



March 2007

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

LifeSpan's 26th Annual Conference & Exposition

May 8-10, 2007

Ocean City Convention Center, Ocean City, MD

Wednesday, May 9

32H 8:15 – 9:45 am

Preservation And Refinancing Of Independent And Subsidized Housing

John Maneval, *Deputy Director Multifamily Housing, Maryland Department of Housing and Community Development*

Robert G. Iber, *Director of Housing and Urban Development, Baltimore Multifamily Program Center*

- 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 facilities

33H 9:45 – 11:30 am

HUD Update

Colleen C. Bloom, RHP, *Associate Director for Housing Operations, American Association of Homes and Services for the Aging*

Robert G. Iber, *Director of Housing and Urban Development, Baltimore Multifamily Program Center*

You will hear about the latest developments and hot topics at HUD and on the Hill concerning senior housing programs and funding.

- Hear the latest hot topics concerning front-line operations and recent legislative developments
- Discuss ongoing operational initiatives, issues and concerns
- Let AAHSA know what is on your mind

11:30 – 1:30 pm Exhibits and Lunch

34H 1:30 – 3:00 pm

Overview Of The Enterprise Income Verification System (EIV)

Jennifer L. Bruce, COS, SBS, CMM, *Contract Management Officer, Maryland Department of Housing and Community Development*

An overview of the Enterprise Income Verification (EIV) system available to all Section 8 HUD partners.

- How to register and maintain registration for use of the EIV system
- Navigate and interpret the data found on the EIV system
- Upgrades HUD has planned for the EIV system

35H 3:00 – 4:00 pm

Responding To A Management And Occupancy Review

Jennifer L. Bruce, COS, SBS, CMM, *Contract Management Officer, Maryland Department of Housing and Community Development*

Now that you've had the Management and Occupancy Review (MOR), don't despair. If the MOR was unfavorable, there are things you can do.

- Common findings during a MOR
- How to correct any finding, and the timeframes for corrections
- How to file an appeal for a MOR

Thursday, May 10

36H 8:15 – 9:15 am

Legislative Policy Update

Alayna R. Waldrum, *Senior Legislative Advocate, American Association of Homes and Services for the Aging*

This session will provide an update on the 110th Congress' work on housing issues. The session will cover

FY08 HUD and HCBS appropriations, as well as the legislation and proposals being circulated to create new programs and reform existing programs. The session will also cover the importance of grassroots in housing and HCBS advocacy.

- Understand how Congress works and how you can shape the future of housing through your organization and those you serve
- Learn about the 110th Congress' housing agenda and the impact that it will have on how your organization functions
- Understand AAHSA's advocacy for "housing + services" as part of the continuum

37H 9:15 – 10:15 am

Domestic Violence Policies In The Workplace

Megan K. Mechak, *Associate Tydings & Rosenberg, LLP*

Most employers will have to respond to acts of domestic violence that impact the workplace—domestic violence costs American businesses between three and five billion dollars annually, due to increased health care costs, and one

hundred million dollars in lost wages and work. This program will explore domestic violence in the workplace, as well as best practices that an employer can employ to prevent such losses and protect employees.

- Learn what domestic violence is and how it impacts the workplace
- Understand the laws implicated by issues of domestic violence in the workplace
- Resources (legal and otherwise) that exist to protect victims of domestic violence at work and to protect the workplace from incidents of domestic violence

38H 10:15 – 11:15 am

Making The Most Of What You've Got – Affordable Housing Property Management

Carol E. Bilek, *Asset Manager, Victory Housing*

Limited resources are a challenge for providers of senior housing. Knowing how to analyze the effectiveness of your housing operations will help you to make the most of what you've got, and aid in planning for the future needs of properties.

Know how to create comparisons for multiple communities to manage expenses, highlight operating Limited resources are a challenge for providers of senior housing. Knowing how to analyze the effectiveness of your housing operations will help you to make the most of what you've got, and aid in planning for the future needs of properties.

- Know how to create comparisons for multiple communities to manage expenses, highlight operating inefficiencies and measure performance
- Be able to plan for necessary future capital expenses
- Understand the differences between funding programs as they relate to the management of housing

39H 11:15 – 12:30 pm

Recognizing The Early Warning Signs Of Alzheimer's Disease And Dementia

Amy B. Schine, *Educational Consultant for the Alzheimer's Association, GeriEd Consulting*

Have you noticed a change in one of your residents lately? Could it be due to something minor, or is there cause for concern? What is the best way to communicate your concern to the resident and family members?

- Recognize the difference between normal forgetfulness and aging, and the early warning signs of dementia

- Three early warning signs of Alzheimer’s
- Differences between dementia and Alzheimer’s
- Next steps to take after dementia or Alzheimer’s is suspected

12:30 – 1:30 pm Exhibits & Lunch

40H 1:30 – 2:30 pm
Insights Into Diversity And Aging In The 21st Century

Dr. Clarence G. Brown, *Director, Multidisciplinary Gerontology Center & Baker’s Dozen, Howard University School of Social Work*

It is well recognized and accepted that America is rapidly growing older. However, most people do not realize that a significant percentage of those moving into the ranks of the aged are people from diverse ethnic diverse in their respective societal situations such as women, disabled, GLBT, etc. The context of society will be significantly different from a socio-political and economic perspective.

