



February 2007

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

Douglas M. Duncan Honored for Affordable Housing Leadership

The Maryland Affordable Housing Coalition (MAHC) presented its 2007 Housing Advocacy Award to Douglas M. Duncan, former Montgomery County Executive, at its annual meeting on January 29th at the Baltimore Marriott Inner Harbor. The award was presented to Doug Duncan for his long-term commitment to, and support for, affordable housing and community development initiatives in Montgomery County as County Executive from 1994—2006.

“He has always understood the critical role that affordable housing plays in building strong communities,” said HAND president Nancy Rase.” In particular Ms. Rase cited Mr. Duncan’s successful effort in doubling the County’s Housing Initiative Fund (HIF) to \$15 million in 2002, then subsequently winning support for a dedicated income stream for the HIF each year of 2.5% of the County’s property tax revenues. The HIF, now over \$20 million annually, provides low cost loans to developers of affordable housing in the County.

MAHC’s mission is to increase the financial and technical resources available for developers of affordable housing in Maryland. Formed in 2000, MAHC advocates for resources for affordable housing programs through increased funding for established programs, such as those of the Maryland Department of Housing and Community Development (DHCD). In addition, MAHC believes in developing and promoting “best practices” in conjunction with DHCD staff through frequent trainings and seminars.



Former Montgomery County Executive Douglas M. Duncan (2nd from left) is presented with the 2007 MAHC Housing Advocacy Award from (left to right) MAHC board members John D. Spencer (Victory Housing), Robert Goldman (Montgomery Housing Partnership, and Nancy Rase (Homes for America)

LifeSpan members Victory Housing, Govans Ecumenical Development Corporation, Catholic Charities, Reznick Group, PC, Shelter Group, and Harkins Builders are members of MAHC.

We look forward to working with MAHC and LifeSpan members for more affordable housing.

Advocating For The Senior Community Every Day



LifeSpan's 26th Annual Conference & Exposition

May 8-10, 2007

Ocean City Convention Center, Ocean City, MD

Housing Sessions

Wednesday, May 9

- 8:15 – 9:45 am Preservation & Refinancing Presentation/Panel Discussion
(John Maneval, DHCD; Bob Iber, HUD; Housing Member)
- Understand the project and resident data needed to obtain refinancing approval from HUD
 - Know how to interact with the lender and investors during a refinancing project
 - Types of financing available, and how to select the best option for your project
 - Successful methods for working with residents in applying for refinancing and implementing the rehabilitation program
 - Pending tax legislation
 - How to fund services to help residents age in place and prevent premature nursing home admissions for residents who can't afford to move to assisted living
- 9:45 – 11:15 am HUD Update (Colleen Bloom, AAHSA; Bob Iber, HUD)
- 11:30 – 1:30 pm Exhibits and Lunch
- 1:30 – 4:00 pm EIV and Responding to MOR (Jennifer Bruce, Contract Administration)

Thursday, May 10

- 8:15 – 9:15 am Legislative Policy Update (Alayna Waldrum, AAHSA)
- 9:15 – 10:15 am Domestic Violence Policies In The Workplace
(Megan Mechak, Tydings & Rosenberg)
- 10:15 – 11:15 am Making The Most Of What You've Got – Affordable Housing Property
Management (Carol Bilek, Victory Housing)
- 11:15 – 12:30 Early Stages of Dementia and Communicating Bad News to Families
(Amy Schine, Educational Consultant for the Alzheimer's Association)
- 12:15 – 1:30 pm Exhibits & Lunch
- 1:30 – 2:30 pm Insights Into Diversity and Aging in the 21st Century (Speaker TBA)
- 3:15 – 4:15 pm Unifying the Delivery of Info to a Retirement Community
(Concurrent Session)

LifeSpan's Annual Legislative Day

LifeSpan's Legislative Day included housing issues this year. The event began with a legislative briefing by Danna Kauffman, Vice President of Public Policy, and Sushant Sidh, Principal of Capitol Strategies, Inc.



Trudy McFall, Chairman & Director of Homes for America and a member of the Maryland Affordable Housing Coalition (MAHC), spoke to LifeSpan members about legislation MAHC introduced this year for affordable housing (see bills below).

"Unfortunately, we must mobilize to protest major and unexpected budget cuts in two critical housing programs that serve our poorest and most vulnerable citizens. Shockingly, Governor O'Malley's first budget cut \$3.5 million from Rental Housing programs and \$1.5 million from the Special Loan programs that serve persons with disabilities. We must make sure that the message is delivered loud and clear that these budget cuts are unacceptable. They certainly demonstrate why we need a dedicated and constant source of funding for housing such is proposed in the Investment Fund legislation."

LifeSpan housing member organizations Charles E. Smith Life Communities, CHAI, GEDCO, and Catholic Charities attended the event.

LifeSpan also co-sponsored MAHC's Housing Day on February 21st and testified in support of the bills to expand affordable housing.

Maryland Affordable Housing Investment Trust - HB486/SB644

This proposal is to create a dedicated revenue source for affordable housing in the State of Maryland, preserving the current level of appropriated funds and adding to it funds from a modest new fee imposed on all real property and dedicated to funding affordable housing. These funds would support the existing State housing programs, foster innovation, and provide funds for local governments who are making their own commitments to affordable housing. The Affordable Housing Investment Fund is proposed with sources of funding that taken together provide initially \$137 million a year for housing of which \$87 million is allocated to the

State and \$50 million is allocated to local governments, assuming they qualify by virtue of undertaking actions to promote affordable housing.

