

INDIANA MULTIFAMILY NEWS
U. S. DEPARTMENT
OF HOUSING AND URBAN DEVELOPMENT
MARCH 2006

INSIDE THIS ISSUE:

MEDICARE Rx BASICS
NEW MANAGEMENT FEE RANGE
RELEASE FROM RESIDUAL RECEIPTS
RENTAL HOUSING INTEGRITY IMPROVEMENT PROGRAM
NEIGHBORHOOD NETWORKS
HUD-92458 RENT SCHEDULE LOW RENT HOUSING
UPDATE ALERT (HUD-9834)
INDIANA TRIVIAL
MEDICARE Rx BASICS ATTACHMENTS

MEDICARE Rx BASICS

The Indiana HUD Multifamily office and **Medicare Rx Access Network of Indiana** are working together to inform our HUD tenants of the new Medicare prescription drug benefits. This information may be very helpful to our tenants who reside in HUD properties that assist the elderly, handicapped, and residents of HUD insured nursing homes. Tenants who are eligible for these benefits must sign up by May 15, 2006. Our office would like to invite all of our owners and management agents to help pass this valuable information to their tenants. Enclosed with this newsletter is an attachment titled "Medicare Rx Basics" which provides general information and telephone numbers where eligible tenants may receive additional information and help regarding the new prescription benefits.

NEW MANAGEMENT FEE RANGE

In accordance with Section 3.19 of HUD Handbook 4381.5, the new management fee range for HUD properties under our jurisdiction is \$19.00 to \$45.00 per unit per month effective January 1, 2006.

**RELEASE FROM RESIDUAL
RECEIPTS ACCOUNT**

In accordance with Section 25-9 (A) of HUD Handbook 4350.1 REV-1, withdrawals from the Residual Receipts Account may be authorized by this office to reduce property's operating deficits when legitimate cash flow deficits exist. When you submit a package for our review and approval, please include 1) unaudited copy of the Balance Sheet for the most recent month and 2) unaudited copy of the Statement of Income and Expenses for the current fiscal period.

RENTAL HOUSING INTEGRITY IMPROVEMENT PROGRAM

In 2001 HUD initiated the Rental Housing Integrity Improvement Program (RHIP) to insure that the correct amounts of assistance goes to the people who need it. For the past two years the Indiana Multifamily Housing Field Office has been conducting the RHIP review in conjunction with their Management Reviews for properties that receive rental subsidy. In many instances when the RHIP reviews were performed, there were findings indicating that the owner/agents were not in full compliance with the HUD Handbook 4350.3. Ultimately in some cases these findings negatively affected the overall rating of the Management Review. To make sure the owner/agents and their staff are up to date regarding RHIP, we recommend that you review the HUD Handbook 4350.3, and the RHIP website at

<http://www.hud.gov/offices/pih/programs/ph/rhiip/index.cfm>.

Or contact your Multifamily Project Manager regarding questions or issues with the RHIP process.

Neighborhood Networks

CAUTION !!!

OPENING A NEIGHBORHOOD NETWORK CENTER MAY LEAD TO:

Lower vacancy rates

Crime reduction

Community pride

Improved marketability

Neighborhood Networks is a HUD initiative that promotes the development of community technology centers (aka computer centers) in HUD insured and assisted housing. By encouraging the creation of these centers, HUD is working to ensure that residents have access to information technology and economic opportunities. Many low-income families lag behind other American's in both computer use and Internet access. For low-income households, cost remains the primary reason for not connecting to the Internet. A Neighborhood Networks center provides residents with computer and Internet access where residents gain entry to onsite programs that improve job skills, expand lifelong learning, and help families move toward self-sufficiency.

Neighborhood Network centers offering after school programs are providing tutoring and educational enrichment, recreation, and mentoring for children. After school programs enrich and extend the schoolday, in addition to supplying adult supervision for children.

By providing computer access at Senior Properties, it enables residents to communicate with relatives via e:mail, saving them the expense of long distance phone calls. It also gives them the ability to research much needed health information. In addition, it assists in keeping residents mobile and involved with others, which benefits both their physical and emotional health.