- Learn how the changing demographic will affect you and the way you conduct your business
- Understand how to allay resident concerns about their “new neighbors”
- Consider how cultural competence will enable your team to effectively interact with each other and residents

CHOOSE ONE OF THE FOLLOWING CONCURRENT SESSIONS

26F 3:15 – 4:15 pm
Dust Off Your Employee Manual And Take A Look Inside

Melissa Calhoon Jones, Associate
 Tydings & Rosenberg, LLP

More details will be available in the final conference program.

29F 3:15 – 4:15 pm
Unifying The Delivery Of Info To A Retirement Community

Jeff Pepper, *President & CEO, Touchtown, Inc.*

This session will provide an overview of the issues involved in unifying community information delivery, discuss the project’s history at Westminster Retirement Communities, demonstrate how the system is used by staff, residents, families and prospects, and will discuss lessons learned and

future objectives.

- Learn how to involve residents in community calendar management
- Learn how to successfully manage the rollout of a new technology system
- Learn how to reduce the activity team’s labor managing calendar information

Conference Registration Fees

Housing Professional Member Rates

Wednesday & Thursday:	
Early Bird by April 17th	\$350
After April 17th	\$385
Tuesday Flat Rate	\$125

Housing Professional Non-Member Rates

Wednesday & Thursday	\$485
Tuesday Flat Rate	\$125

Pay for 3, 4th comes free. Registrants must work for the same organization, but do not have to work in the same facility



Advocacy

CAST Bill—Help Make It A Law

The reintroduction of Senate Bill 716 will establish a Consortium on the Impact of Technology in Aging Health Services. The consortium will bring together technology developers, service providers, researchers, seniors and insurers on a non-partisan basis to evaluate technology's potential to help the U.S. meet the needs of our aging population. Help get a vote on the Senate floor by sending a letter to urge your senators to co-sponsor the bill. AAHSA makes it easy for you to send a letter by visiting <http://capwiz.com/aahsa/home/>.

Breach Notifications and Identity Theft

The following legislative work is being endorsed by the Maryland CASH Campaign, a coalition partner of the Asset Building Community Development Network of Maryland (ABCD Network). The text was written by the Maryland Public Interest Research Group. Identity theft is a growing impediment to asset building and security freeze and breach laws are the only proven ways to combat it. Victims of identify theft and credit abuse are often targeted through the home buying process.

"There are some very important Breach Notification discussions presently taking place in the House Economic Matters' Sub-committee. Breach Notification occurs when a company loses or misplaces a consumer's important personal data. The current events at Johns Hopkins and St. Mary's Hospital are examples of this. Consumers should be notified by companies when such a breach occurs so that they are able to monitor and protect their personal information.

The House Economic Matters' Sub-committee is working with three (3) bills about breach notification: HB 123, HB90 and HB 208. Consumer advocates are supporting HB 123 - Delegate Lee's bill. The industries are supporting the regressive HB 208 - Delegate Howard's bill. Unfortunately, the Sub-committee is starting its discussions with the industry bill 208 as its template.

We need you and your members to contact the sub-committee members and tell them that you prefer HB 123 to provide Security Breach protection for consumers.

Any bill should require these 4 basic things:

1. All size business should be covered by the law. (HB 208 exempts businesses under \$1 million gross income);
2. The trigger for notification should be acquisition based **NOT** risk based. HB 208 has a *risk based trigger* which allows the company which has been breached to decide whether they need to notify consumers of the loss of information. *Acquisition based* would require a company to notify consumers anytime there is a breach and loss.
3. The threshold for substitute notification should be high. Substitute notification might be a notice on the company's website, but not a letter or contact directly to consumers whose information has been breached. HB 123 has a good threshold for substitute notice.
4. Banks should not be exempted from breach notification. (The Maryland Bankers Association is fighting hard for an exemption) Although federal regulations require risk-based notification, we need stronger state laws to protect Maryland's consumers.

Please contact the following sub-committee members and show your support for HB 123 and against HB 208.

Del. Feldman, Chairman	410.841.3186
Del. Walkup	410.841.3449
Del. Rudolph	410.841.3444
Del. Hecht	410.841.3472
Del. Miller	410.841.3582
Del. Mathais	410.841.3431
Del. Minnick	410.841.3332
Del. Harrison	410.841.3486

Maryland General Assembly: 800.492.7122

Web Site: <http://mlis.state.md.us>

Congressman Barney Frank's Affordable Senior Housing Plan

At the AAHSA Conference's Housing Policy Forum on March 19th, Congressman Frank (D-MA) laid out his housing agenda for the current Congress, promising renewed attention and support for affordable senior housing programs. Rep. Frank is the new chair of the House Financial Ser-

Affordable Housing

vices Committee, which has jurisdiction over all federal housing programs. A long-time supporter of affordable housing, Congressman Frank spoke at length on the importance of preservation and protecting existing units from market rate conversions, while acknowledging the need for flexible policies for providers struggling with older properties, vacancies and unmarketable units. He emphasized AAHSA members' important role in overcoming local barriers and opposition to new affordable housing developments. Rep Frank also mentioned his plan to introduce legislation Life-Span and AAHSA strongly support to modify and streamline the process of new awards and refinancing deals under the Section 202 and 811 programs.