The State portion of the Investment Fund would be used to fund the existing DHCD housing programs and will adhere to all of the existing laws and regulations that govern these programs, including the existing income limits. The State would be required to use the Investment Funds in the same general proportions as funds have historically been appropriated, 50% for the multifamily programs and 50% for the single-family programs (including group homes and other special loan programs).

Counties, Baltimore City, and larger municipalities will be entitled to receive funds generated by the affordable housing fee in an amount provided by formula, if they are taking affirmative actions to promote affordable housing and are continuing the level of activities and programs they were undertaking at the time the Investment Fund was enacted. Local governments would receive their funds through an agreement with DHCD and funds could be used flexibly as long as they adhered to the same income levels as the state programs and the same 50/50 division of funds between rental and homeownership programs.

The Investment Fund would be governed by a 13 person Board which would oversee all of the policies, procedures and performance of the Fund. The Board will allocate and reallocate funds.

Sponsored By: Delegates Maggie McIntosh (District 43), Elizabeth Bobo (District 12B), Rudolph Cane (District 37A), Virginia Clagett (District 30), Barbara Frush (District 21), Anne Healey (District 22), and Marvin Holmes (District 23B)

House Bill 486 was scheduled for a hearing on February 27th at 1:00 pm in the House Environmental Matters Committee. SB644 has been assigned to the Senate Education, Health, and Environmental Affairs Committee and to the Budget and Taxation Committee.

Companion Enabling Bill – SB710/HB784

The bill would enable all jurisdictions to undertake the affordable housing initiatives which are

identified in the Investment Fund bill.

The proposal will make it clear that all local governments are granted the authority by the State to undertake a set of affirmative actions to promote affordable housing. The bill is necessary because some local governments need to seek State legislation in order to undertake some key affordable housing programs, such as establish trust funds, waive or reduce impact fees, among others. Once enabled by the State, local governments will need to pass local ordinances and follow all local procedures.

The Maryland Affordable Housing Coalition was instrumental in introducing the legislation and obtaining sponsors for the bills.

If you would like to see copies of each bill, please go to www.mlis.state.md.us and under bill information type in the bill number.

O'Malley Administration Appointments

Raymond A. Skinner has been appointed as the new Secretary of Housing & Community Development. Raymond is currently President of The Skinner Group, a Prince George's County-based consulting firm for housing policy, community revitalization, and economic development. Previously, he was the Secretary of Housing and Community Development under Governor Glendening, and the Director of the Prince George's County DHCD.

Former Senator Gloria G. Lawlah has been appointed as the new Secretary of the Department of Aging. Gloria most recently served as a Senator to the Maryland General Assembly from Prince George's County, where she was Senate Chair of the Joint committee on the Management of Public Funds, Chair of the Prince George's Delegation, Chair of the Health and Human Services Subcommittee and the Health, Education, and Human Resources Subcommittee, and a member of the Budget and Taxation, Capital Budget, and Joint Audit Committee.

2007 Volunteer Opportunity Directory

Baltimore County Executive Jim Smith and Department of Aging officials announce the new 2007 Volunteer Opportunity Directory now available at all Baltimore County senior centers and libraries. For more information visit www.baltimorecountymd.gov/News/

releases/0213volunteer.html.

FEDS May Retool Tax Credit Programs

A bipartisan group of U.S. senators and representatives is backing legislation to broaden a federal tax credit for historic preservation projects, reported the *Plain Dealer*. A bill sponsored by Rep. Stephanie Tubbs Jones (D-Cleveland) would increase subsidies for affordable-housing developments by allowing preservation tax credits to be combined with Low-Income Housing Tax Credits. The bill would also double the historic tax credit available to projects with renovation expenses of less than \$2 million. The allowable credit would increase from 20 to 40 percent. According to Tubbs Jones, the expanded tax credit could support housing development in inner-ring suburbs.

Grant Writing Tip

The White House FBCI website maintains a general grants catalog. This catalog features a cross-section of funding resources from all departments. Categorized by issue area, this resource is an efficient way to find a wide variety of grants in your service area. Although not every grant is available every year, having an idea of upcoming opportunities will aid in long-term planning. The catalog can be accessed at www.whitehouse.gov/government/fbci/grants-catalog-05-2006.pdf.

New Options for Direct Deposit of Tax Refunds

As of January 1, the Internal Revenue Service gives taxpayers the flexibility to split their tax refunds in up to three different accounts and three different U.S. financial institutions. The IRS said the change will give taxpayers more options for managing their refunds. For more details, go to www.irs.gov/pub/irs-prior/F8888-1995.pdf.



Need Help With Your Taxes?

AARP Tax-Aide program is the nation's largest, free, volunteer-run tax preparation and assistance service. The program serves low-and middle-income taxpayers. Visit www.aarp.org to find a Tax-Aide location near you.

Competition To Find America's Super Seniors

Do you know someone extraordinary over the age of 65 whose work, personality or everyday actions inspire others? Suzanne Roberts, the Emmy award-winning host and creator of Seeking Solutions with Suzanne, which airs on CN8, The Comcast Network, and Comcast Cable systems across the country, is looking for two people to profile. Candidates must be 65 or older and may be nominated through March of 2007, either online at www.suzanne.tv or by mail.

Two winners will be chosen and notified at the beginning of April, and will join Suzanne for a taping of Seeking Solutions to air in May as part of a prize package, including round trip airfare, limo transport, overnight hotel stay with friend or spouse at the Five-Diamond Rittenhouse Hotel, private lunch with Suzanne Roberts, and a choice of spa services from the Adolf Bieckler Spa/Salon.

