



PAHC House Newsletter

Potomac Association of Housing Cooperatives

Providing Continuing Education for its Membership

2016-2017

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Newsletter

Rhonda Dozier
Editor

GREETING FELLOW COOPERATORS,

If you would like to volunteer on one of PAHC committees please contact Anne Hill with your email and phone number at ahill25@verizon.net. We are always looking for members to volunteer and help keep PAHC great. If you have any great stories you would like to share in the Co-Op community we would love to hear them, just email me and we will be sure to share them.

Please feel free to email me at rlcheek_811@yahoo.com. We look forward to working with each and every one of you. Remember Knowledge is Power the more we share the more others will learn. We cannot make this happen without you.

Rhonda Dozier

Editor

Quote of the Month

The foundation of every state is the education of its youth. - *Diogenes*

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ASSOCIATION OVERVIEW

The Potomac Association of Housing Cooperatives, Inc. was founded in 1976 by representatives from 13 housing cooperatives and 1 condominium association. The primary objective was and still is continuing education for Board of Directors and members of cooperative communities. If the success of any organization is measured by its accomplishments, the PAHC can truly be considered successful! The organization has sponsored three Baltimore City housing cooperatives, and representatives of PAHC served on each interim Board of Directors. They, along with other PAHC representatives provided new member orientation and extensive leadership to each respective cooperative community. PAHC holds training sessions in addition to the required Annual Meeting of the Membership. These sessions provide timely information on a variety of seasonal, tax, administrative and maintenance topics, as well as affording the attendees the opportunity of personal interaction with representatives of like organization from Maryland, District of Columbia and Virginia areas. PAHC is a member of the National Association of Housing Cooperatives.

The Board of Directors

PAHC Board of Directors' Corner (from the President)

We are looking forward to seeing all of you at the 2017 Annual Conference & Membership Meeting in Dover April 27-29, 2017. As we anxiously await your arrival, we are checking and double-checking the final details. We have lined up a team of experts who are ready to share their expertise with you.

We schedule planning strategy sessions throughout the year either via phone conference or in person to improve PAHC outreach and to focus on the short and long term plans for PAHC. We always welcome input and ideas from members; we need your input and help to make sure that PAHC is meeting the members and cooperative needs.

We have already begun work for 2018 Annual Conference; the site choice for 2018 is The Ramada Virginia Beach Oceanfront Hotel Inn in Virginia Beach, VA, which will be held April 26-28, 2018.

PAHC Board of Directors continues to be a strong, productive and very effective team. The BOD actively promotes good leadership practices to educate and inform its members.

ASSOCIATION NEWS

PAHC Fall Training was held on
November 12, 2016 at
Washington Hill Mutual Homes
Kennedy-Krieger School
Lower Atrium
1750 E. Fairmount Avenue
8:00 a.m. – 3:00 p.m.

The topic for the training was The Cooperative Structure, An Overview of Cooperative Documents, Understanding the Board's Role and Responsibility and Financial & Budget.

The following Cooperatives were represented at PAHC's 2016 Fall Training

Beecher Cooperative
Capital View Mutual Homes
East Capital Gardens Cooperative
Madison Terrace Cooperative
Northwest Cooperative
Pickwick Square Mutual Homes
Reservoir Hill Mutual Homes
St. James Mutual Homes
Washington Hill Mutual Homes
Waverly Terrace Cooperative
Yorkville Cooperative

PAHC FALL TRAINING
November 11, 2017
Capital View Mutual Homes, Inc.
Hyattsville, MD
MORE DETAILS FORTHCOMING
Venue subject to change

PAHC

PAHC COMMITTEES

PAHC Young Cooperator

The purpose of this committee is to recognize and encourage youth involvement in our Cooperative communities. Youth will have an opportunity to describe their experiences and present their ideas to Co-op leaders from all around our region.

Government Watch Committee

Government Watch Committee keeps members current on issues related to cooperative housing and other issues at the federal, state and local level as it relates to the livelihood of cooperative members.

