



April 2007

Mid-Atlantic LifeSpan—The Largest And Most Diverse Senior Care Association In The Mid-Atlantic Region

Attention, Attention! 14 Days until the Life-Span Annual Conference

The early bird price is in affect until **May 7th**. Please join us in Ocean City for this wonderful event!

To register online, [click here](http://www.ptfassociates.com/secure/Lifespan/2007Registration.htm) or cut and paste <https://www.ptfassociates.com/secure/Lifespan/2007Registration.htm> in your browser.

Advocacy

Technology Consortium Legislation

AAHSA continues to advocate for more senators to join Senator Norm Coleman (R-MN) as cosponsors of S908, to establish a consortium on the application of technology to the aging services field. An alert and sample letter are posted on Contact Congress at <http://capwiz.com/aahsa/home/>.

Older American's Act Program

The President's proposed budget for fiscal year 2008 cuts the Administration on Aging programs from \$1.362 billion in 2006 to \$1.335 billion in 2008. Cuts in the budgets for homebound meals, congregate meals, the National Family Caregiver Support Program, as well as the elimination of the Alzheimer's disease demonstration grants, and preventative health services will make it more difficult for seniors to remain in the community. Some senior meal programs actually have waiting lists for services. The funding for these programs has not kept up with inflation over the past three years. Transportation, food and staffing costs have all increased to the point where a 10% increase is needed in the Older Americans Act (OAA) budget.

Senators Lincoln (AK) and Smith (OR) have made a commitment to circulate a "Dear Colleague" letter in support of an overall funding increase of at least 10 percent for all OAA programs in the Fiscal Year 2008 Labor-HHS Education Appropriations bill.

Senators Clinton (NY), Collins (ME), and Mikulski (MD) circulated a "Dear Colleague" letter in support of Alzheimer's disease programs and some OAA programs (including preventive health, nutrition, caregiver support, and ombudsman).

Please contact your members of Congress to ask them to support a 10% increase in the OAA budget, and ask them to sign on to the "Dear Colleague" letters.

Senior Housing and Services Appropriations

In the absence of a budget the House and Senate Appropriations Committees are pressing ahead with bills to set specific spending allocations for each federal program that is subject to appropriations. The Senate Appropriations Subcommittee on Transportation—HUD will hear from HUD officials this week.

AAHSA has posted a housing funding campaign at <http://capwiz.com/aahsa/home/>. Please contact legislators on the need for an increase in Section 202 funding to \$1.13 billion to address unmet needs for affordable housing.

HUD "Dear Colleague" Letter

The Section 202/811 Dear Colleague sign on letter has been sent to the Honorable Patty Murray and The Honorable Christopher Bond requesting funding for HUD Section 202 and Section 811 programs.

Please contact your senators and thank them for signing on to the letter and for supporting the needs of older Americans. The Senate HUD Appropriations Committee will meet on May 24th.

United States Senate
WASHINGTON, DC 20510

April 16, 2007

The Honorable Patty Murray
The Honorable Christopher Bond
Subcommittee on Transportation, Housing and Urban Developments and Related Agencies
133 Dirksen Senate Office Building
Washington, DC 20510

Dear Chairwoman Murray and Ranking Member Bond,

We are writing to respectfully request that you fund the Department of Housing and Urban Development (HUD) Section 202 program at \$750 million and the Section 811 program at \$240 million. This request is only a slight increase over the Fiscal Year 2007 enacted levels.

The Section 202 and 811 programs provide capital grants to non-profits and community organizations for the development of supportive housing and rental assistance for very low-income seniors and those with disabilities. Both programs provide supportive services coupled with housing to create a safe community and promote an independent life style. Many of those who currently live in Section 202 and 811 housing units are on fixed incomes and would not be able to bear the rising costs of health care, and housing on their own. With an estimated 8.4 million seniors struggling to survive on an annual income of less than \$10,000, it is clear that both of these programs must be a priority for the 110th Congress.

The Section 202 Supportive Housing for the Elderly program is the only HUD program that provides housing and supportive services exclusively for the low-income elderly. The Section 811 Supportive Housing for Persons with Disabilities program produces affordable and accessible housing exclusively for low-income disabled individuals. Cutting funding for the Section 811 program by 50 percent and for the Section 202 program by about 22 percent, as the President's Budget proposes, would significantly limit the amount of new units that can be created and exacerbate difficulties for elderly and disabled Americans seeking affordable housing as development costs continue to rise.