Entry nominations must include a brief 100-word description of the nominee and why he/she should win Suzanne's "Super Senior" Contest. Entrants may also submit up to three (3) photos of their nominee "in action," and can then submit the completed application, description, and photos via the application page on the website, or sent postage paid, to: Seeking Solutions with Suzanne, Stage 3 Productions, Attn: Super Senior Contest, 1500 Walnut Street, Suite 1530, Philadelphia, PA, 19102.

For more information on the Super Seniors competition, call Stage 3 Productions / Seeking Solutions with Suzanne at 215.985.2700 or visit www.suzanne.tv.

Executive Fellowships at Harvard

Each year, the Fannie Mae Foundation sponsors up to 35 government and nonprofit housing and community development leaders to attend the Senior Executives in State and Local Government program at Harvard University's John F. Kennedy School of Government. The three-week program, held twice during the summer, focuses on organizational strategy, political management, policy development, management control and operations, and human resource management. The program is taught by Kennedy School faculty. Fannie Mae Foundation

Fellows also attend special sessions addressing housing issues, trends, policies, and public/private partnerships. The application deadline for FMF fellowship consideration is **March 30, 2007**. To learn more about the fellowship component of the program, visit the Foundation at www.fanniemaefoundation.org/grants/kennedy_school.shtml. To learn more about the three-week program, including the dates of the two summer sessions and how to apply, visit the Kennedy School at <http://ksgexecprogram.harvard.edu/program/snl/overview.aspx>.

CLTs, Eminent Domain

The January 2007 issue of Land Lines, the quarterly magazine from the Lincoln Institute, features articles on community land trusts and eminent domain. As the article on community land trusts explains, CLTs help provide affordable housing by retaining ownership of the land on which homes are built, theoretically removing the cost of land from the housing price. The article looks at such issues as the income levels of households served by community land trusts and the application of property tax laws to trust properties. The article on eminent domain reviews current legal issues relating to the use of eminent domain. It suggests the use of a "special-purpose development corporation" to harness market forces to align the interests of landowners, public authorities, and developers. Read the article at www.lincolnst.edu/pubs/pub-detail.asp?id=1181.

Been A While Since Your Last Date?



Pass the word, a new online dating website for singles over 50 was launched this month. If you are open to meeting others your age and exploring the possibility of creating new friendships, visit www.SinglesOver50.com.

Develop a Disaster Action Plan for Distant Relatives

Develop a family communication strategy, with an out-of-state contact person as the hub, and train her/him for that role. They should have a list of the individuals who are likely to call, and should know how to ask three questions: (1) How is the caller doing physically; (2) where is the caller at that moment; and (3) where is the caller going next.

Take these additional steps to prepare your older family members for a disaster.

- Assemble essential supplies. Create disaster-supply kits that include items specific to your relative's health and personal needs. Do they need an extra pair of eyeglasses, hearing aid, batteries, extra wheelchair batteries, or a supply of oxygen? What sort of personal hygiene items do they require?
- Stock up on prescription medications that can last at least a week. Keep physical copies of prescriptions from doctors.
- Organize key documents and phone numbers. Have the name and phone number of doctors, insurance agent, non-local relatives and friends, as well as medical insurance and Medicare cards.
- Include personal items for comfort, such as family photos.
- Establish a communications strategy. Make sure all family members know whom they check in with following a disaster. Remember to have an out-of-state contact because lines often get jammed in a crisis. Consider having a prepaid phone card in your emergency kit.
- Create an emergency plan for pets. Have a pet carrier and a harness for dogs. Check with the local animal shelter, veterinarian, or emergency management office for options pets may have if they must be left behind.

- Assess the living situation. Do not assume your family member will be looked after in a crisis. Make sure the family member knows what to do in an emergency if left to fend for him/herself.

By Jane Irene Kelly

Time To Take Away The Keys?



Warning Signs of Unsafe Driving:

- Appears to be afraid of driving
- Gets very tired after driving
- Gets lost in familiar areas
- Makes frequent wrong turns
- Doesn't pay attention to traffic signs and signals
- Becomes angry or frustrated or confused when driving
- Has "close calls" or causes accidents
- Misses exits or backs up after missing an exit
- Drifts into other lanes
- Drives at inappropriate speeds
- Has physical difficulty in looking over the shoulder or using hands or feet
- Impairment by age or disease of vision, hearing, reaction time.

How to take action:

- Encourage the person to stop driving voluntarily
- Prepare a plan to meet their transportation needs
- Explain to the person why it is no longer safe for them to drive
- Talk with the doctor about safe driving issues
- Have the doctor or a health professional assist with a discussion
- Encourage a family dialogue about driving safety concerns

Resources:

Drive for Independence, Sinai Rehabilitation Center, 410.601.5830

Good Samaritan Adaptive Driving Program, Outpatient Rehabilitation, 410.532.4600

Johns Hopkins Driving Program, Greenspring Station, 410.583.2643

By Evelyn Mazo, LCSW-C, BCDA Caregiver Specialist



Association News

Congressman Barney Frank to Speak at FASC

Congressman Barney Frank (D-Massachusetts), Chair of the House Financial Services Committee, which oversees federal housing programs, will join AAHSA members for the 2007 Future of Aging Services Conference on **March 19, 2007**. Representative Frank will speak at the AAHSA Housing Policy Forum with FHA Commissioner/Assistant Secretary for Housing Brian Montgomery from HUD. The panel will give members insight on the legislative and regulatory priorities in the new year, as well as an update on the ongoing issues.

LEP Audio Conference

AAHSA is planning an audio conference on **April 12, 2007** on how to develop an LEP language assistance plan. Details will be available soon.