Honorary Advisory Member

The primary responsibility of an Honorary Advisory Member is to advise the Board from time to time and elevate the Board's profile among potential supporters and partners. The Honorary Advisory Member's affiliation enhances the organization's status and prestige in the community and contributes to board diversity. The Honorary Advisory Member must demonstrate concern for education in the cooperative community and is committed to the future of PAHC mission.

If you are interested in serving on PAHC Committees, please contact the committee chair:

Program /Education, Melinda Rickey
Membership, Ruthie Wilder
Newsletter, Rhonda Dozier
Fundraiser, Maxine Dennis & Ruthie Wilder
Website, Annie Hill
Policies & Procedures, BOD
Young Cooperator, Maxine Dennis
Government Watch, Ruthie Wilder
Honorary Advisory Board, Peter Behringer & Bernard A. Cook

**“ALONE WE CAN DO SO LITTLE;
TOGETHER WE CAN DO SO MUCH”**

-Helen Keller

THANK YOU – WE APPRECIATE YOU

Membership

Beecher Cooperative, Inc.

Capital View Mutual Homes, Inc.

East Capital Gardens, Inc.

Lightview Cooperative, Inc.

Northwest Cooperative Homes, Inc.

Reservoir Hill Mutual Homes, Inc.

Second Northwest Coop. Homes, Inc.

St. James Mutual Homes, Inc

The Woodlands Cooperative, Inc

Waverly Terrace Cooperative, Inc.

Benning Road Cooperative, Inc.

Chesapeake Brandywine Coop., Inc.

Hacienda Cooperative, Inc.

Madison Terrance Cooperative, Inc.

Pickwick Square Mutual Homes, Inc.

Sandtown Village Cooperative, Inc.

Southern Homes & Gardens Coop, Inc.

Village Green Mutual Homes, Inc.

Washington, Hill Mutual Homes, Inc

Yorkville Cooperative, Inc

ASSOCIATE MEMBERS

Jeffrey Charles & Associates, Inc. Daniel M. Costello, Associate

AFFILIATE MEMBERS

Art Vespignani, Nationwide Insurance

PROFESSIONAL MEMBERS

JoAnn Ball Melinda Rickey Erica Baker Myrine Buford Douglas M. Kleine, CAE Vernon Oaks

Honorary Members

Peter Behringer Bernard A. Cook

LOYAL MEMBERS, TRAINERS and SPONSORS FOR 41 YEARS!

COOPERATIVE'S NEWS

Yorkville Cooperative, Inc.

Yorkville Cooperative will be having a Community Day event in mid-April during Spring Break. This will be a day filled with food, games, and music for staff and residents of all ages to enjoy!

The Student Intern Program is a 6 month part-time, paid internship that is offered to college students living in Yorkville. Intern's responsibilities include assisting with movie night for the children, homework assistance, networking, assistance with grant writing, and the senior brown bag project.

The current resident led programs offered in the Yorkville community include:

- ☐ ESL classes
- ☐ US citizenship classes
- ☐ Yoga and aerobics classes
- ☐ Counseling

Rey Sison
Yorkville Cooperative

Madison Terrace Cooperative, Inc.

Madison Terrace Cooperative is a relatively small co-op (44 members), and the past year has been a personally challenging one with the passing of 3 of our members. However, at the same time we have had many positive and productive accomplishments. After much research, last summer we were happy to finally replace our old laundry machines. In 2015 we had our first-ever Capital Reserve Study conducted, which provided us a road map for planning future capital improvements. This year we are looking to have at least two major projects done: brick repointing and window replacement. Last year we also had our roof repaired in preparation for solar panel installation! We are now comparing bids and have not yet signed a contract, but we expect to lease (rather than purchase) the panels at no cost to the co-op. We also expect to see an electricity cost savings over time.

