides capital advance grants and operational assistance to not-for-profit organizations that serve seniors who otherwise would be homeless, living in substandard housing, inappropriately and prematurely entering nursing homes, or having to choose between paying for housing or for other basic needs.

In addition to providing affordable housing to those on very limited incomes, Section 202 also provides service coordination grants to housing communities to make sure that seniors are able to access community-based services.

Section 202 needs \$1.33 billion in FY08 to build an additional 10,000 units for the growing senior population. As a provider of aging services and member of the American Association of Homes and Services for the Aging (AAHSA), I know that we cannot address the needs of very-low income seniors and the disabled without the support of community based non-profit organizations like mine working in conjunction with these federal programs. Please contact your colleagues on the Appropriations Committee and urge them to increase the funding for the Section 202 and Section 811 housing programs.

Senate Funds Section 202 at 2006 Level

The Senate Appropriations Committee recently recommended level funding for Section 202 and 811 in the 2008 fiscal year, while offering slight increases to the overall HUD budget. Now that both the House and Senate have recommended the same funding, the only chance of an increase comes with action on the floor. AAHSA is meeting with legislators and discussing the possibility of a floor amendment. The House bill provides \$604 million for capital advances and PRAC amounts, and \$44.5 million for renewals, \$59.4 million for service coordinators, \$24.7 million for assisted living conversions, and \$20 million for predevelopment grants. The accompanying bill states that ALCP dollars should be used for conversions, emergency capital repairs and substantial capital repairs, and suggests that section 202 mixed finance projects be processed by tax credit allocating agencies rather than HUD.

Senator Kit Bond (R-MO), ranking member of the Transportation and Infrastructure Committee, voiced concern about HUD's estimations for the Section 8 funds needed in FY08. The full committee adopted an amendment to the budget that would require HUD to provide quarterly reports on the Section 8 account.

National Housing Trust Fund

Congressman Barney Frank, Chairman of the House Financial Services Committee, Congresswoman Maxine Waters (D-CA), Chairman of the Subcommittee on Housing and Community Opportunity, and Congressman Jim Ramstad (R-MN), introduced the National Affordable Housing Trust Fund Act of 2007, H.R. 2895, in the House of Representatives on June 28th. The bill creates a dedicated source of funding for the production, preservation, and rehabilitation of 1.5 million affordable homes in 10 years. At least 75% of the funds will be for households that are extremely low income, earning less than 30% of an area's median income. Nationwide, there are only 6,187,000 homes renting at prices affordable to the 9,022,000 extremely low income renter households—a shortage of 2,835,000 homes.

Funding of the Trust Fund: The goal of the Trust Fund is to construct, rehabilitate, and preserve 1,500,000 units of housing over the next 10 years. The bill seeks to accomplish this with funding from the proposed GSE Affordable Housing Fund (H.R.1427), FHA savings that should result from the enactment of the Expanding American Homeownership Act (H.R. 1852), and any other sources of funds.

Formula Under the Trust Fund: 60% of monies will go to participating local jurisdictions and 40% to

states, Indian Tribes and insular areas. A 1% minimum amount floor is provided for each state. A proportionate amount must go to rural areas. If the total amount available in any year is less than \$2 billion, there is a \$1 million minimum funding threshold for local jurisdictions.

Targeting Under the Trust Fund: All Trust Fund monies must be used for low income families (below 80% of median income). At least 75% of funds must go to extremely low-income families (below 30% of median income). At least 30% of funds must go to families with incomes below the SSI income limit.

Eligible Recipients of Trust Fund Monies: States and participating local jurisdictions are required to make Trust Fund grants to eligible recipients, which can be any organization, agency, or other entity, including for-profits, nonprofits, and faith-based organizations, that have demonstrated the experience and the capacity to carry out the proposed Trust Fund activity.