View AAHSA's report of the February 28, 2007 LEP briefing at HUD Headquarters in the HUD section on page 10.

2007 AAHSA Award Nominations Now Available

Has someone in your organization created an innovative program? Do you know an individual whose leadership in aging services merits special recognition? Now is the time to tell their story. AAHSA is now accepting applications for the 2007 Awards. The winners will receive free registration for AAHSA's 2007 Annual Meeting & Exposition in Orlando, where they will be recognized for their accomplishments. Applications are due by **April 15, 2007**. To apply, see the awards brochure mailed to AAHSA members this month, or find full details and nomination forms at www.aahsa.org.

Secretary Jackson Appearance Before Appropriations Committee

HUD Secretary Alphonso Jackson appeared before the House Appropriations Committee to discuss the Administration's FY08 budget. The Administration has proposed a \$160 million cut to the Section 202 program, which is not as

large a cut as proposed last year, but is an unconscionable move in light of the growing senior population and unmet need. Once again AAHSA is calling on Congress to build 10,000 new units of affordable, supportive senior housing. Our overall funding request for the Section 202 program of \$1.33 billion will increase the service coordinator program funding, and money for assisted living conversion and substantial capital repairs. While Congress is supportive of affordable housing, they are facing a variety of funding issues, and we need your help to highlight our campaign to increase the funding for Section 202. To write your member of Congress and ask them to oppose the Administration's cuts, click on <http://capwiz.com/aahsa/home/>.

FY07 Funding Resolution Finalized

The Senate passed the joint resolution, H.J.RES 20, to provide FY07 funding for several departments. The bill was passed without any amendments on February 14 and signed by the President on February 15, the date that the previous resolution expired. The Section 202 program was funded at the FY06 level of \$735 million despite our and your efforts to convince Congress to at least match the amount of \$750 million that had been appropriated by the Senate Appropriations Committee in the 109th Congress. The only change to the Section 202 account was that the resolution eliminated \$4 million in funding for the intergenerational demonstration project.

HUD received \$1.74 billion more for the overall FY07 budget than it did in FY06, including an increase of \$939 million for project-based Section 8 contracts to renew all expiring contracts. In addition, the HUD budget received increases for homeless assistance, public housing and Section 8 voucher funding. The resolution marked the completion of the FY07 funding, including programs of HUD.

House Committee Focuses on Housing Problems and Katrina

The House Financial Services Committee has made federal housing programs a top priority in the new congress. The committee's early efforts are focused on the post-Katrina recovery

efforts in the Gulf region. Throughout February the committee held three hearings on rebuilding, including a two day field hearing in New Orleans and Gulfport, MS, "Solving the Affordable Housing Crisis in the Gulf Region Post Katrina: Why no progress and what are the obstacles to success?"

AAHSA submitted testimony for the February 6, 2007 hearing, "Federal Housing Response to Hurricane Katrina and Housing Reconstruction," outlining failures of government impacting assisted senior housing providers and proposing solutions to address the remaining needs. House leadership has expressed interest in introducing a comprehensive bill to address the ongoing issues facing those involved in Gulf recovery. The President's recently submitted supplemental spending request for war funding may also be the vehicle for additional funding to rebuild the Gulf, although it is not clear how much would be added to the \$103 million package, and if there will be any programmatic changes to the various housing programs. The Senate is expected to be working on the supplemental during the first week of March.

Read AAHSA's testimony on Katrina recovery efforts and recommendations at www.aahsa.org/advocacy/housing/documents/testimony_katrina_recovery.pdf.

Review the information on Housing Financial Services Committee and upcoming hearings at http://financialservices.house.gov/hearings_all.shtml.

HUD REAC Meeting Focuses on Score Changes, Appeals, Software Delay

PIH/REAC and Multifamily HUD staff met with AAHSA and others on February 21 to discuss issues related to dramatic changes in scores, status of definition changes/inspection software upgrade, appeal, rejection concerns and more.

If your score changed more than 30 points between the last two inspections, the Office of Multifamily Housing wants to hear about it. Please send an email to HUD at PASS_MF_Inspections_Score_Variance_Complaints@hud.gov with property name, inspection report number, most recent date and score comparison.

If you have recently submitted an inspection appeal, and it was rejected, you may still be

able to have it reconsidered. PIH/REAC has made changes in the personnel working the appeals desk, realizing that former team expectations regarding standards of proof for an appeal were ridiculously high. If you recently submitted an appeal that was rejected, please send a copy of the original inspection summary, appeal and rejection to Colleen Bloom at cbloom@aahsa.org, and she will discuss with you the possible merits of resubmitting.

If you have lost several points for an EH&S deficiency for a missing cover on a control panel in a locked room, you may be able to get them back. An old agreement that otherwise safe control panels/electrical circuit boxes in locked rooms should not be scored as deficient was never implemented as it should have been, but is now being resurrected. If you have lost points for this recently, you may be able to get points restored. Future deficiencies of this type should be immediately appealed. Contact AAHSA for help if needed.

Long awaited changes to the REAC inspection software system are still on hold, as funding for FY07 is going to be barely sufficient to maintain existing systems. But, once funding is in place, REAC is prepared to implement fully revised inspection software, which will incorporate almost 50 inspection definition changes and walk inspectors through better defined criticality questions, which should help improve proportionality impacts in final scores.

Should you have other concerns/issues related to a recent or upcoming inspection, please contact Colleen Bloom at cbloom@aahsa.org.