In December we hired a National Association of Housing Cooperatives (NAHC) trainer to come out to our property and provide a day-long session to the Board on the "3 R's" (Roles, Risks and Rewards). It was a very informative and helpful session. Two new members joined the co-op the past year, and we have just approved one more for membership. We held our Annual Membership Meeting and elections on March 22. We are looking forward to a new year of accomplishments.

Susan Muhlbach
Madison Terrace Cooperative

Benning Road Cooperative, Inc.

Benning Road has undergone some major renovations on the property. In the last year we have constructed a long awaited playground for the approx. 125 children of the cooperative. We have expanded the laundry facility and added double the washers and dryers, added seating and folding areas. We have also renovated the community room that is used for community and private events. By adding a little installation and a splash of color, we are creating a wonderful new space that ensures our members will love it.

We were able to take a community trip to the National African American history museum in downtown Washington DC and a lot of our senior members got to go out and enjoy the new structure. We look forward to a summer full of fun and activities for all of our members as we continue to promote community love and community unity.

Laurice Harrison
Benning Road Cooperative

PAHC WINNER CIRCLE

CONGRATULATIONS TO ANDRE WILLIAMS, HE'S THE WINNER OF THE 50INCH TV PAHC RAFFLED OFF.



Happening in Other Regions



For the last year, some residents of Boulder, Colorado, have been locked in a heated debate about whether the city should allow housing cooperatives. Advocates argue that cooperative housing counters gentrification, adding that electric, gas, and water consumption of co-op house residents is significantly less than the average resident. They also say that cooperative housing is a good way to create more affordable housing. Opponents contend that high-density housing co-ops — and the young people they tend to attract — will disrupt quiet, single-family neighborhoods.

Earlier this month, the Boulder city council voted 7-2 to allow for the licensing of 10 new co-ops every year, with possible exceptions for a few more. As the Boulder Daily Camera [reports](#):

In low-density zoning districts co-ops will be capped at 12 occupants, while medium- and high-density zones will be capped at 15. In both, co-ops will be required to offer a minimum of 200 square feet per resident.

In 2015, an ongoing debate about cooperative housing in Boulder was brought to a head at a city council meeting, with discussion about an existing occupancy limit that prevents more than three or four unrelated people from sharing a single house. From that meeting, two groups mobilized around the issue: a group of cooperative supporters organized as the [Boulder Community Housing Association](#) and a group of homeowners opposed to support of cooperative housing in the city organized as the [Boulder Neighborhood Alliance](#). Author and Boulder resident Nathan Schneider [wrote in America Magazine](#):

The Boulder Community Housing Association "drafted ordinance proposals, held public events, helped elect some friendly city-council candidates, kept saturating council meetings, concocted social-media memes, saturated more meetings, collected public data into statistical models and graphs, wrote letters, got their friends to write letters, got me to write letters, invited council members over for visits, and sometimes rested—all the stuff you're supposed to do in democracy."

The Boulder Neighborhood Alliance which Schneider describes as "intent on preserving their town more or less as-was forever, despite its actual residents," took out ads "demonizing the young" and tried to get some of the illegal co-ops evicted.

Despite the victory for the local housing co-op movement, the fight may not be over. Opponents of the ruling have proposed recalls or referendums.

Following the decision, councilman Matt Appelbaum [offered the following statement](#) about moving forward: "There will always be people who don't want a co-op next to them... I think if we can help ensure people in [co-ops] are playing by the rules, that's the best we can do."

<http://www.shareable.net/blog/city-of-boulder-legalizes-cooperative-housing>

HAPPENINGS & NEWS IN THE REGION

PG County



National Harbor

Family Fun

The big game is always better with a big crowd and on a big screen, and National Harbor's got you covered. The massive 18 by 32 foot outdoor Jumbotron is the perfect way to catch the game or the big awards ceremony with all of your friends (and you will probably make some new ones while you're there). For the cinema lover, the Jumbotron's Movies on the Potomac series offers a great selection of free films.