Contact Dawn K. Manley at [Dawn K. Manley@hud.gov](mailto:Dawn.K.Manley@hud.gov) or (317) 226-6303, extension 7012 for more information.

Training

Neighborhood Networks 2006 Regional Technical Assistance Workshops:

San Diego, CA	Boston, MA
April 5-7, 2006	June 21-23, 2006

To Learn more go to: www.NeighborhoodNetworks.org
Special Note: Properties, which have monies available in a Residual Receipts account, may be eligible to use those funds to attend training with approval from your HUD Project Manager.

*****Coming Soon*****

Neighborhood Networks Week-July 31st-August 5, 2006.

CENTER NEWS

Country View Neighborhood Network Center at Country View Apartments

Lynda Ferguson, Resident Services Coordinator with Community Reinvestment Foundation, Inc. has obtained volunteer Norm Horrar from Area 10 to provide employment search support to residents. Also, Cathy Smiley is donating one Wednesday each week to offer support services to the community.

In addition, the center is offering two exercise programs through the Purdue Extension. The first program is a Level 1 Chair Dancing for the older less mobile, and the second is a Level 2 low-level aerobic program.

Another innovative event being planned is the creation of a Salsa Garden. Residents will grow the necessary ingredients, then make and sell the salsa with proceeds going to the community center.

Hickory Grove Neighborhood Network Center at Hickory Grove Apartments

Lisa Vasquez, Service Coordinator arranged a presentation on Medicare Part D with Nell Worthington with the Senior Health Insurance Information Program (S.H.I.I.P.) to supply the residents with much needed information on this important subject.

Each fall Lisa organizes an extremely popular Flu Shot Clinic for her seniors. Marianne Duncan with Coming of Age visits the center to administer the vaccines.

On October 21, 2005, the center held a Flag Dedication Ceremony. Dignitaries in attendance included: Warren Township Trustee, Tom Marendt, Katie Lineweaver the Warren Township Liaison with the Mayor's Office, Sean Ferbrache, Division Chief of Fire Prevention and Public Relations with the Warren Township Fire Department, and Lawrence Township Fire Department Honor Guard. Alliance Home Health and Wildwood Health Care Center provided a free chili lunch to those attending.

Knowledge Center at the Terrace, Green Park Terrace Apartments
Heather Bischoff, Senior Service Coordinator had her center featured under Success Stories on the National Neighborhood Networks website in November. Heather formed an extremely successful partnership with ITT Technical Institute to upgrade the existing computers within her center. Tech students rebuilt the computers to improve their efficiency, enhanced the security of the computers, and set up the computers and server. In addition, the students produced a comprehensive operating manual, which provides users with step-by-step instructions on logging in and out, changing a password, along with other critical information.

The Knowledge Center formed a Resident Focus Group, and has recently started a Literacy Program. The Literacy Program has a volunteer who delivers several movies and books to the center from the local library, a resident volunteer then acts as the center librarian. Residents are able to check out movies and books without ever leaving the building.

On September 11, 2005, the center held a Flag Dedication Ceremony. Congresswoman Julia Carson's office assisted in obtaining a flag, which had previously flown over the United States Capital in Washington, D.C. Dignitaries in attendance included: Jack Sandlin, Perry Township Trustee, Sarge Vischer, Representative of Congresswoman Julia Carson's office, and several Perry Township Firefighters. HCR Manor Care South provided a free lunch of pulled pork sandwiches and pasta salad. The residents joined together in preparing desserts, in addition to creating appreciation cards for the event.

"Never Too Late" is another exciting program several residents have participated in. "Never Too Late" grants wishes to senior citizens. So far, one resident was granted their wish of receiving an eye exam and new glasses. A second resident received a "Day of Beauty" complete with haircut, perm, manicure/pedicure. A third resident wished and received a player piano for the community room at the property. For additional information on Heather's center please visit their website at: www.kcterraceonline.org

Pathway to the Future Learning Center at Amber Woods Cooperative
La Keisha Jackson, Executive Director was awarded a \$2,000 grant from the Finish Line Youth Foundation to assist with funding of the Youth Wellness & Fitness Program. The purpose of this *free* program is to provide youth ages 8 to 17 with nutritional information, healthy eating and fitness education.