AAHSA Issues Briefs

Affordable Senior Housing: Increasing The Supply, Affordable Housing And Supportive Services, Preservation Of Affordable Senior Housing, Affordable Senior Housing: Excellence In Management And Operations, Financing Long-Term Care, Home And Community Based Services, and Technology issue briefs can all be found at www.aahsa.org/advocacy/advocacy_tools/policy_statements/issue_briefs/default.asp.

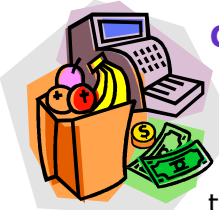
OSHA Issues New Employee Rights Poster

All employers are required to post information

about employees' right to confidentiality when they file a complaint, report an emergency or seek advice from the Occupational Safety and Health Administration (OSHA). Download the poster at www.osha.gov/Publications/osh3165.pdf.

AAHSA Quality First Covenant

Two-thirds of AAHSA members have signed the Quality First Covenant. Have You? Quality First is a tool to help us "connect all the dots," says Margaret M. "Peggy" Mullan, AAHSA Board Chair. "If we embrace it individually and collectively, we will transform the future of aging services." As Quality First approaches its fifth anniversary, isn't it time your organization made a commitment to put quality first? See the Covenant at www.aahsa.org/qualityfirst/documents/qf_covenant.pdf.



Commodity Supplemental Food Program (CSFP)

B'NAI B'RITH Center for Senior Services is reporting that President Bush's budget seeks to eliminate ALL funding for the Commodity Supplemental Food Program (CSFP) in fiscal year 2008. The non-partisan Center on Budget and Policy Priorities projects that as many as 440,000 low-income older adults will no longer receive the package of food they currently receive each month. The package contains nutritious food such as: tuna fish, peanut butter, cheese, cereal, and canned fruits and vegetables.

This food costs the federal government less than \$20 per package. Many of the recipients are already in the Food Stamp program and many only receive a paltry \$10 benefit. Many people rely on the Commodity program, and funding must be restored as Congress works its way through the 2008 budget.

Please take a moment to call the White House and your members of Congress to let them know that you want them to make feeding poor older adults a priority.

White House Switchboard	202.456.1414
Sen. Cardin	202.224.4524
Sen. Mikulski	202.224.4654
Rep. Sarbanes	202.225.4016

New Name for Government's official Website

The new official website for the United States Federal Government is now www.usa.gov and www.gobiernousa.gov (Spanish). USA.gov replaces the former Firstgov.gov website.

Land Conservation Prospects Mixed

Environmental advocates in Maryland welcomed the news that Governor Martin O'Malley's budget for next year will include full funding for a signature land preservation program, reported The Baltimore Sun. To balance budgets, previous administrations diverted \$480 million over several years "from the state's nationally recognized open space programs," the article said. Program Open Space, which receives revenues through transfer taxes on real estate transactions, will be fully funded in the fiscal year starting July 1, O'Malley said in a recent letter to environmental groups. Without land preservation, the state faces more traffic, pollution, and other ills of "sprawl development," said the director of the Maryland League of Conservation Voters. As 100,000 new Marylanders are expected in the next decade from military base realignment alone, land use and preservation are likely to be "hot topics" in the coming years, the article said.

Avoid ID Theft and Online Scams

A free Webcast is available at the Foundation of Financial Service Professionals' website, www.financialprofoundation.org. "A Fool and His Money are Soon Parted" is the ninth in a series of informational videos developed to address the specific needs of boomers as they plan for retirement. It focuses on ways to defend credit records and identities from scam artists and high-tech fraud. All nine Webcasts can be viewed at no charge and without downloading special software.

Need an Audio Conference Provider?

Try VCall, an AAHSA Shared Services Partner. VCall offers an easy-to-use program with special pricing for AAHSA members and state associations. Find out more about VCall at www.aahsa.org/money_saving/programs/vcall.asp.

HUD



HUD LEP Guidance

HUD published its final guidance on Limited English Proficiency (Final Guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient Persons) in yesterday's Federal Register, with an effective date of March 7, 2007 (extended from February 21). And it is clear that subsidized housing providers must, at a minimum, perform the 4-Factor self assessment which was described in the initial proposed guidance and remains unchanged in this final issuance as well.

The final guidance can be accessed either as 96 pages of double-spaced text on the FHEO website at www.hud.gov/offices/fheo/promotingfh/final-lep-guidance.pdf or as 24 pages of 3-column, microscopic font in the Federal Register (www.hudclips.org/sub_nonhud/cgi/pdf/217.pdf) – whichever version you prefer. AAHSA recommends that members particularly review Appendix A and new Appendix B which detail what the 4-Factor Self Assessment and Language Assistance Plan are and provide answers to Frequently Asked Questions respectively. These give a good sense of the priority issues for HUD's Office of Fair Housing, and emphasize the importance of performing the 4-Factor self assessment as a first critical step to understanding what LEP assistance measures should be implemented, if at all, based on facility-specific assessments.

Though we will be updating the original AAHSA Fact Sheet developed at publication of the initial proposed guidance – particularly the background section and potential AAHSA resources – as for core content, the final guidance characterizes itself (p. 3 of 96) as having "no significant changes between the proposed guidance and the final guidance." The original fact sheet can be found at www.aahsa.org/advocacy/housing/operations/fact_sheets/default.asp.

HUD HQ LEP Briefing

Following is a summary of issues covered in the briefing, which can be viewed in its entirety in the Webcast archives available at www.hud.gov/webcasts/index.cfm. More details will follow soon, and a revision to the LEP fact sheet is also called for.