Eligible Uses of Trust Fund Monies: The bill would allow Trust Fund monies for construction, rehabilitation, acquisition, preservation incentives (including for manufactured housing and community land trusts) and up to 12 months of project based rental assistance. Funds may be used for both rental housing that is affordable and for down payment and closing cost assistance by first time homebuyers.

Prohibited Uses: The bill includes prohibitions against any funds being used for administrative costs or expenses, political activities, advocacy, lobbying, counseling, travel expenses, and preparation of or advice on tax returns. In addition, there is a requirement that grantees develop systems to ensure program compliance, and require annual state fund use reports, and authority for HUD to impose penalties on states that do not comply with requirements, including requiring states and grantees to reimburse misused funds.

Matching Requirements of the Trust Fund: For every \$2 of Trust Fund monies, the bill requires matching funds of \$1 of state, local, and private resources or for every \$1 of Trust Fund monies, \$1 in matching funds from federal sources. It allows for revenue committed by a jurisdiction to a Trust Fund-assisted project to provide services for residents to qualify as matching funds. It also provides for a reduced match where a zoning variance or other waiver of regulatory barriers was required to site Trust Fund-assisted housing.

HUD Management Update

The July HUD Management Update has the latest information on increasing problems with rental subsidy payments. You will find out how to access reserves or residuals when subsidy payments have not been made; find out how to assure continued funding for Service Coordinator contracts, and see additional resources for the newly released ‘Change 2’ to the HUD Occupancy Handbook. The update is available at www.aahsa.org.

Changes to HUD Occupancy Handbook

There are revisions to almost every chapter. Changes to the handbook are designated by a double asterisk (**) at the beginning and end of the change, and these changes are effective June 29, 2007. Owners/management agents have 90 calendar days from the effective date, or September 24, 2007, to implement those changes requiring modifications to their TRACS software. The only exception to this would be if there are modifications that cannot be made at this time due to incompatibility with HUD’s TRACS system. If this occurs, further guidance will be forthcoming.

You will find the handbook at www.hudclips.org/cgi/index.cfi, click on “What’s New” and scroll down to entry dated 7/13/07 HSGH 4350.3 Occupancy requirements of Subsidized Multifamily, or www.hudclips.org, click “Library” and then “Handbooks” and enter “4350.3” in the document number field.

HUD will not provide copies so you will need to print or buy your own. If you would like to purchase a copy from AAHSA (approximately \$25 plus shipping) email Colleen Bloom at cbloom@aaahsa.org.

The updated handbook will be available on searchable CD-ROM through Ross Business Products shortly. AAHSA will share details as they become available.

Questions about the changes to the Handbook should be sent to Diane Hooten, Housing Project Manager, Office of Housing Assistance and Grant Administration, Diane.R.Hooten@hud.gov.

Ziegler Graduate Fellowship in Executive Management

Apply for the AAHSA-Ziegler Graduate Fellowship in Executive Management by **August 10** to receive up to \$10,000 to attend the education program of your choice. Administrators, CEOs, CFOs and other executive leaders of AAHSA member organizations are encouraged to apply. To apply, submit an application form (available at www.aahsa.org/shared_learning/

[awards/documents/07_AZApplication.xls](#)), essay, two letters of recommendation, a letter of support from your board chair, and proof of your organization’s not-for-profit status.

Do You Know What to Do In A Crisis?

Find out what to do by participating in the audio conference *Crisis Communication: What to Do When Bad Things Happen to Good Organizations* on August 16, 2007 from 2—3:30 pm. You will learn practical tips for communicating with residents, family members, staff, board members, regulatory agencies, and the media before, during and after an incident. **Register by August 13** at <https://comp17.eventcenterlive.com/cfm/x/ec/register/reg.cfm?BID=1&RegID=DA5D5144>.

IRS Form 990 Comments Due September 14

The IRS is revising the Form 990 for the first time in 25 years. The new Form 990 includes a 10-page Core Form and 15 Schedules triggered by specific responses. AAHSA encourages you to review the new form and submit your comments to the IRS by September 14. View the form, schedules and instructions for submitting comments at www.irs.gov/charities/article/0,,id=171216,00.html.