West WorkOne (State of Indiana Department of Workforce Development), along with Pathway is hosting an Employment Skills Training workshop every Monday, March 6 thru April 10, 2006. The training is intended to provide employment opportunities, job readiness skills, and teach the tricks of the trades on how to write a resume and complete applications.

In addition, Pathway has been approved as a Youth Employment Services (Y.E.S.) Program site. The Indianapolis Private Industry Council (IPIC), wishes to empower and encourage program participants in decision making to achieve their individual employment goals. Through this policy, IPIC defines a flexible voucher system that can address the complexity of barriers that prohibit successful employment. The use of vouchers allows individuals a choice in the provision of needed services that are tailored to the individual with case manager guidance.

The intent of the YES Voucher Fund is to assist at-risk youth in reaching their employment potential to be employed in an unsubsidized work environment with a livable wage and an opportunity for career and skill advancement.

For additional information on La Keisha's center please visit their website at: pathwaycommunitycenter.org.

Neighborhood Network Consortia News:

On June 23, 2005, the Indiana Neighborhood Networks Consortium (INNC) hosted their first Partnership Luncheon at Lakeview Christian Center. The purpose of the luncheon was to publicize the formalization of the INNC, and to explain the programs, services, benefit to the community, and future goals. Over 25 guests were in attendance, including Beth White from the Mayor's Office, George Courtney, Grants Manager with the City of Indpls, Emerson Allen, Faith-Based Coordinator, City of Indpls, and Matt Row from Congressman Steve Buyer's Office.

INNC's current agenda includes:

Technical Assistance workshop with Kenya Crumel of BCT Partners in March.

INNC Board picture to be taken in March.

Funder's Meeting planned for June.

First Annual "Open" Meeting being scheduled for August.

Board is in planning stage of developing various activities to be hosted at several different centers for Neighborhood Networks week July 31 – August 5, 2006.

Should you have any questions, or wish to submit information to appear in our next newsletter please contact Dawn K. Manley, Neighborhood Network Coordinator at (317) 226-6303 extension 7012, or at Dawn.K.Manley@hud.gov. Also, be sure to visit the Neighborhood Networks website at: www.NeighborhoodNetworks.org

ALL THE LATEST NEWS ABOUT THE ACTIVE PARTNERS PERFORMANCE SYSTEM (APPS)

IMPORTANT NOTICE FOR ALL OWNERS, MANAGEMENT AGENTS, MORTGAGEES AND OTHER PARTICIPANTS IN HUD PROGRAMS.

Effective after April 30, 2006, all participants in HUD multifamily mortgage and project based subsidy programs must submit an electronic Previous Participation Certificate (form HUD-2530) via HUD's secure web server as a condition prerequisite to new or revised participation. Please see the memorandum dated December 29, 2005, at: <http://www.hud.gov/offices/hsg/mfh/apps/e-filingext.pdf>

CHANGING OWNERSHIP? CHANGING YOUR ROLE? CHANGING ORGANIZATION STRUCTURE?

In order for individuals or corporate entities to "participate" or play a role in a Multifamily housing property, they must have HUD's approval. Applicants request HUD's approval

by submitting a HUD-2530 to HUD. This process is now being done electronically through the APPS (Active Partners Performance System).

Applicants must submit a 2530 when:

Something relevant to the participation is a property changes, for example, they have applied to refinance or rehabilitate the property, or have a change in their organization structure that must be disclosed to HUD, or

They want to participate in a property in which they already participate and want to assume an additional role, or

They want to participate in a property in which they do not currently participate.

Thus we remind you if there is an ownership change or agent change on any HUD insured or HUD assisted property it is very important that both the current owner and the new owner contact the HUD Project Manager well in advance of the actual sale and/or management change so the new entity and it's principals can be processed for approval.

HAVING APPS PROBLEMS?

If you are encountering problems with APPS, please call the APPS Help Desk at 1-800-767-7588. When you do, insist that the Help Desk provide you with a Stars tracking number pertaining to your issue. Please also get the name of the person you talked to, notate the date and time of your call, and what you were calling them about.

If you do not receive a response from the Help Desk or are referred back to your HUD Project Manger, Field Office or Regional Office, please contact your HUD Project Manager with the information in the above paragraph that you obtained. This information is needed so that Headquarters is informed as to the effectiveness of the Help Desk as well as being aware of needed training for the Help Desk staff.