Limited English Proficiency Briefing Strikes Moderate Tone, Assuages Many Concerns

At a February 28 briefing on final limited English proficiency guidance, Assistant Secretary for Fair Housing, Kim Kendrick, and a panel of Deputy Assistant Secretaries for Multifamily Housing, Public and Indian Housing, Community Planning and Development, the Associate General Counsel for Fair Housing and other Office of Fair Housing staff, discussed the specific implementation and oversight expectations, and resources available, at the various program offices. Earlier implications of poorly defined and potentially broad reaching implementation plans and aggressive enforcement have been tempered by official recognition of the very real concerns raised by AAHSA and others. The overall tone of the briefing emphasized the importance of doing what is truly reasonable and feasible within particular contexts, recognizing the limitations of resources for formalized language assistance services, and encouraging flexibility and creativity at the funding recipient level to help those who have not acquired English language proficiency with a goal of taking small steps as possible to further enhance access and outreach efforts over time. While this may, to those who have followed the issue closely, sound like more of the same in terms of vagueness and the likelihood of having feet held to the fire, it felt more like a major turning of tide. Previously aggressive (or perhaps defensive?) tones and suggestions of expectations far exceeding realistic resources were not present at this meeting.

Following is a partial summary of issues covered in the meeting.

Model Lease is Sole "Vital Document", HUD to Issue Eight Translations Shortly

"After application of the four-factor test and review of general requirements for all participants requiring LEP services, we have set up a vital document – the multifamily lease – to be *the* "vital document" to be translated into eight languages," declared Hank Williams, HUD Deputy Assistant Secretary for Multifamily Programs. Further, the translated model leases are to be used for informational purposes only. He indicated that HUD has already translated the four model leases into eight languages which should be out shortly. Posting of the model leases is pending the addition of certain disclaimer language about being a "translation of a HUD legal document provided solely as a convenience." The eight languages are: Spanish, Chinese, Russian, Vietnamese, Portuguese, Amharic, Korean and French. **Signature lines will not be included on the translations, as the English language leases will be the controlling legal document and the only one to be signed.**

When asked by AAHSA staff if it was specifically his expectation that owners would not have to translate any other of the various mandatory HUD-developed forms, he responded affirmatively. This is a major development which should greatly ease owner stress, and will allow for other owner-initiated efforts to be recognized as positive steps taken to increase access instead of being viewed as potentially too little, too late, and done more in an effort to avoid lurking possibilities of enforcement action.

Multifamily Expectations Concerning Cost and Compliance

The cost for any written or oral language access services (translation and/or interpretation) is an eligible project expense, said DAS Williams, though he noted later that there are a number of other rising expenses such as insurance and utilities which also strain HUD funding capacity under OCAF, Fair Market Rents and/or budget-based requests for rent adjustment. Training of staff on the implementation of a language assistance plan is also an allowable project expense. Responding to concerns that some audit or certification will be performed by the Contract Administrators, Williams said that, "we will not be requiring CAs to do a review of this plan."

This is a significant development and victory for AAHSA and others who have been communicating extensively with HUD about the problems of cost, inconsistencies and duplication of effort that issuance of final LEP guidance raised when it did not respond to the specific comments submitted earlier concerning proposed guidance implications that owners might be expected to independently translate a broad and unspecified range of documents from among the multitude of HUD prescribed forms.

New Affirmative Fair Housing Marketing Plan

HUD has posted a new form for multifamily affirmative fair housing marketing plans on HUD-Clips. The new form 935-2a expires 1/31/10 and changes are minor. Under Section 2 providers are now required to explain why the plan is being updated, and under Section 3 expands the list of those targeted by the plan.

Section 202 Predevelopment NOFA Released

On February 25, 2007 HUD announced funding is available under its Predevelopment Grant Program to assist sponsors of projects that receive Fund Reservation Awards pursuant to the FY 2006 SuperNOFA for the Section 202 Supportive Housing for the Elderly Program by providing predevelopment grant funding for architectural and engineering work, site control, and other planning-related expenses that are eligible for funding under the Section 202 Supportive Housing for the Elderly Program. Subsequent to providing predevelopment grant funding to the selected applicants, HUD will assess the impact of the availability of such funding on the ability of project sponsors to expedite the development processing of projects from Section 202 Fund Reservation to Initial Closing within 18 months.

The maximum grant amount per single application is \$400,000. However, no more than \$800,000 may be awarded to a single entity or its affiliated organizations. The amount of funding requested must be within the maximum grant award amounts or the application will not receive funding consideration. The application deadline date is Wednesday, March 28, 2007. The full announcement may be viewed at www.hudclips.org/sub_nonhud/cgi/pdf/3142.pdf.

Mark-To-Market Extended for 5 Years

As part of the full-year Continuing Resolution funding bill passed by the House and Senate (H.J. Res. 20), and signed into law February 22, 2007, the Mark-to-Market program has been extended through September 30, 2011. This extension will allow the Office of Affordable Housing Preservation (OAHP) to continue to provide the service of preserving affordable housing. For more information on OAHP, please visit www.hud.gov/offices/hsg/omhar/index.cfm.

Comments on HUD barrier Removal Efforts Due March 23

HUD is soliciting comments on the effectiveness of its policy priority for increasing affordable housing through removing regulatory barriers to such housing. Applicants to HUD's competitive funding programs may obtain higher rating points by demonstrating actions to promote the agency's policy priorities. The removal of Regulatory barriers policy was part of HUD's Fy2004 SuperNOFA published on May 14, 2004, and has continued to be included as a policy priority in each year's SuperNOFA since. HUD is in the process of renewing the questionnaire used to implement the policy priority, and will take comments in response to this notice into consideration. Comments are due March 23. The notice soliciting comments and outlining comment procedures may be viewed at www.knowledgeplex.org/news/238478.html.