Specifically, in the FY08 budget proposal, the President recommended a cut to the Section 202 program by \$160 million and the Section 811 program by \$115 million under the FY07 levels. If these cuts were enacted, only 2,700 new units of section 202 housing and only about 1,100 new vouchers in the Section 811 program would be created. This stands in stark contrast to the findings of the congressionally mandated *Commission on Affordable Housing and Health Facility Needs for Seniors in the 21st Century*, which estimated that approximately 730,000 additional senior housing units will be needed by 2020 to address the housing needs of low-income seniors. While there are nearly 300,000 seniors living in 6,000 housing units in the nation, at least 10 seniors are on a section 202 waiting list for each unit that becomes available.

Congress should act now to plan appropriately for the increased demand that will exist for housing in the coming years and ensure that seniors and those with disabilities can find safe, affordable housing, at a cost they can afford on fixed incomes. While this funding would not completely meet the needs of the Section 202 and 811 programs and their recipients, it would be an important step in the right direction.

We respectfully request that you reject the President's proposed cuts and appropriate \$750 million for the Section 202 Supportive Housing for the Elderly Program and \$240 million for the Section 811 Supportive Housing for Persons with Disabilities program in FY2008.

Sincerely,



Herb Kohl



Gordon H. Smith



Susan M. Collins



Ken Salazar



Joseph I. Lieberman



Robert Menendez



Charles E. Schumer



Tom Harkin



Barack Obama



Sherrod Brown



Bernard Sanders



Carl Levin



Jack Reed



Richard Durbin



Maria Cantwell



Barbara Boxer



Norm Coleman



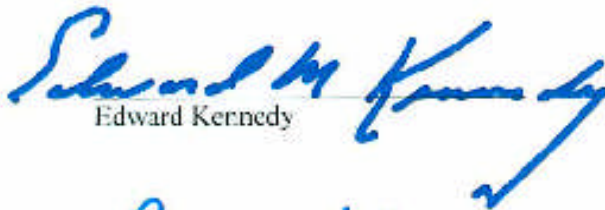
Benjamin Cardin



Debbie Stabenow



Barbara A. Mikulski



Edward Kennedy



Russ Feingold



Bill Nelson



Hillary Clinton



Johnny Isakson

New AAHSA VP

The American Association of Homes and Services for the Aging (AAHSA) recently recruited Zachary Sikes to serve as AAHSA's first Senior Vice President for Business and Corporate Relations.

Mr. Sikes will be responsible for cultivating corporate America's interest in the mission of long-term care, which affects virtually all American families. He will identify, recommend and cultivate opportunities for AAHSA and its members to form partnerships within the corporate community and oversee this community's role in several AAHSA programs, including group purchasing and shared services, sponsorships, fundraising and AAHSA's Center for Aging Services Technologies (CAST).

Limited English Proficiency (LEP) Action Plan

If you would like to help AAHSA determine which language cohorts would most benefit from additional translations of the HUD model lease, and/or to provide recommendations on what common language assistance templates would be useful in your HUD senior housing communities, please join the short-term AAHSA LEP/Translations Workgroup.

The time commitment should be no more than one or two conference calls and email exchanges and feedback over the course of 4—6 weeks beginning in early May. See the LEP summary fact sheet at www.aahsa.org/advocacy/housing/operations/fact_sheets/documents/lep_implementation_operations.pdf.

If you would like to volunteer for the AAHSA LEP/Translations Workgroup, please send an email entitled "LEP Workgroup" to cbloom@aaahsa.org.

HUD 202 "Lesser of" Requirement

The Section 8 contract renewal change policy regarding application of the "lesser of" test for all renewals (initial and subsequent) for 202 properties becomes effective for all renewal submissions on April 20th.

AAHSA will continue to pursue strategies with HUD and Congress, if need be, to reverse the change, but encourages all members executing subsequent renewals to share the details of your experiences.

To view the AAHSA fact sheet on the policy change when it was issued, see www.aahsa.org/advocacy/housing/operations/fact_sheets/sec8_renew_opt4.asp.