Capital Budget Subcommittee Voting Session Concerning The Housing Budget

Nancy Rase, President of Homes for America, has the results from the recent Decisions hearing in Budget and Tax of the Capital Budget Subcommittee.

1. The Senate concurred with the House: \$2 million will be transferred from the Neighborhood Business Development Program to the Community Legacy Program within DHCD. The feeling is that affordable rental housing programs should take priority over community development.
2. The Senate concurred with the House: DHCD shall not transfer more than \$1 million in funds among grant and loan programs without notifying the budget committees at least 30 days in advance.
3. The Senate concurred with the House modification: The end result is that Community Legacy has roughly \$500,000 more than the previous year.
4. The Senate concurred with the House: The Rental Housing Program should be funded at \$15.5 million, which is the same as FY07 (Supplemental Budget appropriation, taking it up from \$12 million).

Congress Considers Funding, Regulatory Legislation

Sen. Mel Martinez (R-FL) is co-sponsoring legislation to increase funding for the HOPE VI redevelop-

ment program, which provides funds to replace distressed public housing complexes with new mixed-income communities, the Sarasota Herald-Tribune reported. The bill would authorize \$600 million annually for five years for the program, which has seen its funding cut from \$574 million in fiscal 2003 to \$99 million in fiscal 2007. In 2003, when he was HUD secretary, Martinez said Congress should stop funding the program because it was backlogged and could be replaced with a better program. Under the current measure, HOPE VI would undergo significant changes to address problems Martinez cited in 2003, such as lengthy development delays. For example, the bill includes financing requirements aimed at ensuring more rapid movement from conception to reality.

Legislation creating an independent regulator with expanded authority over Fannie Mae, Freddie Mac, and the 12 Federal Home Loan Banks is expected to move quickly in the U.S. House, reported *Congressional Quarterly Today*. Past attempts to tighten regulation of the two companies have generated disagreement over such issues as whether to create an

affordable housing trust fund or limit the companies' investment portfolios. The new bill, by Rep. Barney Frank (D-MA), chairman of the House Financial Services Committee, reflects a compromise. Under the measure, a percentage of the companies' portfolios — as much as \$500 million each year — would go toward housing programs for disadvantaged populations. First-year funds would be set aside for Gulf Coast housing efforts. The Treasury Department has endorsed the proposal, but some House members oppose the fund, saying it would raise housing costs overall. Housing advocates favor the fund, saying it would support state affordable housing initiatives. A markup on the bill is scheduled for March 28.

Builder Donates \$5 Million to Affordable Housing Efforts

The CEO of one of the nation's largest multifamily development companies gave \$5 million to Enterprise Community Partners of Columbia, D, reported the *Baltimore Sun*. A lack of financial incentives is one of the key barriers to affordable housing development, said J. Ronald Terwilliger of Atlanta-based trammel Crow residential, citing his desire to "make a difference." According to Enterprise executives, \$2 million of Terwilliger's gift will be used to see a \$100 million Maryland Regional Workforce Housing Fund. Mod-

eled after a California initiative, the fund will extend low-cost acquisition loans and other financing to residential and mixed-use projects that include affordable homes for middle-class families. An additional \$1 million of the gift will be used to start a \$30 million land acquisition fund supporting affordable housing development in the Atlanta metropolitan area. Enterprise's existing Community Loan Fund will also receive some of the developer's donation.

Within the past year, Terwilliger has also given \$2 million to Habitat for Humanity and \$5 million to the Urban Land Institute for the Terwilliger Center for Workforce Housing, reported The Atlanta Journal-Constitution. Terwilliger, who co-chaired Atlanta mayor Shirley Franklin's workforce housing task force, supports mandatory inclusionary housing and hopes for the creation of national policies promoting the strategy, such as incentives or tax breaks.

MetLife Award Applications Due May 4

The MetLife Foundation and Enterprise are seeking applications for the 2007 MetLife Foundation Awards for Excellence in Affordable Housing. The awards program recognizes community-based or regional nonprofits and Tribes or Tribally Designated Housing Entities. Awards are presented in two categories: Supportive Housing and Property and Asset management. First-place winners receive a \$35,000 grant, second-place winners receive \$15,000, and third-place winners receive \$10,000. Initial applications are due May 4, and those selected as semifinalists will be required to submit additional materials. For more information or to download the application visit [www/enterprisecommunity.org/programs/awards/metlife_foundation_awards/default.asp](http://www.enterprisecommunity.org/programs/awards/metlife_foundation_awards/default.asp).

State Housing Task Forces

A new brief by the National Governors Association Center for Best Practices covers how governors in eight states have used housing task forces to address affordable housing challenges and opportunities. The states are Arizona, Florida, Hawaii, Illinois, Iowa, Maryland, Massachusetts, and Wisconsin. According to the brief, task forces have been convened to achieve both broad and very specific goals. For example, an Illinois task force, launched in 2003, produced the first statewide comprehensive housing plan in the state's history. A Massachusetts task force, also created in 2003, analyzed the impacts of the state's Chapter 40B law, which seeks to ease the path for affordable

housing development in communities. Many of the recommendations made by the task force were incorporated in a reform bill enacted in 2004. Access the brief at www.nga.org/Files/pdf/0702HOUSINGTASKFORCES.pdf.