FASS Changes

Check out www.hud.gov/offices/reac/products/mf_news.cfm for the latest updates, including update of systems and changes in definitions. Release 7.0 contains various new accounts and new validation rules. In response to SAS No. 112, the names of accounts S2200-020, S3500-020 will be changed from “Reportable Conditions Indicator” to “Significant Deficiencies Indicator.”

AAHSA Website Access

You will need a password to access and view reports on the member portion of the AAHSA website. Contact member services at aaahsa@memberservices.org to request a password.

Elder Abuse Prevention

Daniel Reingold, president and CEO of The Hebrew Home for the Aged at Riverdale, testified before the Senate Special Committee on Aging at a hearing entitled, "Abuse of Elders: How We Can Stop It." Reingold discussed his organization's innovative elder abuse shelter program that has benefited numerous elders from across New York City. He also shared how policies like the Elder Justice Act could help more organizations provide the services and support needed to stop elder abuse in its tracks. Visit www.aging.senate.gov/hearing_detail.cfm?id=279115& to listen to the testimony.

Home Health Aide Survey

The National Center for Health Statistics, Center for Disease Control and Prevention will begin in August 2007 to collect information on the home health aides that care for the nation's 1.5 million home health and hospice. The survey obtains information from a nationally representative sample of home health agencies and hospices based on interviews with administrators and staff. The National Home Health Aide Survey will provide information needed to recruit, retain and develop this essential paraprofessional long-term care workforce. For more information about the survey visit www.cdc.gov/nchs/nhhcs.htm.

Children's Health and Medicare Protection (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. This 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. A change to using a Medicaid waiver would have restricted the number of individuals who use these programs, ultimately resulting in an increase in hospitalization and placement in a nursing home. The legislation is effective from October 1, 2007, and ends on March 1, 2009. The full Energy and Commerce committee took up the bill on Thursday, July 26th.

On July 18th Representative Michael Ferguson (R-NJ) added an amendment to the House appropriations bill to fund the Lifespan Respite Act for \$10 million for

FY08. The Lifespan Respite Act was passed in 2006, but did not receive funding for this year. The original budget for 2008 was \$40 million. The legislation provides development of respite programs within each state, caregiver training, and payment for planned and emergency respite.

Medicaid Consumer-Directed Approach

The Center for Health Care Strategies released a report stating Medicaid agencies are increasingly allowing recipients to choose their health care providers and the type of care they receive. Health Opportunity Accounts where recipients can save their money and draw from the account to pay for health care before they reach their deductible, and an "opt-out" feature allowing recipients to take public money from Medicaid and use it to buy employer based health insurance are current strategies. An increasing number of states are planning to use financial incentives to encourage healthier living. The study concluded that these measures may not achieve program savings and may raise costs in the state-federal health program. Read the executive summary of the report at www.chcs.org/usr_doc/State_Approaches_to_consumer_Direction.pdf.

Latest Aging Services News

For the latest news about trends in the field, policies affecting your work, and how your fellow members are representing aging services in the media visit the Daily Clips page of AAHSA's site at www.aahsa.org.

Staff Recruitment and Retention

If your organization is having difficulty retaining and recruiting qualified staff, check out two new resources in the Recruitment and Retention section of the AAHSA Qualify First web site at www.aahsa.org. The first resource discusses how surveying employees can improve motivation and the second one is a guide to recruit and retain new employees. View the article, "How Surveying Workers Can Pay Off" at http://online.wsj.com/public/article/SB118211923947038363-zwh4IbAC87JiLK_7gtQpB07UICc_20070718.html?mod=fpa_editors_picks. View the guide on hiring and retaining direct care professionals at www.directcarejobs.info/CMS/images/stories/competencystandards2006.pdf.