165 Waterfront Street National Harbor, MD 20745
301-955-1064

District of Columbia



National Mall

Folklife Festival

The Smithsonian's annual summer cultural treat brings crafters, musicians, cooks and artists to the National Mall for a free, fascinating festival. This year's event focuses on the Basque region of Spain and California music. Expect pottery demos, concerts and food for sale.

When: June 29-July 4, July 7-10; free

Where: National Mall between 4th and 7th streets NW

Virginia

Virginia Beach



Virginia Beachfront And Boardwalk

Who doesn't love sand, sun and ocean? But Virginia Beach is much more than that. The beach offers year-round activities along the beachfront and boardwalk, including street performers, live music, kite festivals, sports, hot rod and classic car shows and...well, this goes on and on. The best part is that many of these events are absolutely free. Just pack a picnic and enjoy the fun.

Virginia Beach, VA

Baltimore



Patterson Park

Patterson Park

A marble fountain, swimming pool, lake, pagoda and dog park can be found in this 300-year-old park, where locals and visitors congregate for seasonal events and concerts.

The Pagoda atop Hampstead Hill — formerly called the Observatory — was built in 1890 and crowns the park, affording unobstructed city views. "From each level there is an amazing panoramic view of Baltimore. You can see all the way to the harbor in one direction and into downtown Baltimore in another. Pagoda opens its doors from noon to 6 p.m. on Sundays from mid-April to mid-October.

<http://www.pattersonparkneighbors.org/safety/>

Recipe Corner

Vegetarian

Classic Banana Bread

2 c. all-purpose flour

1c. sugar

$\frac{3}{4}$ tsp. baking soda

$\frac{1}{2}$ tsp. salt

1 tsp. vanilla

2 Large eggs

1 $\frac{1}{2}$ c. mashed ripe banana

$\frac{1}{3}$ c. plain low-fat yogurt

$\frac{1}{4}$ c butter, softened

Cooking Spray

Directions

Pre-heat oven to 350

Lightly spoon flour into dry measuring cups; level with a knife.

Combine the flour, baking soda and salt, stirring with a whisk

Place sugar and butter in a large bowl and beat with a mixer at medium speed until well blended. Add the eggs 1 at a time beating well after each. Add banana, yogurt and vanilla; beat until blended. Add flour mixture: beat at low speed just until moist.

Spoon batter into an 8 $\frac{1}{2}$ X 4 $\frac{1}{2}$ inch loaf pan coated with cooking spray.

Bake at 350 for 1 hour or until a wooden pick inserted in the center comes out clean. Cool 10 minutes in pan on a wire rack; remove from pan.

JUST FOR LAUGHS!!!

Feel like a woman

As an airplane is about to crash, a female passenger jumps up frantically and announces, "If I'm going to die, I want to die feeling like a woman."

She removes all her clothing and asks, "Is there someone on this plane who is man enough to make me feel like a woman?"

A man stands up, removes his shirt and says, "Here, iron this!"

Are you CRAZY

A wife was making a breakfast of fried eggs for her husband. Suddenly, her husband burst into the kitchen. 'Careful,' he said, 'CAREFUL! Put in some more butter! Oh my gosh! You're cooking too many at once. TOO MANY! Turn them! TURN THEM NOW! We need more butter.

Oh my gosh! WHERE are we going to get MORE BUTTER? They're going to STICK! Careful. CAREFUL! I said be CAREFUL! You NEVER listen to me when you're cooking! Never! Turn them! Hurry up! Are you CRAZY? Have you LOST your mind? Don't forget to salt them. You know you always forget to salt them. Use the! Salt. USE THE SALT! THE SALT!' The wife stared at him. 'What in the world is wrong with you? You think I don't know how to fry a couple of eggs?' The husband calmly replied, 'I just wanted to show you what it feels like when I'm driving.'

