

HOUSE CALLS HELP SENIORS STAY HEALTHY

Doctors and Nurses Are Checking in on Senior Citizens in Hopes of Helping Them Stay Out of Nursing Homes

By Paul Bourgeois
Star-Telegram Staff Writer

Medical house calls are a rarity, particularly at Vega Place Senior Apartments, where most of the residents are on Medicare.

That is changing, however, and it could be catching on elsewhere.

Through a new program, partially supported by the federal Department of Housing and Urban Development, doctors and nurse practitioners are visiting many of the 109 residents at Vega Place, a government-subsidized apartment complex for senior citizens and people with disabilities.

It's called the House Call program, said Ja'net Huling, who dreamed up the idea, which has received a three-year \$176,000 HUD grant.

Huling said the goal is to help people "to age in place longer and better."

Everyone benefits by keeping as many people as possible out of more expensive nursing homes and hospitals.

Huling said many seniors don't get the care they need. Some have trouble traveling or getting rides. They don't like the long wait at the county hospital and they don't like seeing a different doctor each time.

"It's a problem of access," said Dr. Ray Lewis, a Fort Worth geriatric specialist who will oversee the house calls at Vega Place.

Lewis said preventative medicine always is better and less expensive.

"If we can keep people out of nursing homes and hospitals, it can have a positive effect on the entire health system," Lewis said.

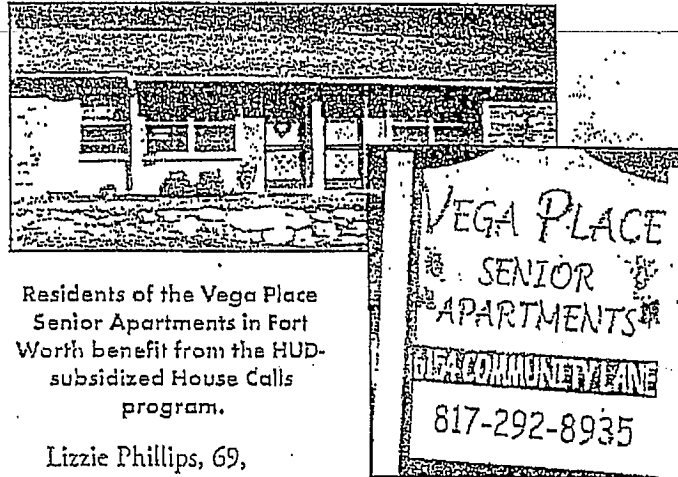
"The House Calls program is not a HUD program. However, we think it is a great idea and would like to see it duplicated in other projects for the elderly and disabled," said Patricia Campbell, a HUD spokeswoman.

"This really was Ja'net's idea. Many of the residents there don't have transportation and this could be a real benefit to them," Campbell said.

Huling said the word is getting out and managers of similar apartment facilities have begun contacting her to find out how they might do something similar.

She said about 90 percent of the residents at Vega Place will qualify for house calls.

"I'm glad it's here," said Jewell Williamson, 69. "I'm OK now. I don't need a whole lot of doctoring, but it's good that it's here in case I need it."



Residents of the Vega Place Senior Apartments in Fort Worth benefit from the HUD-subsidized House Calls program.

Lizzie Phillips, 69, president of the Vega Place residents association, said having regular visits by doctors and nurses will help her stay healthy longer.

Ruby Howard, 75, has had three strokes along with osteoporosis, chronic fatigue, and problems in her legs.

"Oh, this is wonderful," she said. "I hate to have to call people to come and take me to the doctor."

She said now she can get the regular blood tests she needs without having to leave her apartment, and that means she will have her blood checked more often.

"Please tell everybody this is wonderful," Howard said.

This article first appeared in April 15, 2003 issue of the Fort Worth Star-Telegram.

"If we can keep people out of nursing homes and hospitals, it can have a positive effect on the entire health system."

ON THE WEB

For more information and news articles

on HUD-funded programs, visit

<http://www.hud.gov/news/index.cfm>

Tori

From: NewsBank -- service provider for Fort Worth Star-Telegram Archives [newslibrary@newsbank.com]
nt: Wednesday, February 11, 2004 3:59 PM
ro: CCI@ccinvest.com
Subject: Fort Worth Star-Telegram Document

Fort Worth Star-Telegram

Fort Worth Star-Telegram (TX)

April 15, 2003

House calls help seniors stay healthy

Author: PAUL BOURGEOIS; Star-Telegram Staff Writer

Edition: FINAL
Section: Metro
Page: 1

Article Text:

FORT WORTH--Medical house calls are a rarity, particularly at Vega Place Senior Apartments, where most of residents are on Medicare.

That is changing, however, and it could be catching on elsewhere.

Through a new program, partially supported by the federal Department of Housing and Urban Development, doctors and nurse practitioners are visiting many of the 109 residents at Vega Place, a government-subsidized apartment complex for senior citizens and people with disabilities.

It's called the House Call program, said Janet Huling, who dreamed up the idea, which has received a three-year \$176,000 HUD grant.