AAHSA Quality First Consumers' Guide

The *Consumers' Guide to Quality Aging Services* helps individuals find the right care and services, but it will also help you tell your story and give a different idea about

what aging services can be. Share the Guide with your board members and encourage them to answer the questions to help you tell your story. See how AAHSA members are using the Guide at www.aahsa.org/pubs_resources/futureage/may_jun_07/documents/FEAT_QFAskingRightQuestions_V6N3.pdf. View the guide at www.aahsa.org/qualityfirst/assessment/documents/consumers_guide.pdf.

Not-for-profit Difference Story Collection

AAHSA is updating a brochure designed to highlight the not-for-profit difference in aging services. The brochure can be used as a marketing tool and educational piece in your community. The new version includes statistics and other background information about the not-for-profit difference. AAHSA needs:

- Quotes from residents/clients about why they chose a not-for-profit provider
- Quotes from residents/clients who moved from a for-profit facility about the benefits they see in a not-for-profit facility.
- Quotes from staff members who have worked in for-profit facilities about the differences in their work in not-for-profit organizations.

Please contact Sarah Mashburn at smashburn@aaahsa.org or 202.508.9492 with questions, suggestions or ideas.

HUD

HUD Handbook 4350.3 REV-1 Change 2 Updates

1. **Change 2 is incorporated into Handbook 4350.3 REV-1, *Occupancy Requirements of Subsidized Multifamily Housing Programs*, posted on HUDCLIPS at:**

[http://hudclips.org/sub_nonhud/cgi/nph-brs.cgi?d=HSGH&s1=4350.3\[NO&SECT5=HSGH&SECT1=TXTHLB&l=50&cu=../cgi/newsdoc_run.cgi&p=1&r=1&f=S](http://hudclips.org/sub_nonhud/cgi/nph-brs.cgi?d=HSGH&s1=4350.3[NO&SECT5=HSGH&SECT1=TXTHLB&l=50&cu=../cgi/newsdoc_run.cgi&p=1&r=1&f=S)

Questions pertaining to the Handbook should be sent to diane.r.hooten@hud.gov

2. **It has been brought to our attention that there is an error in the date in Paragraph 3-13.A.2.f of the handbook pertaining to disabled students receiving Section 8 Assistance. This subparagraph should read:**

f. is not a person with disabilities, as such term is

defined in 3(b)(3)(E) of the United States Housing Act of 1937 (42 U.S.C.1437a(b)(3)(E)) and was not receiving section 8 assistance as of **November 30, 2005**. (See Definition E in Figure 3-6);

A page change will be issued to correct this error.

3. Appendix 4-A - HUD Model Lease for Subsidized Programs

A sentence was inadvertently left out of Paragraph 19, Size of Dwelling, when the revisions were made to this paragraph. The paragraph should read as follows:

19. Size of Dwelling

The Tenant understands that HUD requires the Landlord to assign units ****in accordance with the Landlord's written occupancy standards. These standards include consideration of unit size, relationship of family members, age and sex of family members and family preference.**** If the Tenant is or becomes eligible for a different size unit, and the required size unit becomes available, the Tenant agrees to:

- a. move within 30 days after the Landlord notifies him/her that unit of the required size is available within the project; or
- b. remain in the same unit and pay the HUD-approved market rent.

A corrected version of the lease will be posted with the Handbook on HUDCLIPS.

4. **We have received several questions regarding implementation of the lease revisions and whether the index will be updated and re-posted.**

LEASE:

- ✦ Owners must use the revised leases(s) issued in Change 2 for all new admissions.
- ✦ Leases for current tenants must be executed by no later than the time of the next scheduled annual recertification and no sooner than the 60-day notice requirement discussed in paragraph 6-12 of the Handbook. Since the revisions to the lease are issued by HUD Headquarters, no further approval from the local HUD office or the Contract Administrator is Necessary.

INDEX

The index is currently being revised and will be posted with the Handbook on HUDCLIPS when the revisions are complete. We will post a Listserv notice when the index is available.