AAHSA Community Helps You Prepare for Natural Disasters

Hurricane season is coming. Join the disaster help online community to address your organization's transportation, information/assistance and communication concerns before a disaster happens. As a community member, you can notify other members and your association about your relocation plans, send them emergency contact information, offer assistance to other members, find model evacuation plans and more. Sign up now at <http://aaahsa.communityzero.com/disasterhelp> and make the most of the information and support of AAHSA and your fellow members.

HUD Working With AAHSA

At a hearing before the House Appropriations Subcommittee on Transportation/Housing and Urban Development, HUD Assistant Secretary for Housing/FHA Commissioner Brian Montgomery said HUD wants AAHSA's help to develop better ways to combine Section 202 and low-income housing tax credits that will speed up production and increase the number of supportive senior housing units. When Representative Marcy Kaptur (D-OH) asked about converting chronically vacant Section 202 efficiency units into one-bedrooms, Montgomery responded that there should be a way to do that. Converting older efficiency units is an important issue, since these units become unmarketable over time. AAHSA's housing team will work with HUD on all of these issues and help them realize the value of increased funding for the Sections 202 and 811 programs.

Community-Based Services

Individuals who are eligible for nursing home services or other institutional care will have equal access to community-based services and support if the Community Choices Act (S. 799) is passed this year. The bill was introduced by Senators Tom Harkin (D-IA) and Arlen Specter (R-PA) in early March. It would provide enhanced federal matching funds to help states develop their long-term care infrastructure and increase their ability to provide home and community-based services. The bill also would create a demonstration project to evaluate service coordination and cost sharing approaches for individuals who are eligible for both Medicaid and Medicare services. The bill has been referred to the Committee on Finance.

AAHSA supports the bill, but will be meeting with legislators to clarify the eligibility criteria for older adults and disabled individuals who want to transition to the community, and the state and local financing of the program.

Affordable Housing

Maryland Affordable Housing Coalition (MAHC)

Trudy McFall, Legislative Chair, MAHC reporting on the wrap up for the 2007 session:

1. We convinced the Governor to restore and add additional funds AFTER the budget was announced. For those of you who know the legislative process, this is almost impossible to do. Thanks primarily to the skills of our terrific lobbyist, Barbara Hoffman, the Governor and other administrative officials were convinced that it had been an unintended mistake to budget \$5 million less this year than last for rental housing and special loan programs. Governor O'Malley came to Housing Day and personally announced that not only was the \$5 million to be restored, but he added another \$1 million to the homeownership programs for a total of \$6 million and, as a result, we have a total DHCD housing budget that exceeded last year. This was a good victory.

2. The Maryland Affordable Investment Fund (SB 644, HB 486) did not pass, despite excellent support and good legislative hearings. In the end it was doomed by the legislative leadership who decided that nothing could come out of Committees if it cost more than \$250,000. Since we were asking for \$100 million, obviously we were grounded for this year. The Governor and the Legislature want to fix the big budget deficit problems before the State takes on new financial obligations. Once that is done we expect to be very much back in the picture. It is possible that the legislature will call a special session in September/October to focus on revenue raising measures. Barbara Hoffman thinks it is not out of the question that in a special session to compensate for the pain of raising new revenues the legislature and Governor may be interested in adding some top priority new things (like the Investment Fund) to "sweeten" the package. Stay tuned, we may be back in gear sooner than expected.

3. The Local Government Enabling Legislation (SB 710, HB 784) did PASS--almost as proposed but with an important exception. We could not get the provision to waive or modify impact fees for affordable housing through the Committees. Some members dug in about the idea of giving that authority to local jurisdictions because of fears about the revenue impact on schools or other infrastructure funded by impact fees. This position frankly took us by surprise since the bill only enabled, not required, any of the local actions. But the opponents were not to be swayed, and we had to accept for this year what we could get. What we got was a bill that enables local jurisdictions to do the

following to promote affordable housing: establish trust funds or appropriate fund; enact inclusionary zoning ordinances; provide land or property; and offer payments in lieu of taxes (PILOTS). Even without the impact fee provision this is an important piece of legislation that makes clear to all what local governments can do to provide affordable housing. We will be back next year with more advocacy homework done to add the waiving of impact fees to the list.