The average response time on a Stars ticket should be 3-5 days. If you call and have to leave a voice mail message, the Help Desk should return your call within 24 hours. If either one of these are not occurring you need to let your Project Manger know so this can also be shared with Headquarters.

UPDATED FORM HUD-92458 (RENT SCHEDULE LOW RENT HOUSING)

The new updated form HUD-92458 has been revised to omit the SSN/EIN column. It was determined that this information is no longer necessary in order to process the rent schedule since this information is available in other HUD sources. The Owner/agents are not required to re-submit the Rent Schedule on the revised version; however, the revised version is currently posted on HUDclips at:

http://www.hudclips.org/sub_nonhud/html/forms.htm and should be used in the future.

UPDATE ALERT , by France Hetue, Project Manager

On December 16, 2005, the Office of Asset Management implemented the revised form HUD 9834, Management Review of Multifamily Housing Projects, dated 9/2005. This form is to be completed by HUD Staff, Performance-Based Contract Administrators (PBCA)/Traditional Contract Administrators (TCA) and Mortgagees of Coinsured Project (Mortgagees). For HUD Staff ,this was effective January 1, 2006 and for the PBCA and TCA effective February 1, 2006. The Management Review form consists of three parts. Desk Review, On-site Review with Addendums, and Summary Report.

During the first year of implementation, **for all** Multifamily rental housing projects the forms Part A of Addendum B **must** be filled out and sent to your project manager. However, if you have a Section 8 Contract that is administrated by Indiana Quadel, the Contract Administrator, will request you to complete the forms during your routine Management and Occupancy review. Do **not** send in forms on properties that Indiana Quadel is the Contract Administrator. If your not sure if Indiana Quadel is your Contract Administrator, please contact you project manager at the HUD office for confirmation. After the initial collection, this information will be obtained from the owner/agent only when an on-site management review is conducted.

Another change is that during the initial use of this form, all documents listed under Part D of Addendum B will be obtained from Owner/Agent during the MOR. For subsequent reviews, the reviewer will only bring back documents upon request from FHEO. If documents are not available during the MOR the owner will forward the document to Multifamily branch within 10 business days of the review. Please provide a cover letter explaining why the document was sent into this office so that HUD staff can process timely and forward to the correct office.

Part A of Addendum B (pages 3 of 13 — 8 of 13, HUD 9834) can be downloaded from:

http://www.hudclips.org/sub_nonhud/html/forms.htm

For Further Information, please contact your project manager or the PBCA.

INDIANA MOVIE TRIVIA - MOVIES SHOT ON LOCATION IN THE STATE OF INDIANA

Speedway (1929) The Indianapolis Times (5/20/29) stated that "Anita Page is in Indianapolis to make a race picture." Thus it seems at least part of this silent film was shot on location. Co-starring were William Haines, Ernest Torrence, John Miljan and Karl Dane.

To Please a Lady (1950), Shot at Indianapolis Motor Speedway. Clark Gable, Barbara Stanwyck and Hoosier Will Geer.

Johnny Holiday (1950), Shot in Plainfield. William Bendix, Hoosier Hoagy Carmichael.

Some Came Running (1958), Shot in Madison. Frank Sinatra, Shirley MacLaine and a cast of Hoosier extras.

Winning (1969), Shot at Indianapolis Motor Speedway. Paul Newman, Joanne Woodward, Richard Thomas, Robert Wagner and a host of Hoosier extras.

Brian's Song (1971) Much of this film was shot in Rensselaer, Indiana.

A Girl Named Sooner (1975), Shot in Vevay. Lee Remick, Richard Crenna, Don Murray and Hoosier Susan Deer.

Breaking Away (1979), Shot in Bloomington. John Cusack, Steve Gutenberg with scenes from "The Little 500" at Indiana University.

Four Friends (1981), Shot partially in East Chicago. Written by Steve Tesich, born in Yugoslavia but raised in East Chicago and a graduate of Indiana University.

Hoosiers (1986), Shot in various Indiana locations. Gene Hackman, Barbara Hershey and Dennis Hopper with a cast of Hoosier extras.