U.S. Senators Backing Tax Credits

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 percent to 40 percent. According to Tubbs Jones, the expanded tax credit could support housing development in inner-ring suburbs.

Health

Free Colon Screenings

In recognition of National Colon Cancer Awareness Month, Baltimore County Executive Jim Smith and Health Officer, Dr. Pierre Vigilance are reminding Baltimore County residents aged 50 and older that the Baltimore County Department of Health offers free colonoscopies to those who are uninsured or

underinsured and meet income eligibility guidelines. Those with a family history of colon cancer or polyps may

qualify before age 50. Colon cancer is the second leading cause of cancer deaths in Maryland. Both men and women can get colon cancer and the risk increased with age. "Screening remains the most valuable form of protection against this disease," said Dr. Vigilance.

Memory Problems May Be Due To Sleeping Pills

Senior Journal is reporting that senior citizens with memory problems may find it is not dementia, but the medicine they are taking for a sleep disorder that is causing them to forget.

In December 2006 the U.S. Food and Drug Administration (FDA) sent letters to manufacturers of products approved for the treatment of sleep

disorders requesting that the whole class of drugs revise product labeling to include warnings about the following potential adverse events:

- Anaphylaxis (severe allergic reaction) and angioedema (severe facial swelling), which can occur as early as the first time the product is taken.
- Complex sleep-related behaviors which may include sleep-driving (driving not fully awake after taking a sedative-hypnotic drug and then having no memory of the trip), making phone calls, and preparing and eating food (while asleep).

Along with the labeling revisions, FDA has requested that each manufacturer send letters to health care providers to notify them about the new warnings. Manufacturers began sending letters this week.

Patients should not discontinue the use of the medications without first consulting their health care provider.

For more information on the sedative hypnotic products and sleep disorders:

www.fda.gov/cder/drug/infopage/sedative_hypnotics/default.htm

www.fda.gov/womens/getthefacts/sleep.html
www.nhlbi.nih.gov/health/dci/Diseases/inso/inso_what.html

Senior Nutrition Program Needs Help

ProAging Information Network is reporting that Montgomery County Senior Nutrition Program is seeking reliable and caring volunteers to pick up meals at Neelsville Middle School in Germantown and deliver them to 5 frail seniors in Clarksburg, Poolesville, Dickerson, and Rockville. Pickup would occur at 10:45 am and delivery would end by 1:00 pm. To volunteer or get more information call (leave message) at 240.777.3810 or email Melanie.polk@montgomerycountymd.gov

Home Health Care

Grants Will Fund Caregiver Training Programs

Community Colleges around the country will soon be able to apply for \$25,000 grants to establish or

enhance programs that train workers who will care for older people at home. The Caregiving Project for Older Americans is a collaboration between the International Longevity Center-USA and the Schmeiding Center for Senior Health and Education. The project will use funds from the MetLife Foundation to award up to 12 grants. Grants will be announced in June. Find out more at www.ileusa.org/lib/pdf/Community%20college%20Project%20Press%20Release-%20FINAL.pdf.

Proposed Cuts in Community-Based Care Programs

The FY2008 budget that President Bush has submitted to Congress calls for cutbacks in several programs that help you serve older people living in the community. The proposed budget allocates no funds for preventive health services and Alzheimer's disease demonstration grants that the Administration on Aging oversees. In addition, several important programs would be cut by millions if the budget is approved. These programs include the National family Caregiver Support program (\$2million in proposed cuts), congregate nutrition services (\$2 million), and home-delivered meals (\$1million). The Social

Services Block Grant, which helps states provide services to older people living in the community, would be reduced from \$1.848 billion in 2006 to \$1.306 billion in 2008. We must persuade Congress not to accept these damaging cuts. Read the AAHSA Action Alert on the budget at www.capwiz.com/aaahsa/issues/alert/?alertid=9332701.

Home Care Overtime Case

In late April the U.S. Supreme Court will hear a case that could affect whether home health agencies must pay overtime to workers who provide "companionship services." The case involved a home care worker, named Evelyn Coke, who sued her employer (Long Island Care at Home) under the Fair Labor Standards Act (FLSA). Coke claimed that she was entitled to minimum wage and overtime for the work she did. Her employer claimed that the FLSA exempts employees engaged in "babysitting services" and "companionship services" from these benefits. The Supreme Court's decision will affect all agencies nationwide. The court is expected to issue its decision in June.

Hospice Care

“Open Access”

Aetna and UnitedHealth insurance companies are experimenting with new policies that would allow patients with terminal illnesses to enter hospice care even if they are still undergoing advanced treatments for their medical conditions. Most insurers, including Medicare, require terminal patients to forgo medical treatment in order to qualify for hospice care. According to a recent article in The New York Times, Aetna and UnitedHealth hope their new policies encourage patients with terminal illnesses to choose hospice care instead of the more expensive end-of-life care offered in hospitals.

Medicare Beneficiaries in Hospice Living Too Long?

The length of hospice stays is a topic the agency will examine for potential Medicare spending cut-backs of \$10.2 billion over the next five years, said CMS Administrator Leslie Norwalk. CMS is concerned that many older adults, including the rising number of individuals with Alzheimer’s disease, are receiving hospice care instead of nursing home care.