U.S. DEPARTMENT OF HOUSING AND URBAN DEVELOPMENT
WASHINGTON, DC 20410-8000
ASSISTANT SECRETARY FOR HOUSING FEDERAL HOUSING COMMISSIONER

July 13, 2007

MEMORANDUM FOR: All Multifamily Hub Directors
All Multifamily Program Center Directors
All Multifamily Operations Officers
Owners and Management Agents of Project Based Section 8 Properties
All Contract Administrators
All HUD Servicing Mortgagees

FROM: John L. Garvin, Senior Advisor to FHA Commissioner/Acting
Deputy Assistant Secretary for Multifamily Housing Programs, H

SUBJECT: Expedited Processing for Use of Residual Receipts and Reserve Replacement Funds

Multifamily properties with HUD project-based Section 8 Housing Assistance Payment (HAP) contract(s) rely on the payment of the Section 8 subsidy to assist in paying the mortgage and operating expenses of the property. Currently some properties are experiencing delays in receiving Section 8 subsidy from HUD through no fault of their own. This may result in inadequate operating funds to meet the needs of the property. When this occurs, property owners may request HUD approval to use available residual receipts and/or reserve for replacement funds to meet mortgage and other necessary operating expenses of the property.

In recognition of the current Section 8 funding delays, and the necessity for owners to access available residual receipts and/or reserve for replacement funds as quickly as possible, I am requesting all Multifamily Offices to assure that priority processing be given to these requests. Our goal is to process these requests within one business day of receipt. The following conditions will apply:

Residual receipts and/or reserve for replacement funds may only be used if there are insufficient funds in the property's operating account to meet current expenses, including the mortgage payment. Owners must use all available residual receipts funds prior to using replacement reserve funds.

- Residual receipts and/or replacement reserve funds must only be used for mortgage payment and necessary operating expenses.
- To expedite processing, owners/management agents should fax the Funds Authorization (Form HUD 9250) to the local HUD office. The request should be processed within one business day and HUD will fax the approved form to the owner/lender (if appropriate), and if it's a direct or HUD-held loan to HUD Headquarters. The form with the original approval signature will be mailed to the lender.
- Inasmuch as these funds are needed to meet necessary operating and mortgage expenses, funds should be released from the reserve for replacement account irrespective of normal minimum threshold balance requirement.
- The financial institution holding the funds should release the funds based on the fax copy of the 9250 form to expedite the owner receiving the needed funds.
- All funds advanced to the owner under the emergency expedited processing procedures authorized by this memorandum, must be promptly repaid to the reserve account when the Section 8 funds are received and the property has the needed funds to operate.

If a 202 direct loan property does not have sufficient residual receipts or reserve for replacement funds to meet normal operating expenses, the owner should request that HUD consider temporarily suspending the mortgage offset payment. This request should be sent to the local Multifamily HUD Office servicing the loan.

I want to emphasize that this approval is limited only to those Section 8 properties experiencing delays in receiving Section 8 payment from HUD. These expedited processing procedures will remain in effect for six months from the date of this memorandum.

We want to thank you for your assistance in expediting these requests.

Section 8 Project Based Subsidy Payments

Effective July 16th HUD began processing funding actions for subsidy contract amendments and renewals. Owners should begin to see their payments by the end of the month. HUD is assessing its funding requirements for the remainder of FY 2007. For owners needing money, HUD has provided guidance for expediting releases from their residual receipt and/or reserve for replacement accounts. Field offices have been directed to process these types of requests within one day.

Reminder: Always get HUD approval before drawing down reserves. Approval is also needed if you want to borrow from the sponsor and expect to return funds to them when payments begin to flow again.

If you are within a month of drawing down more than you can cover the next month, please contact LifeSpan so that we can seek emergency funding help from HUD headquarters..

Contact your Congressional office and let them know how this is impacting you.

Service Coordinator Funding Deadline

August 1, 2007 is the deadline to submit any remaining grant extension requests for this fiscal year to your field office. You may access the Fiscal Year 2007 Extension Request Package at www.hud.gov/offices/hsg/mfh/scp/resources.cfm.