DAM Fish

A boy is selling fish on a corner. To get his customers' attention, he is yelling, "Dam fish for sale! Get your dam fish here!" A pastor hears this and asks, "Why are you calling them 'dam fish.'" The boy responds, "Because I caught these fish at the local dam." The pastor buys a couple fish, takes them home to his wife, and asks her to cook the dam fish. The wife responds surprised, "I didn't know it was acceptable for a preacher to speak that way." He explains to her why they are dam fish. Later at the dinner table, he asks his son to pass the dam fish. He responds, "That's the spirit, Dad! Now pass the f*cking potatoes!"

WORD SEARCH

Summer Easy

UTKNWYBGTORAHHANSGXMAHSXMMMWWQL
 PKNOAIKFRSNHOASVNI IQMXZPMBHUZZ
 FTOQVIITMQHZQYXKI XYCJ KRENQEDVC
 XPIKFXPVJUWONVFOGBLT LBBUJQUFVC
 SVTWHVJBLVPIJAUJDJX FVUAHBQCBAW
 WXOWJZHUFZSZJ DLELA FDXAMULA EAAJ
 NSLQWXT OHHPEUCBMEWTBRCCSKIBDKL
 JCRAADBNI RYRNWESML ROTWUAKFRISS
 BBCRWXJAITQPEPOWYIOQIPQGT XACUC
 GVXPZLGYRLAQBD DTCDEWTTWICIBHTR
 QOZE OXAZHICECREAMEETVHX CRTOKNC
 VWAGLWSMCUWNI IFSFXTGGI VHWXNEN
 NTHAXEILXORSUTVJLGEGGHJEMWTREH
 FUHENVYUQERYNCTKETTDREIQACVQVP
 PDQXRFISTROHSTAFYWNBGLJUTYOCKK
 NZWUKSRBDWNAIQLPNDANFLGYFHANXW
 OKGIZAWZSJMJIFRDXIGMZUXABMSWIM
 WUDQCNFEPNDEVXNRHFOISMZLPXWFC
 RMYSQELSZCTATJ CXMFVTT CMIFJULYR
 CWAMPYXCUXKJIRXTOFYIISNISHHYKD
 BOATEGBFFNZYEAMQVLFJXGHMAUPNPQ
 QUVGFZEHAZGELCISPOPMKMYTY YDNNH
 SDNKIFKKHQBLKKGRIRYODJYGUZVUFL
 OURBHTIOHVHHABPMXQTIYUSDENOSIW
 IGNVSJBYFCDYSSQYSRUEPQWDZZHSHA
 MEGBIOQYXKUNVKSPCXLGSLADNASXBT
 DGEMUUDEQABRGVGENUTKGBOTJTSHYG
 ZCWJXRIHPZBITGMQSEIQCMOEQRVKWK
 SIUSQKNOVVNXUFGJBVL SHDUHQJQSZA
 ERKRRRSFAQJ TNTNFWROAHBXPICNICL

August	Lotion
Barbecue	Picnic
Bike	Popsicle
Boat	Sandals
Camping	Shorts
Hat	Sunburn
Hot	Sunglasses
Ice Cream	Sunny
July	Swim
June	Vacation



The Potomac Association of Housing Cooperatives website (potomacassn.org) is a unique opportunity for member Cooperatives and non-member Cooperatives to get up-to-date information on Cooperative living.

We are a member of and provide a link to the National Association of Housing Cooperatives. The website is an opportunity to keep member and non-member Cooperatives informed on the latest legislation that relate to Cooperative living through our newsletter and links to HUD and regional governmental websites.

Our website is user friendly and includes:

- Membership information
 - Information on how to become a member
- Schedule of events
 - Annual conference as well as training sessions
- Newsletter
 - Fall/Winter and Fall/Winter newsletters
- Board of Directors
 - Current members of the Board of Directors
- About us
 - The purpose of the Association

Feel free to visit our website (potomacassn.org) to learn more about our Association.