HUD

HUD Management Update

Find the latest information about the fiscal 2007 SuperNOFA, LEP final guidance, REAC physical inspections and Social Security benefits verification. The update also includes

Enterprise Income Verification (EIV) set-up tips and a number of new and replacement forms, including the tenant information release consent, fraud notification, affirmative fair housing marketing plan and more. Read the update at www.aahsa.org.

Drafting an LEP Language Assistance Plan: What you Need to Know!

Struggling to identify your Limited English Proficient (LEP) population in response to HUD’s LEP final guidance? Wondering how to draft a Language Assistance Plan for your community? Do you know how to do a four factor self-assessment on determining the LEP needs within your community?

Final guidance to Federal Financial Assistance Recipients Regarding Title VI Prohibition Against National Origin Discrimination Affecting Limited English Proficient (LEP) Persons was published in the Federal Register on January 22, 2007. The guidance impacts multifamily assisted housing providers and the residents they serve.

Many providers are still struggling with determining their LEP population and how to draft a Language Assistance Plan for their community. Drafting a good Language Assistance Plan is a recommended first step to demonstrate compliance with the Executive Order 13166 and HUD’s final guidance.

Register by April 5th and join AAHSA on **April 12**, 2007, 2:00—3:30 pm for an audio conference on developing a Language Assistance Plan for your community:

- Understand exactly what providers are required to do to comply with the HUD LEP Final Guidance, and find out how to identify persons that have limited English Proficiency
- Determine what data and information you will need to develop and LEP Language Assistance Plan and where to find it easily — and examine the step by step process to create your community’s plan.
- Find out what additional resources AAHSA is working on to assist providers with LEP material.

<https://comp11.eventcenterlive.com/cfm/ec/register/reg.cfm?BID=1&RegID=50ED0767>.

Fees:

\$79 AAHSA Member/\$129 Non-Member

All LifeSpan members are automatically members of AAHSA

Fiscal Year 2007 Funding Announcements

On March 13 HUD published the 38 program notices of funding availability (NOFAs) which make up the bulk of HUD’s funding opportunities for providers during this fiscal year. Below is the list of funding levels and due dates:

Section 811 NOFA offers \$88.3 million. Applications are due **May 24**. Find more information at www.hud.gov/offices/adm/grants/nofa07/sec811sec.pdf.

Section 202 NOFA offers \$431.5 million. Applications are due **May 25**. Find more information www.hud.gov/offices/adm/grants/nofa071/gensec.pdf.

Assisted Living Conversion Program NOFA offers \$30 million. Applications are due **June 7**. Find more information www.hud.gov/offices/adm/grants/nofa07/alcpssec.pdf.

Service Coordinator NOFA offers \$51.6 million. Applications are due **June 8**. Find more information www.hud.gov/offices/adm/grants/nofa07/scmhsec.pdf.

For more information about the application process www.hud.gov/grants/index.cfm.

HUD Seeking Volunteers

Multifamily Housing (MFH) will soon be establishing working groups to address issues and concerns involving several MFH initiatives. We are asking representatives from our Business Partner community to volunteer as participants in the various working groups.

Representatives may volunteer for more than one working group. Representatives will be expected to participate in conference calls, industry meetings, industry meeting breakout sessions, discussion forums and email correspondence. As working groups are formed, the Director of the Office of Housing Assistance Contract Administration and Oversight will select a member to lead each working group. Each group leader will be paired with an individual from the MFH staff for communication and logistics purposes.

The working groups are listed below:

A. TRACS Working Group for 202C

The objective of TRACS Working Group for 202C is to clarify and finalize requirements for inclusion in TRACS Release 202C. The TRACS Release 202C Industry Specification will be the focal point for the group.

The group will ensure issues surrounding the document are addressed. A copy of the document can be obtained from the TRACS document page using the following link:

<http://www.hud.gov/offices/hsg/mfh/trx/trxdocs.cfm>

B. Electronic Record Management and Document Storage

The Electronic Record Management and Document Storage Working Group will help develop a common policy for Performance Based Contract Administrators and Traditional Contract Administrators to maintain and store documents (vouchers, rent schedules, HAP contracts, etc.) on electronic media. The policy must comply with 36 Code of Federal Regulations (CFR) 1234 Electronic Records Management. This effort aligns with TRACS OMB Exhibit 300 Business Case to "increase efficiency, reduce storage and paper handling."

C. Financial Operations

The Financial Operations Working Group provides assistance in the development and modification of procedures and requirements for systems support related to the obligation of appropriations for Multifamily Housing rental assistance programs and distribution of monthly

housing assistance payments under rental assistance contracts with property owners or annual contributions contracts with non-HUD contract administrators. The working group relies on the involvement of representatives from a variety of participant groups, including HUD Headquarters and field staff, Performance Based Contract Administrators (PBCA), traditional contract administrators, project owners, property management agents, software vendors, and other interested parties. As future initiatives occur, MFH will request assistance/input from this group to help ensure successful implementations. Currently, there are no specific initiatives identified as program initiatives.