Pushed Too Far (1987-88), Shot in Greenfield. Star is Hoosier Claude Akins.

Eight Men Out (1987), Shot in Indianapolis and Evansville. Charlie Sheen, John Cusack and a cast of Hoosier extras.

Viper (1987), Shot in Indianapolis and Bloomington. Linda Purl.

Terror Squad (1987) Shot in Kokomo, starring Chuck Connors.

Rain Man (1989), Shot partially in Franklin County. Tom Cruise, Dustin Hoffman with costumes by Indianapolis native Gloria Gresham.

Prancer (1989) Filmed at director John D. Hancock's childhood home, the Hancock Fruit Farm in LaPorte, Indiana. Hancock was born in Kansas City, Missouri but grew up in Indiana.

The Ryan White Story (1989)

A League of Their Own (1992,) Shot in Evansville and Huntingburg. Tom Hanks, Geena Davis, Madonna and a host of Hoosier extras.

Falling from Grace (1992) John Mellencamp.

Freeze Frame (1992) Shot in Indianapolis, starring Shannen Doherty and directed by Hoosier William Bindley.

Rudy (1993) Shot mostly in South Bend, Indiana at Notre Dame University. Directed by Hoosier David Anspaugh and written by fellow Hoosier Angelo Pizzo.

Blue Chips (1994) Nick Nolte, Shaquille O' Neal, Reggie Miller, Bobby Knight and others. Segments were shot in Indiana.

Natural Born Killers (1994) The courtroom scenes in which Woody Harrelson is tried as a serial killer were filmed at the Hammond City Court, at 5925 Calumet Avenue in Hammond.

Going All the Way (1997) Based on the novel by Hoosier author Dan Wakefield. Much of the film was shot in Indianapolis.

In the Company of Men (1997) Primarily shot in Fort Wayne, Indiana.

Best Man in Grass Creek (1999) Written, directed and starring Hoosier John Newcombe. Shot in Grass Creek, Indiana.

A Piece of Eden (2000) Shot mostly in the LaPorte County area. Directed by John D. Hancock who grew up in LaPorte.

Medicare Rx Basics Attachment

The new Medicare prescription drug benefit can seem complex, particularly for the almost 95,000 Hoosiers receiving benefits from both Medicare and Medicaid. That's why the Medicare Rx Access Network of Indiana is providing guidance on some of the most common concerns dual-eligible Hoosiers might have. Read on for a breakdown of the basics.

Getting started

Beneficiaries with BOTH Medicare and Medicaid (dual-eligibles) are the only individuals automatically enrolled in the new Medicare prescription drug benefit. All dual-eligible Hoosiers should have received a letter last fall known as an Evidence of Coverage document. This contains necessary details about the beneficiary's plan, including financial information. Typically, dual-eligible Hoosiers will not pay any monthly premiums or annual deductibles, and their prescriptions will cost no more than \$5.

To guarantee the best possible coverage, dual-eligible individuals should sit down with someone and review all materials carefully to determine if their pre-selected plan covers their prescriptions. If it does not, they can switch to a more inclusive plan.

Individuals with ONLY Medicare also can take advantage of the new Medicare prescription drug benefit. While they have not been automatically enrolled in a plan, they can choose a plan that best meets their needs and sign up any time prior to May 15, 2006. After May 15, individuals who were eligible for a plan but chose not to sign up for coverage will have to pay higher premiums if they choose to sign up later.

For individuals who are interested in having prescription coverage but do not have the resources to pay monthly premiums, deductibles or other costs, help is available. Those with limited incomes and assets may qualify for help from the Social Security Administration. In many cases, those who qualify can receive assistance that will cover all or a substantial portion of the out-of-pocket expenses of this coverage.

Finding help

There are many resources available to learn more about how the new Medicare prescription drug benefit affects Hoosiers:

- For Indiana-specific support, contact the State's "Simple, honest help" call center at 1-800-452-4800.
- For background on the extra financial assistance offered by the Social Security Administration, call 1-800-772-1213.
- Be on the lookout for educational presentations and plan comparison assistance sessions sponsored by the Medicare Rx Access Network of Indiana, the State of Indiana and our local partner organizations.