RHIIP Tip on Medical Expenses

Transportation expenses to/from treatment and lodging are eligible as medical expense deductions. These types of expenses may include the actual cost (e.g. bus fare) or, if driving in a car, a mileage rate based on IRS rules or other accepted standard. If the IRS mileage rate was used in calculating the transportation expense for driving a car, please refer to the 2007 mileage rate that was released by the IRS on November 1, 2006. The rate for computing deductible medical expenses has increased from 18 cents to 20 cents a mile. The IRS press release can be found at www.irs.gov/newsroom/article/0,,id=163828,00.html.

Section 8 Expiring Contracts Mailbox

Due to the diminishing number of questions and comments being received, the Section 8 expiring Housing Assistance Payment (HAP) Contracts mailbox is closing as of February 23, 2007.

Emergency Capital Repair Funding Grants

If you are seeking Emergency Capital Repair funding grants please note the changes in eligibility which were published in the recent Federal Register. [NOTE: There are no new funds being made available at this time].

On May 22, 2006 (71 FR 29538) HUD published a notice that announced the availability of approximately \$30 million in grant funds to make emergency capital repairs to eligible multifamily projects owned by private nonprofit entities that are designated for occupancy by elderly tenants. The capital repair needs must relate to items that present an immediate threat to the health, safety, and quality of life of the tenants. The intent of these grants is to provide one-time assistance for emergency items that could not be absorbed within the project's operating budget and other project resources, and where the tenants' continued occupancy in the immediate near future would be jeopardized by a delay in initiating the proposed cure. The notice provided instructions for owners of multifamily projects to request funding and instructions for the HUD field offices to process requests.

This notice revises the eligibility criteria set forth in the May 22, 2006 notice. Under that notice, in order to be eligible, projects must have had final closing on or before January 1, 1999. This notice expands the eligibility criteria to include those projects located in presidentially declared disaster areas, regardless of the date of final closing. The full text is available at www.hudclips.org/sub_nonhud/cqi/pdf/1453a.pdf.

Section 8 Renewal Policy Guide

On December 20, 2006 HUD issued the new instructions for the renewal of Section 8 project-based Housing Assistance Payment (HAP) contracts under Option 4, Renewal of Projects Exempted from the Office of Affordable Housing Preservation (OAHP). Specifically at initial and subsequent renewal the rents shall be set at the lesser of current rents as adjusted by the published Operating Cost Adjustment Factor (OCAF) or a budget based rent level. The implementation date for the "lesser of" test for subsequent renewal under Option 4 is April 19, 2007, 120 days from the date the new instructions were issued. This grandfathered in owners that have already submitted their renewal packages and provides HUD and the contract administrators time to notify owners of the new requirements (www.hud.gov/offices/hsg/mfh/mfhsec8.cfm).

Centers for Medicare and Medicaid Services

McKnight's is reporting that a study has found that increasing the dispensing rates for generic drugs among Part D beneficiaries could save billions of dollars.

The analysis by Price Waterhouse Coopers found that plans participating in the Medicare Part D program would save about \$469 billion between 2006 and 2015 based on current performance. But cost containment would receive a significant boost if generic dispensing rates increased by at least 5% among plans, according to the study, which was released by the Pharmaceutical Care Management Association. This would yield additional savings of up to \$58 billion through 2015, the study indicated.

Part D plans could encourage greater generic dispensing rates by placing generics in lower formulary tiers with lower cost sharing, compared to brand drugs.

The report is available at www.pcmnet.org.

New Website To Access Personalized Medicare Information

MyMedicare.gov is a free secure online site where Medicare recipients can access Medicare information. The site can be used to:

- View claim status (excluding Part D claims)
- Order a duplicate Medicare Summary Notice (MSN) or replacement Medicare card
- View eligibility, entitlement and preventive services information
- View enrollment information including prescription drug plans
- View or modify your drug list and pharmacy information
- View address of record with Medicare and Part B deductible status

Record Medicare Part B Premium Increase in 2008

TREA Senior Citizens League is reporting that Medicare Part B premiums are forecast to increase by \$15.90 in 2008, the largest amount in the history of the program. Part B covers doctors' visits, tests, and outpatient hospital care. The 2008 Part B premium would repre-

sent a 17 percent increase, from the current \$93.50 to \$109.40 per month. For many, this increase will eat up all of the increase from Social Security expected next year.

A section of the 2007 Budget and Economic Update released in January by the Congressional Budget Office estimates that seniors will receive just a 1.5 percent Social Security Cost of Living Adjustment in 2008, the third smallest increase in the past 20 years. The forecast for 2008 is based on the rapidly growing deficit in the Medicare Part B program. A spending trigger in 2003 law required the President to propose cuts and Congress to act when the federal portion of Medicare spending exceeds a certain deficit level. In 2006, Medicare's trustees announced that closing the deficit would require an 11 percent increase in Part B premiums for 2007, but the Administration, which sets the final rate for Medicare premiums, opted instead for a lower 5.6 percent increase. Had these costs been included, Part B would cost beneficiaries \$5 more per month this year.

To read the full report visit www.tscl.org/NewContent/102832.asp. For more information about the TREA Senior Citizens League visit www.seniorsleague.org.

Governors Call on CMS To Improve Management of Part D Benefit

The nation's governors sent a letter to U.S. Department of Health and Human Services (HHS) Secretary Michael O. Leavitt urging his support of recommendations that would help ensure a working partnership among states, the administration and Part D plans.