D. Error Tracking Log

In June 2001, HUD's Office of Policy Development and Research (PD&R) issued the "Quality Control for Rental Housing Assistance Subsidies Determinations" study. This study provides national estimates of the extent, severity, costs and sources of rent errors for Public Housing and Section 8 Programs. In response to the study, HUD initiated the Rental Housing Integrity Improvement Program (RHIIP) effort. This HUD-wide effort will reduce income and rent errors, and improper payments in the administration of both the Public Housing and Section 8 Programs. As part of the

RHIIP corrective action effort, an Error Tracking Log initiative is being launched to establish whether and to what extent owners accurately,

thoroughly and clearly determine family income in the Office of Housing Rental Subsidy Programs. The Error Tracking Log Working Group will assist Multifamily Housing in identifying best practices for detecting, tracking and reducing errors in the Office of Housing Rental Subsidy Programs.

E. Electronic Signature

The Electronic Signature Working Group objectives are to establish standards-based electronic signature solution/requirements/standards for occupancy software to sign certifications, vouchers, Special Claims, etc. Signing & sealing electronic documents will immediately expedite business processes, reduce costs, increase security and help organizations comply with HUD's regulations. The working group will be addressing electronic signatures based on standard PKI technology, guaranteeing signer authenticity, data integrity and the non-repudiation of electronic documents.

The registration process is simple and self-explanatory. Please go to the following link for working group registration: <http://www.surveymonkey.com/s.asp?u=159873210862>.

Questions concerning this announcement may be sent to:
MF_TRACS_Working_Group@hud.gov.

New Items Posted on the RHIIP Website

- A new set of Student Eligibility Restrictions Q&As was posted on March 23, 2007. These Q&As include guidance not covered in the Supplementary Guidance published in the April 10, 2006 Federal Register and replace the Q&As 4/12/06 Conf. Call – Student Eligibility Restrictions that were previously posted.
- The Special Claims Processing Guide Frequently Asked Questions have been updated and were posted on February 26, 2007.

Visit <http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm> for other materials and information related to reducing errors in Housing's assistance programs.

New OIG Brochure "Applying for HUD Housing Assistance? Think About This...Is Fraud Worth It?"

The Office of Inspector General (OIG) has posted a new brochure titled "Applying for HUD Housing Assistance? *Think About This...Is Fraud Worth It?*,

Form HUD-1141. This brochure is provided in both English and Spanish versions and replaces Form HUD-1140-OIG titled "*Things You Should Know.*"

Owners and management agents should have this new brochure available to provide to applicants and tenants.

The brochure is posted under "Forms" at: www.hudclips.org.

Income Limits For FY07

The new income limits for FY 2007 effective March 20, 2007, have been posted at: <http://www.huduser.org>.

HUD Energy Training Webcast Series

Registrations (no cost) are now being accepted for the HUD Energy Training Webcast Series. HUD is offering four satellite broadcasts and live Webcasts on energy efficiency and renewable energy technologies and techniques in affordable housing. Presented on-line in a series of four 3-hour modules, these Webcasts offer the most current information and technical guidance on:

- Building Operations and Management: The First Step to Energy Efficiency — **April 12**
- Multifamily Retrofit and Remodeling Strategies — **May 17**
- Single Family Rehab and Retrofits: Focus on Low-Rise Buildings — **June 14**
- New Construction Techniques – Energy Star Qualified New Homes, Green Building and Beyond — **September 13**

For more information about this training or to register go to: www.hudenergytraining.com.

All Webcasts are 1:00–4:00 pm.

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 nine award categories are:

- Award of Honor

Leadership

- Excellence in Leadership Award
- Excellence in the Workplace Award
- Leading-edge Care and Services Award

- Hobart Jackson Cultural Diversity Award
- Dr. Herbert Shore Outstanding Mentor Award
- Excellence in Research and Education Award
- Public Trust Award
- Outstanding Advocacy Award

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.

Become A Mentor

The New Leaders Initiative matches graduate students who are interested in aging services with leaders from AAHSA members nationwide. Now you can use tools that other mentors developed to start a similar program in your organization. Read more at www.aahsa.org.

Legislation

Maryland Affordable Housing Investment Fund

The main housing bill (SB644/HB486) remains in both committees. However, the companion enabling bill has passed the House.

Preventing Falls

Senator Barbara A. Mikulski (D-MD) announced her legislation to prevent falls among seniors passed the Health, Education, Labor and Pensions (HELP) Committee. Senator Mikulski is the Chairman of the HELP Committee's Subcommittee on Retirement Security and Aging. The bill now moves to the full Senate for a vote, which has not yet been scheduled. The Safety of Seniors Act of 2007, introduced with Senator Mike Enzi (R-WY), authorized new programs to help prevent falls among older adults through public education, research initiative legislation, and demonstration projects.

"Falls don't discriminate. This is a serious public health problem that directly affects our seniors and their family members," said Senator Mikulski. "This legislation provides a framework to reduce and prevent elder falls through public education campaigns and important research."

Falls are the leading cause of injury deaths among persons over 65.

1.8 million emergency room visits annually. Fall-related injuries for people 65 and older cost a total of \$27.3 billion in 2003 alone.