4. We had a great Housing Day. Over 50 groups cosponsored the event and 200 plus people turned out in force, even the Governor came for the first time! We had numerous key legislators stop by to express their support for the housing agenda. Most importantly all sorts of folks went to see their key legislators. We got great coverage that day and afterwards when your assorted emails and faxes put us "in their faces" (so to speak).

Summary

All in all a good year with real progress, nothing to regret. We did what we needed to do as the advocacy community and we got good results. The support for affordable housing as an issue now feels high profile in the General Assembly. It is politically correct to be for affordable housing. We have new allies. These are significant breakthroughs. I believe that we will get a significant housing trust fund in Maryland in the near future.

HUD

EIV User Certification

EIV Coordinators must certify their EIV users through the **User Certification** feature with the EIV system **each calendar quarter**. There is a 30-day grace period at the end of each quarter before an EIV User will lose their EIV access if not certified, the 30-day grace period for the previous calendar quarter (January 1, 2007 through March 31, 2007) will end on April 30, 2007. **Therefore, EIV Coordinators must certify their EIV Users no later than April 30, 2007.** For the current calendar quarter (**April 1, 2007 through June 30, 2007**), EIV Coordinators must certify their EIV Users **no later than July 31, 2007, and so on.**

EIV Coordinators **must not** use the **User Maintenance** functionality in EIV for any reason. Quarterly certification of an EIV User's property(ies) or contract(s) in EIV is performed in **User Certification** in EIV, not **User Maintenance**.

For information on how to perform user certifications in EIV, please see Section 3 MF Housing Program User Administration of the *Enterprise Income Verification (EIV 6.0) System User Administration Manual for Multifamily Housing Programs*.

For assistance contact the Multifamily Help Desk at 800.767.7588. For EIV updates visit www.hud.gov/offices/hsg/mfh/rhiip/eiv/sysupdates.cfm.

Emergency Capital Repair Funding Still Available

Almost \$15 million in emergency capital repair needs grant funding is still available from HUD. These grants fund emergency capital repairs to multifamily projects owned by private nonprofit senior housing providers for conditions that immediately threaten residents' health, safety and quality of life. The grants provide one-time assistance for emergency items that could not be absorbed within the project's operating budget and other project resources. To apply, send an application to your local field office. More information is available at hudclips.org/sub_nonhud/cgi/pdf/6164.pdf.

HUD Energy Training Webcast Series

HUD is offering satellite broadcasts and live Webcasts on energy efficiency and renewable energy technologies and techniques in affordable housing. All Webcasts are 1:00—4:00 pm. Register at www.hudenergytraining.com.

May 17—Multifamily Retrofit and Remodeling Strategies

June 14—Single Family Rehab and Retrofits: Focus on Low-Rise Buildings

September 13—New Construction Techniques—Energy Star Qualified New Homes, Green Building and Beyond

Training will be provided by nationally-recognized building experts.

Energy Action Update E-Newsletter

EHUD Secretary Jackson has created a Department-wide Energy Task Force to find ways to save energy. The first issue of HUD's bi-weekly energy e-newsletter, called the "Energy Action Update," is available at www.hud.gov/offices/cpd/energyenviron/energy/library/newsletters/index.cfm. The newsletter contains timely information on the Department's energy efficiency activities, best practices and useful tips for reducing energy consumption.

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Save The Date!

LifeSpan's next housing program will be offered on
Wednesday, October 17, 2007.

Stay tuned for more details.

Vacancy Report				
Facility	Units	Cost	Type of Subsidy/ Waiver	Availability
Homecrest House Donna Tucker 301.598.4000, x73	Efficiency		30% of Net Income	Now
	1 BR		30% of Net Income	Now
	1 BR The Edwards Assisted Housing Building		30% of Net Income and Subsidies for Personal Services	Now
Victory Terrace Ingrid Geissler 301.983.9600	2 BR/2 BA	\$1,795 (regularly \$1,875)	Market Rent	Now
	1 BR/1 BA	\$953	Tax Credit 60%	Now
	2BR/2 BA	\$1,139	Tax Credit 60%	Now
Friendship Terrace Dawn Quattlebaum 202.244.7400	3 Studios	\$899	Market Rent	Now