Grantees will receive extension funds if they will completely run out of grant funds on or before December 31, 2007, and their current grant agreement expires on or before December 31, 2007. All extension funds will be awarded now through the beginning of October.

If grantees will run out of funds at some point after January 1, 2008, they must wait until after the start of FY 2008 before they will be able to request extension funds.

HUD Safe Harbor Endorsement

HUD has announced that multifamily builders and designers meeting the provisions of the 2006 International Building Code and the 2003 ICC/ANSI A117.1 will meet HUD regulations and fair housing accessibility guidelines. The full report *HUD Review of the Fair Housing Accessibility Requirements in the 2006 International Building Code* is available at www.hud.gov/offices/fheo/disabilities/modelcodes/.

Tax Credits Expanded

On May 25, 2007 the President signed Public Law 110-28, H.R. 2206:U.S. Troop Readiness, Veterans' Care, Katrina Recovery, and Iraq Accountability Appropriations Act, 2007. The law provides immediate increases in tax incentives for employers in Renewal Communities, Empowerment Zones, and rural renewal counties.

The new legislation enables employers to claim up to \$2,400 in work opportunity tax credits by employing 18-39 year-old residents of Renewal Communities, Empowerment Zones, and rural renewal counties. Employees must begin work by August 31, 2011. Employers must file IRS Form 8850 with the applicable state workforce agency no later than the 28th day after the job applicant begins work. IRS Publication 954, "Tax Incentives for Distressed Communities" provides information about the tax incentives for businesses. HUD's Address Locator (www.hud.gov/crlocator) has maps of the Renewal Communities and Empowerment Zones and will determine if the addresses of businesses and residents are located in these areas. The instructions for IRS Form 8850 list the rural renewal counties. Tax Tips are also available at www.hud.gov/cr.

Mark-to-Market Program

On July 6th HUD issued Notice H 2007-05, "Guidelines for Assumption, Subordination, or Assignment of Mark-to-Market (M2M) Program Loans in transfer of Physical Assets (TPA) and Refinance Transactions." The guidelines amend and restate HUD's draft guidance dated June 2006, entitled "Draft Policy for Assumption and Subordination of Mark-to-Market (M2M) Notes in Transfer of Physical Assets (TPA) Transactions." The guidelines outlined in this Notice apply to any request to assume, subordinate, and/or assign a loan evidenced by a Note, and to waive the due-on-sale or refinance clause contained therein. This guidance also applies to requests to assume and/or subordinate loans originated under M2M's predecessor program, the Portfolio Reengineering Demonstration Program ("Demonstration Program"). The notice can be found at www.hudclips.org under What's New or under 2007 Housing Notices.

Proposed FY2008 Fair Market Rents

On July 12th HUD published for public comment in the Federal Register HUD's Proposed Fiscal Year 2008 Fair Market Rents (FMRs) for the Section 8 Housing Choice Voucher Program and Moderate Rehabilitation Single Room Occupancy Program. The

public comment period will be open through **August 13**. The proposed FMRs are the first to use data drawn from the full implementation of the new American Community Survey published by the U.S. Census. To review the data and computations used in developing the proposed FMRs for each of the approximately 2,400 FMR areas in the country.

Opportunity and Empowerment Award

HUD, together with the American Planning Association (APA) is currently accepting applications for the 2008 Opportunity and Empowerment Award, which honors a community project that improves the quality of life for low- and moderate-income families. The award stresses tangible results and recognizes the planning discipline as an important community resource. The emphasis is on how creative housing, economic development, and private investments are used in, or in tandem with, a comprehensive community development plan. The winner will be announced at the APA's National Planning Conference in Las Vegas, NV April 27—May 1, 2008.

The application deadline is Monday, **September 10, 2007**. The requirements, application procedures, and application form are available at www.huduser.org/research/apa.html. For more information contact Denny Johnson of the APA Public Affairs Office at 202.349.1006.