Alzheimer's

Senator Mikulski and Senator Kit Bond (R-MO) introduced The Alzheimer's breakthrough Act of 2007 (S.898) and The Family Assistance Act of 2007 (S.897). The Alzheimer's Breakthrough Act of 2007, which was referred to the HELP Committee, doubles funding for Alzheimer's research at National Institutes of Health (NIH) from \$640 million to \$1.3 billion. The bill will create a national summit on Alzheimer's to look at the most promising breakthroughs, create a system for caregiver support that provides updated news, resources and tools for caregivers, families and physicians. The Family Assistance Act of 2007 creates a \$3,000 tax credit for families caring for a loved one with a chronic condition like Alzheimer's to help them pay for prescription drugs, home health care and special day care. It also includes a long-term care tax deduction, making long-term care insurance more affordable for people. This bill will be considered by the Senate Finance Committee and is co-sponsored by Ranking Member Chuck Grassley (R-IA).

Legislative Changes Affecting HR

The new Democratic Congress and several state legislatures are focused on developing or changing several laws that may affect your organization's human resources program. Some of these changes include modifications in the National Labor Relations Act, laws to mandate minimum wage increases and leave requirements as well as anti-discrimination laws. Aon Association Services, an AAHSA Shared Services Partner, published an article to help you learn more at www.aahsa.org/money_saving/gp_articles_info/documents/TopHR07_Aon.pdf.

Emergency Evacuation Needs

Legislation just passed by the Senate, S. 4, includes an amendment Senator Herb Kohl (D-WI)

made that requires public transportation workers to be trained in the evacuation needs of seniors in the event of a public emergency. When he introduced the amendment, Senator Kohl pointed out that 71 percent of those who died during and after Hurricane Katrina were over the age of 60. AAHSA made a number of recommendations to Congress on better coordinating the evacuation of seniors during public emergencies in the aftermath of the hurricane. AAHSA's Disaster Help community allows you to collaborate and communicate with your colleagues on disaster planning, help and recovery. Join the disaster help community at <http://aahsa.communityzero.com/disasterhelp>.

Reports

Planning for an Aging Population

A new study reports that less than half of American cities and counties have plans in place to meet the needs of aging Baby Boomers. The report, "The Maturing of America—Getting communities on Track for an Aging Population," was issued by the National Association of Area Agencies on Aging in partnership with the International City/County Management Association, National Association of Counties, National League of cities, and Partners for Livable Communities. Researchers working on the study found that most of the 10,000 local governments they surveyed do not have policies, programs or services in place to enhance the ability of older adults to live independently and contribute to their communities for as long as possible. View the full report at www.n4a.org/pdf/MOAFinalReport.pdf.

"Almost No Good News"

A recent AARP report suggests that there is "almost no good news" related to quality of life for older people with disabilities. The report, "A Growing Crisis in Health and Long-Term Services and Supports for Older People with Disabilities" updates data that AARP collected in 2002 during interviews with persons aged 50 and older. Read the report at www.aarp.org/research/housing-mobility/homecare/inb133_il.html.

State Health Fact Sheets Include HCBS Data

The Kaiser Family Foundation is now offering the latest (2003) state-by-state figures on home and community-based services. Data can be compared for all states in 11 health topic areas, including "Demographics and the Economy," "Medicaid and

SCHIP," "Medicare," and Women's Health." Choose "Medicaid and SCHIP" and you can access 12 sets of charts and graphs that provide 50-state comparisons in such areas as HCBS participants, expenditures, and waiting lists; home health participants and expenditures; and Personal Care Services participants and expenditures. Visit www.statehealthfacts.org/cgi-bin/healthfacts.cgi?action=compare.

Report Advises Banks on NMTC Investments

A new report from the Office of the Comptroller of the Currency highlights key features of the New Markets Tax Credit program and major considerations facing bank investors who use the credits to develop and support community and economic development activities. The report, "New Markets Tax Credits: Unlocking Investment Potential," examines the primary risks and regulatory considerations associated with the use of the NMTCs, and discusses strategies that bank investors have implemented to structure and manage these credits effectively. Bank investors have used various financing models to create investment opportunities, generate demonstrable community benefits, and meet their CRA obligations, according to the OCC. National banks often make NMTC investments under the "Part 24" community development investment authority, which encourages bank equity investments in activities that primarily promote the public welfare in a safe and sound manner. Access the report at www.occ.treas.gov/ftp/release/2007-15a.pdf.

Evaluating New Technologies

A February 4th article in The New York Times

Technology

examined several technologies that can help family members monitor the health and activities of aging relatives who live independently. Some monitoring systems collect information about older clients—including blood pressure, medication use, and details of daily routines—and send that information to relatives or caregivers. Robyn I. Stone, executive director of AAHSA's Institute for the Future of Aging Services, told the newspaper that consumers should "do their due diligence" on companies that offer these monitoring services, and should make sure that aging parents agree to share the information collected by high-tech systems.

Interactive Families

Virtual Interactive Families, an exhibitor at AAHSA's Future of Aging Services Conference & Exposition, has a product you may want to offer at your community or recommend to residents and family members. Virtual Interactive Families connects people through interactive videoconferencing. All you need is a computer, internet connection, and a Web camera. VIF provides the connection and your Web-home or Web office. It is a great way for residents in your community to stay connected.