The letter, signed by New Jersey Governor Jon S. Corzine, chair of the National Governors Association (NGA) HHS Committee, and Vermont Governor Jim Douglas, vice chair of the committee, focuses on three recommendations governors believe will improve the Medicare prescription drug benefit: adjusting the 2007 state contribution calculation to reflect actual program spending, ensuring states are reimbursed fully by CMS for costs incurred during

the 2006 transition period, and requesting CMS play a central role in the coordination of dual eligible benefits. The letter may be viewed at www.nga.org/portal/site/nga/menuitem.cb6e7818b34088d18a278110501010a0/?vgnnextoid=b36368325b6b0110VgnVCM1000001a01010aRCRD.

Health Services

Conference on Alzheimer's Disease

The Baltimore County Department of Aging and Commission on Aging will present their annual "Senior Solutions Conference" on **Tuesday, May 1**, from 8:30 am until 3:30 pm at the Sheppard Pratt Conference Center. "The Pending Epidemic of Alzheimer's Disease: From Research to Resources" will feature top researchers in the field, as well as professionals who work with Alzheimer's patients and their families. The cost is \$55, which includes a continental breakfast, lunch, and continuing education credits. Although geared to professionals, the public is welcome to attend.

Other sponsors of the conference are the Greater Baltimore Medical Center, Sheppard Pratt Health System, The Alzheimer's Association of Greater Maryland, The Johns Hopkins Geriatric Education Center, and The Institute for Johns Hopkins Nursing. For more information call 410.887.2002.

Is Your Workplace Prepared for Pandemic Flu?

OSHA recently issued guidance to employers that they can use to prepare for their workplaces for a global influenza outbreak. Read the guidance at www.osha.gov/Publications/OSHA3327pandemic.pdf.

Live Longer

Ten Ideas To Help Older People Out Of Bed And Into Exercising

1. **Try; just showing up is half the battle.**
2. **Have an exercise buddy.**
3. **Start slow. It's the effort that counts.**
4. **Give yourself physical activity "homework assignments," and look for ways to build physical activity into your daily routine.**
5. **Think of exercise sessions as "appointments" that you must keep.**
6. **When you can't keep your "appointment," don't be too hard on yourself.**
7. **Keep a record of what you do and your progress. It's fun to chart victories.**
8. **If you stop exercising for several weeks and then return, start out at about half the effort you were putting into it when you stopped.**
9. **Wear supportive, comfortable shoes.**
10. **Build a routine around stretching, walking and strength training.**

Older people lose their ability to do things on their own not because they have aged, but because they have become inactive. They lose ground in four areas that are important to staying healthy and independent—endurance, strength, balance and flexibility.

"Muscle strength declines by 15 percent per decade after age 50, and 30 percent per decade after age 70. However, resistance training can result in 25 to 100 percent, or more, strength gains in older adults."

Exercise also reduces the risk of depression and lessens the severity of depressive symptoms.

By Rick Smith, M.D., Medical Director of the Los Angeles Jewish Home for the Aging

Member News

In addition to her duties as Associate Executive Director of Homecrest House, **Donna Tucker** is now the Edwards Property Administrator. Donna has been with Homecrest for over 6 years and will be directly responsible for the Congregate Housing Services of the 42 apartment complex. She will oversee the 24-hour certified nursing staff, housekeeping, and dining services, along with bathing, escort and medication administration programs. Donna will also assist in the housing and service subdues.

Marie Bodmer is the Property Administrator for Homecrest and will oversee two buildings of 235 apartments. Marie will assist in admissions and general maintenance and service oversight.

For more information about Homecrest view www.homecresthouse.org.

Vacancy Report

Please assist your colleagues by sharing this information when you receive calls from consumers you cannot serve.

Facility	Units	Cost	Type of Subsidy/ Waiver	Availability
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%	February 15
	2Br/2 Ba	\$1,139	Tax Credit 60%	March
Friendship Terrace Dawn Quattlebaum 202.244.7400	3 Studios	\$899	Market Rent	February

Our Staff



President

Isabella Firth
ifirth@malifespan.org

Vice President of Public Policy

Danna Kauffman
dkauffman@malifespan.org

Director of Senior Housing & Member Services

Helen Phillips-Pride
hpride@malifespan.org

Public Policy Consultant

Sushant Sidh (Contractual)
ssidh@capitol-strategies.com

Director of Grassroots

Sydney Francois
sfrancois@malifespan.org

Director Finance & Human Resources

Kathy Bernetti (Contractual)
kbernetti@malifespan.org

Office Manager

Donna Bonum
dbonum@malifespan.org

Bookkeeper

Laurie Kight
lkight@malifespan.org

Mid-Atlantic LifeSpan
10280 Old Columbia Road
Suite 202
Columbia, MD 21046
Phone: 410-381-1176 Fax: 410-381-0240
www.midatlanticlifefspan.org



Executive Director

Paul N. Miller, CPA
pmiller@aegis-healthcare.com

10280 Old Columbia Road
Suite 240
Columbia, MD 21046
Phone: 410-381-1611 Fax: 410-381-0240
www.aegis-healthcare.com



Executive Director

Lyn Watner
lwatner@beaconinstitute.org

Vice President of External Affairs

Jennifer Miller
jmiller@beaconinstitute.org

Executive Assistant

Jennifer Gross
jgross@beaconinstitute.org

10280 Old Columbia Road
Suite 215
Columbia, MD 21046
Phone: 410-381-2401 Fax: 410-381-6061
www.beaconinstitute.org