RHIIP Occupancy Tip

For gross rent changes, the owner must place in the tenant file, a copy of the HUD-50059 reflecting any change in the tenant rent, utility reimbursement, total tenant payment or assistance payment.

See Paragraph 7-17 in *HUD Handbook 4350.3 REV-1, Occupancy Requirements for Subsidized Multifamily Housing Programs*, for information on Gross Rent Changes.

Housing Market Analyses

Comprehensive Housing Market Analysis reports are available at www.huduser.org/publications/econdev/mkt_analysis.html. The reports contain valuable information for builders, mortgagees, and local planners to keep up with local housing conditions and trends. The reports are prepared by field economists in HUD's Office of Policy Development and Research.

Cityscape Journal

Cityscape, a journal of policy development and research to share HUD-funded and other research on housing and urban policy issues with scholars, government officials, and others involved in setting policy and determining the direction of future research. Cityscape is available at

www.huduser.org/periodicals/cityscape.html.

In The News

Grandparents Raising Grandchildren

Nationally 4.5 million children are living in grandparent-headed households (6.3% of all children under age 18). Local numbers are:

District of Columbia: 16,723 (14.5% of all children in the District)

Maryland: 98,836 (7.3% of all children in the state)

A national partnership consisting of AARP Foundation, the Children's Defense Fund, Casey Family Programs' National Center for Resource Family Support, The Brookdale Foundation, the Child Welfare League of America, and Generations United have compiled state fact sheets and resources to assist with this issue. Visit www.aarp.org for more information.

Upcoming Educational Programs

August 9, 2007

Fostering Healthy Meaningful Conflict

August 10, 2007

Care Issues with Person's with Dementia

Focus on Independent Living Communities

By The Copper Ridge Institute

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.

Housing providers this is for you!

The first in a series of workshops to help residents of independent living apartments age in place. Join us and obtain valuable tools you can use with the residents of your communities.

Developing the Knowledge & Skills to Successfully Manage Behaviors in Persons with Dementia

Friday, August 10, 2007

Handleman Conference Center, Columbia, MD

9:00 am — 3:00 pm

Program Summary

The training session will focus on caring for individuals with dementia by applying the Copper Ridge Model of Care. Participants will discuss the disease etiology of dementia and Alzheimer's disease and explore how the perception of this disease can differ among diverse communities.

Participants will identify and address cultural influences and beliefs that may cause barriers when caring for a memory-impaired individual. Discussion will focus on common care issues, identify needs of the caregiver, and provide care strategies and techniques.

Target Audience

Senior Housing Managers
Service Coordinators
Administrators
Executive Directors

Instructor

Sherri Ann Pfisterer, R.N., B.S.N., WCCM
The Copper Ridge Institute

Contact hpride@lifespan-network.org for a registration form.



2007 Salary & Benefits Survey

The survey is underway. Information may be entered through September 30 and reports may be viewed online beginning October 1, 2007. Housing members are encouraged to participate in the survey.

If you have not received your authorization form, please contact Helen Phillips-Pride at hpride@lifespan-network.org or 410.381.1176, x232.

Searching for a New Home? We Can Help You.

As a service to the community and our provider members, we would like to list your available apartments on our website.

Prospective residents may search our site by city, county, or zip code for a listing of LifeSpan Network member communities. Selecting a specific community will link directly to your website.

Available apartment listings will be updated on the website monthly. Please forward your updated vacancy information to Helen Phillips-Pride (hpride@lifespan-network) by the 25th of each month.

Please visit www.lifespan-network.org to view this new resource tool.

Find Senior Housing / Care

Affordable Senior Housing

Find Affordable Independent/Subsidized Housing



LifeSpan Network
10280 Old Columbia Road, Suite 220, Columbia, MD 21046
410.381.1176 Fax 410.381.0240
www.lifespan-network.org

Please direct questions or comments to Helen Phillips-Pride