Earn the Public's Trust

Highlighting the value of the non-for-profit difference in your organization's work is an important

Tools

part of earning the public's trust. Resources such as a not-for-profit difference fact sheet, the not-for-profit responsibility, and a guide to plan, measure and demonstrate your not-for-profit organization's benefits are available for you at www.aahsa.org

The Value of Volunteer Time

What is the value of the time that volunteers spend working in your organization? And what is the value of the time your staff members spend volunteering? Use The Independent Sector's hourly figure to find out the answer. Their calculation can be used on financial statements, including internal and external documents, grant proposals and annual reports to highlight your commitment to community. Available at www.independentsector.org/programs/research/volunteer_time.html.

Fair Housing Questions?

AAHSA can help you answer fair housing questions. The web site features a variety of resources designed to help you ensure your organization is in compliance with federal laws against housing discrimination on the basis of race, color, religion, sex, national origin or disability. These resources include briefings on the laws, federal guidelines from the U.S. Departments of Justice and Housing and Urban Development, fact sheets on "reasonable accommodations" regulations and a question and answer sheet on advertising guidelines. Resources are available at www.aahsa.org/advocacy/legal_issues/legal_briefings/housing/default.asp.

CASP Develops New Training Institute Format

The Certified Aging Services Professional's (CASP)

Training/Workshops

Institute has a new two-session, four-day format for their training programs. This year, Core Courses I and II will be held **April 16-19**; and Core Course II is set for May 15-16 in Philadelphia, PA. AAHSA continues to promote the CASP program, which gives professionals the knowledge and holistic perspective needed to enhance the housing and services their organization provides to older adults. Learn more at www.unt.edu/aging/rhp.

Affordable Housing Conference

A New Suburbia: Redefine & Redesign
The 16th Annual Affordable Housing Conference of Montgomery County Maryland takes place **April 23** at the Bethesda North Marriott Conference Center. For more information or to register www.affordablehousingconference.org.

CFO AAHSA/Ziegler Workshop

The 2007 National Senior Living Chief Financial Officer Workshop at The Canyons Resort in Park City, UT from **April 25-27** features sessions on innovative financing techniques, federal policy predictions, growth strategies, benchmarking, risk management, and technology. Registration ends April 4. More information is available at www.aahsa.org/conferences/other_events.

CDFI Institute

The Coalition of Community Development Financial Institutions will host a national policy conference for CDFI leaders **May 10-11** in Washington, DC. Plenary sessions will feature Sheila Bair, chair of the Federal Deposit Insurance Corporation, and Rep, Barney Frank (D-MA), chairman of the House Financial Services Committee. During her luncheon address, CDFI Fund Director Kimberly Reed will share her vision for the community development sector. Breakout sessions will cover such topics as moving the work of CDFIs to the top of the national policy agenda, demonstrating community development impact, and accessing non-traditional financial sector resources. For more information on the institute or to register, www.cdfi.org/cdfinst.asp.

National Center on Senior Transportation Opens

A new National Center on Senior Transportation (NCST) is working to increase the availability of

Transportation

safe and coordinated transportation services for older people living in the community. The center, which opened January 30, is administered by Easter Seals in partnership with the National Association of Area Agencies on Aging and the Federal Transit Administration. The Center will offer technical assistance, training, education and communication tools so that communities, transportation agencies, governments and individuals can address barriers and/or respond to opportunities related to senior transportation. The center will also test new ideas to increase and improve community mobility for seniors. For more information contact the NCST at 202.347.3066. Read about the center at http://projectaction.easterseals.com/site/PageServer?pagename=ESPA_National_Tech_Assistance_Center_on_Senior_Transportation&printer_friendly=1.

Study Focuses on Rural Areas

Inadequate funding tops the list of challenges facing transportation programs that serve rural older people. But a new study suggests that many rural transportation programs are tackling these challenges with everyday solutions and innovation. "Transportation Innovations for Seniors: A Report from Rural America" features five case studies on innovative transportation services. Read more at www.beverlyfoundation.org/resourcestore/research_papers_and_reports/Innovations%20Report.pdf.

Position Available: Coordinator of Senior Community Outreach

Comprehensive Housing Assistance, Inc. (CHAI), a highly successful neighborhood development or-

Member News

ganization seeks individual to coordinate outreach efforts to older adults residing in designated areas of Baltimore City and Baltimore County. Responsibilities will include: working with and soliciting feedback from individuals, groups and community associations, coordinating a community service project, staffing an annual conference, and help-

ing to identify major senior issues. Candidate must have a college degree, at least 3 years work experience as a community organizer, and the ability to work independently. Experience will be considered in lieu of degree. Must also be proficient in Microsoft Office. Knowledge of Jewish community and customs, prior work with seniors, and ability to speak Russian helpful, but not required. Forward resume and cover letter to jobs@chaibaltimore.org or fax to 410.466.1996.

Do We Have Your Correct Information?

Please help us to better serve you. If there have been staff changes at your community and/or if you would like your staff to receive our magazine and workshop notices, please forward that information to hpride@malifespan.org. LifeSpan provides state membership information to AAHSA based on the information from your initial LifeSpan membership application, which may no longer be current.

What's New?

If you have information you would like to share with other members, please forward the information for inclusion in our newsletter. If you have comments about the newsletter, please contact hpride@malifespan.org.

Vacancy Report

As LifeSpan works to improve customer service to our members and the community, vacancy reports will soon be available online and updated monthly.

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



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

LifeSpan 2007 Membership Directories
Are On Their Way To Your Mailbox



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