HOME PERFORMANCE WITH ENERGY STAR® PROGRAM

Would you like to save on your energy costs and increase the comfort of your home? You can do both and receive rebates up to \$4,300*—by participating in the Home Performance with ENERGY STAR Program.

Through this program, a specially trained Participating Contractor will come to your home and:

- Perform a comprehensive [Home Energy Assessment](#), typically valued at \$400, for only \$100.**
- Install several simple measures at no additional cost to help you to start saving energy immediately. This may include LED bulbs, water heater pipe wrap(s), ShowerStart™ showerhead adapters, efficient-flow showerheads, faucet aerators and power strips.
- Recommend improvements and [available rebates](#) to make your home more energy-efficient, comfortable, healthy and safe.
- Provide you with a detailed report on the potential energy savings you can enjoy by making the recommended improvements.

YOUR ENERGY COACH: A RESOURCE YOU CAN RELY ON

- If you have questions after getting your assessment, a third-party Energy Coach can explain your options at no cost. This trained energy expert can take you through recommended upgrades from top to bottom, providing a helpful outside perspective and valuable assistance navigating the rebate process.
- ***To learn how an Energy Coach can help you maximize home performance and savings, call [443-718-4860](tel:443-718-4860) or email***

INCOME ELIGIBLE ENERGY EFFICIENCY PROGRAM

We're proud to participate in EmPower Maryland's Low Income Eligible Energy Efficiency Program (LIEEP) which helps low income households address their energy efficiency needs at no cost.

For information on the Low Income Energy Efficiency Program, administered by the Maryland Department of Housing and Community Development, visit www.mdhousing.org/empower or call 1-855-583-8976.

We also offer a variety of energy efficiency programs to our customers in Maryland. [Efficiency rebates, incentives and programs](#) help our customers save money and energy.

Senior Boulevard



Seniors in MD County

The Maryland Department of Aging Public Guardianship Program serves individuals 65 years of age and older, who have been deemed by a court of law to lack the capacity to make or communicate responsible decisions concerning their daily living needs. The law authorizes, as a last resort, appointing the Secretary of the State Department of Aging or the Director of a local Area Agency on Aging (AAA) as a "guardian of person" when there is no other person or organization willing and appropriate to be named. The program provides protection and advocacy on behalf of the disabled older adult through case management provided by guardianship specialists of the program.

Advance Directives - are legal documents that allow you choose someone to make health care decisions for you in the event you are unable to do so for yourself and/or outline what end of life treatments you do or do not want to undergo. There are three sections to the State's model advance directives form, which may be completed fully or partially; meaning you may just appoint a decision maker or just document your treatment options or both.

- If you decide to name someone to act on your behalf should you become incapacitated, that individual named is called a Health Care Agent. He or she can make any decisions authorized in the document. A guardian of person may not be required if there is a health care agent, unless the agent does not have the power to make the specific medical decision needed. Section I of the advance directive form states your selections and outlines the authority given to the health care agent.
- Section II of the State form enables you to communicate your wishes on what types of treatments you wish to receive as well as the treatments you do not want to have. This section is also referred to as a Living Will. Types of treatments include use of feeding tubes, ventilators, and pain medication.
- A guide, "Maryland Advance Directive: Planning for Future Health Care Decisions", which contains the State's Advance Directive Forms, can be found online at: <http://www.oag.state.md.us/healthpol/adirective.pdf>. Additional details on advance can also be found on their website at: <http://www.oag.state.md.us/Healthpol/AdvanceDirectives.htm>

Surrogate Decision-Making – Maryland's Health Care Decision Act allows relatives or close friends of an incapacitated person to consent to certain medical procedures. The statute also provides the surrogate the ability to withhold or withdraw of life-sustaining procedures without first obtaining a guardianship under certain circumstances (terminal, end-stage, and persistent vegetative state). The statute defines the priority of surrogate decisions makers and protocols to be followed. Download our brochure, for [Making Health Care Decisions for Others](#). For more detailed information go to <http://www.oag.state.md.us/Healthpol/proxyGuide.htm>.

Seniors in DC

DPR's Senior Fest Picnic @ Oxon Run Park (Wheeler Rd. & Valley Ave., SE)

Date & Time: TBD

Description: *DPR's Senior Fest is an annual, free event held in the month of June in partnership with the DC Office on Aging, where seniors from all over the city enjoy socializing with each other while enjoying living entertainment, music, various board games, various health exhibits and a very nice lunch out on the park site.*

Event calendar link and flyer.

This event will take place rain or shine.

For more information, call (202) 664-7153

<http://dpr.dc.gov/service/senior-services-division>

Senior Fun Camp (Overnight Camp) @ Camp Riverview (Scotland, MD)

Date & Time: TBD

Advanced registration is required

Description: *Senior Fun Camp (last week in August) is about getting away and having fun. Activities include dance and exercise, arts and crafts, fishing, games and entertainment. The Senior Services and Recreational Services staff also have the following activities such as meditation on the water, learning how to prepare healthy meals, learning how to check your own blood pressure and learning how to control/manage your diabetes.*

For more information, call (202) 664-7153.

What is elder abuse?

- **Physical Abuse** - Is the use of force causing harm or pain to an individual, which includes but not limited to) hitting, kicking, pinching, slapping, shoving, shaking, and burning. Other forms of physical abuse involve the inappropriate use of medication or physical restraints.
- **Financial Abuse/Exploitation** - Involves wrongfully taking or using an older adult's funds or property through theft, scams, fraud, or predatory lending.
- **Psychological Abuse** - Causing emotional pain through verbal assaults, threats, or harassment. Perpetrators intimidate, humiliate, or attempt to isolate their victims.
- **Sexual Abuse** - Is non-consensual sexual contact of any kind including, contact with an individual unable to consent to such contact - for instance, if they suffer from dementia and are unable to understand.
- **Neglect** - Is an individual failing to meet the needs of an older adult who is under their care. This includes not providing essential things a person needs, such as food, water, shelter, clothing, or personal hygiene.
- **Self-Neglect** - Involves failure of a person to meet vital self-care needs, putting them at risk of harm for their safety and/or health.

<http://aging.maryland.gov/Pages/ElderAbusePrevent.aspx>

Government News

HUD Provides Guidance on Implementing Smoke-Free Public Housing Rule

HUD published Notice PIH-2017-03 providing guidance to public housing agencies (PHAs) regarding instituting and enforcing smoke-free policies in public housing, as required by a final rule issued on December 5, 2016 (see *Memo*, [12/5/16](#)). PHAs must design and implement a policy barring the use of prohibited tobacco products in all public housing units, interior common areas, and outdoor areas within 25 feet of public housing and administrative office buildings (collectively referred to as “restricted areas”).

The guidance strongly encourages PHAs to engage with residents early in the development of smoke-free policies and to work with resident councils. HUD also encourages PHAs to post signs about their new smoke-free policy. If PHAs do post signs, they must be accessible to all residents and visitors (including persons with disabilities) and must be in multiple languages consistent with HUD’s guidance on Limited English Proficiency. PHAs are also encouraged to use various communication methods, such as letters, flyers, and seminars, to share this information. The Notice also encourages PHAs to provide residents with information on smoking cessation assistance.

According to the Notice, PHAs are required to amend individual resident leases. All residents must sign the lease amendment as a condition of their continuing occupancy. Lease amendments should note the availability and location of any designated smoking areas. The guidance encourages PHAs to include information in the lease amendment about what the PHA will do regarding residents with disabilities who smoke and request a reasonable accommodation. HUD also suggests the lease amendment identify which actions would be considered a violation of the PHA’s smoke-free policy.

Although the rule does not require designated smoking areas (DSAs), PHAs may provide them outside of restricted areas. DSAs may include partially enclosed structures and should include appropriate seating, shade, and adequate lighting. DSAs must be accessible to persons with disabilities by way of flat or paved pathways and/or ramps or other accommodations.

The use of e-cigarettes, formally referred to as Electronic Nicotine Delivery Systems (ENDS), is not prohibited. The Notice states, however, that research shows the aerosol exhaled by e-cigarette users contains nicotine and potentially harmful ingredients, but generally at much lower levels than tobacco smoke. The guidance indicates that PHAs have the flexibility to prohibit e-cigarettes in all developments and common areas, or PHAs may allow the use of e-cigarettes within someone’s unit but prohibit them in common areas. The notice reminds PHAs that residents should always be considered prior to adopting stricter smoke-free policies than required by the rule.

The Notice provides considerable guidance regarding the required PHA enforcement and monitoring of their smoke-free policies. When enforcing a lease, the guidance states that PHAs must provide residents with due process and allow residents to exercise their right to an informal settlement process

and a formal hearing. The Notice declares that PHAs may not evict someone for a single incident of smoking. Rather, the Notice encourages PHAs to adopt a graduated enforcement approach that includes escalating warnings along with educating the resident and providing smoking cessation resources or referrals before pursuing eviction. HUD states that terminating someone's tenancy and evicting them should be a last resort.

The Notice includes links to resources that provide examples of how some PHAs have approached and managed smoke-free policies.

The smoke-free rule became effective on February 3. PHAs have 18 months to develop and implement their smoke-free policy.

<http://nlihc.org/article/hud-provides-guidance-implementing-smoke-free-public-housing-rule>

Final Confirmation Vote on Dr. Carson

The full Senate is expected to vote this week to confirm Dr. Ben Carson to serve as HUD secretary. In his confirmation hearing before the Senate Banking Committee and in written responses to questions for the record, Dr. Carson committed to expanding and improving federal housing programs and to enforcing federal fair housing law. Once confirmed, NLIHC will work with Dr. Carson to follow through on these commitments to ensure that the lowest income people in America have decent, affordable and accessible homes.

At his confirmation hearing, Dr. Carson stated his belief that the federal government has an important role to play in supporting deeply poor households and families. He gave strong support to rental assistance programs, public housing, VASH vouchers, Community Development Block Grants, Choice Neighborhoods, and lead abatement programs, and he recognized the role housing plays as a social determinant of health. He acknowledged that fair housing is the "law of the land" and committed to upholding and implementing the law.

In his written responses to questions from Ranking Member Sherrod Brown (D-OH) and Senator Elizabeth Warren (D-WA), Dr. Carson stated that he "will absolutely commit" to advocating for housing to be included in the president's infrastructure package, agreed to consider hiring additional staff to enforce federal fair housing laws, and gave support to increasing efforts to help formerly incarcerated people reintegrate into their communities. Dr. Carson stated that he is "a fan of the Low Income Housing Tax Credit" and that healthy housing will be one of his priorities. He promised to "call for continued investment to end homelessness for veterans, the chronically homeless, and children and families."

Dr. Carson affirmed that he will advocate for increasing resources for affordable housing for people with the lowest incomes. "When it comes to deep affordability, though, removing all regulatory barriers won't get you there," Dr. Carson wrote. "It comes down to subsidy. Subsidy levels haven't changed appreciably under Democratic or Republican administrations. I think we can all agree that we will all make sure housing is a key consideration in every appropriations bill."

<http://nlihc.org/article/final-confirmation-vote-dr-carson-soon-week>

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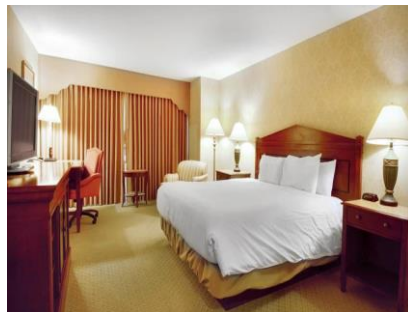
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