Huling said the goal is to help people "to age in place longer and better."

Everyone benefits by keeping as many people as possible out of more expensive nursing homes and hospitals.

Huling said many seniors don't get the care they need. Some have trouble traveling or getting rides. They don't like the long wait at the county hospital and they don't like seeing a different doctor each time.

"It's a problem of access," said Dr. Ray Lewis, a Fort Worth geriatric specialist who will oversee the house calls at Vega Place.

Lewis said preventative medicine always is better and less expensive.

"If we can keep people out of nursing homes and hospitals, it can have a positive effect on the entire health system," Lewis said.

"The House Call program is not a HUD program. However, we think it is a great idea and would like to see it
2/11/2004

duplicated in other projects for the elderly and disabled," said Patricia Campbell, a HUD spokeswoman.

"This really was Ja'net's idea. Many of the residents there don't have transportation and this could be a real benefit to them," Campbell said.

Campbell said the word is getting out and managers of similar apartment facilities have begun contacting her to find out how they might do something similar.

She said about 90 percent of the residents at Vega Place will qualify for house calls.

"I'm glad it's here," said Jewell Williamson, 69. "I'm OK now. I don't need a whole lot of doctoring, but it's good that it's here in case I need it."

Lizzie Phillips, 69, president of the Vega Place residents association, said having regular visits by doctors and nurses will help her stay healthy longer.

Ruby Howard, 75, has had three strokes along with osteoporosis, chronic fatigue syndrome and joint problems in her legs.

"Oh, this is wonderful," she said. "I hate to have to call people to come and take me to the doctor."

She said now she can get the regular blood tests she needs without having to leave her apartment, and that means she will have her blood checked more often.

"Please tell everybody this is wonderful," Howard said.

Paul Bourgeois, (817) 390-7796 bourgeois@star-telegram.com

Copyright 2003 Star-Telegram, Inc.
Record Number: 11155424

Housing on the Move!!

May 5, 2003

Inside this Issue:

The 'Good Old Days' are Back for Fort Worth Seniors
Two Pennsylvania Directors Retire
Shreveport Opens Access To Empowerment
Neighborhood Learning Centers
Policies and Procedures
HUD Jobs
Upcoming Events



[Local information](#)



[Print version](#)



[E-mail this to a friend](#)

The 'Good Old Days' are Back for Fort Worth Seniors

Remember the good old days when doctors often made house calls? Well, for some residents of Fort Worth's Vega Place Senior Apartments, the good old days are back. Through a program called House Calls, doctors and nurse practitioners are visiting many of the 104 residents at Vega Place, a U.S. Department of Housing and Urban Development (HUD) subsidized apartment community for senior citizens and people with disabilities. Primary medical services can now be offered in the convenience of the patient's home.

After being awarded a three-year Service Coordination Grant from HUD totaling \$176,000, Ja'net Huling, then Vega Place property manager, began considering better ways to meet the medical needs of residents who were often unable to visit their doctors regularly. After becoming the service coordinator for Vega Place, she formed a unique partnership with a local health care provider, Health Essentials Solutions, Inc., and literally brought the House Calls program in-house. Approximately 90 percent of residents at Vega Place qualify for House Calls.



Dr. Ray Lewis examines Vega Place resident Ed Oliver as part of the House Calls program.

The kick-off ceremony held March 26 included residents, friends, local health care providers and other community leaders. Health Essentials' Marcey Gage told the audience, "Health Essentials is excited and looking forward to working with Vega Place seniors, and we thank HUD for the opportunity to work hand-in-hand to provide consistent and quality care to their residents."

E. Ross Burton, the HUD Region VI Multifamily Housing Hub Director, said that the goal of service coordination is to provide services residents need, such as health care, and ultimately help them avoid unnecessary institutionalization and improve their quality of life. Dr. Ray Lewis, a prominent Fort Worth geriatric specialist who will be overseeing the program, explained why preventive medicine is always better and less expensive. "If we can keep people out of nursing homes and hospitals, it can have a positive effect on the entire health system," Lewis said. Vergie M. Anderson, Multifamily Project Manager; Eva Aromi, Multifamily Project Manager; and Vernon Butler, Jr., Multifamily Neighborhood Networks Program

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

[Housing](#)

in the celebration.

Two Pennsylvania Directors Retire

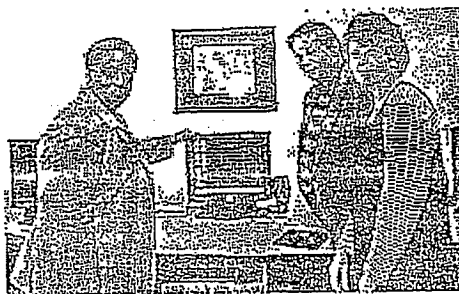
Jim Vassallo took a long and circuitous route to becoming the Director of Project Management in the Philadelphia Program Center. After earning his bachelor's degree from LaSalle College, he served in the army and then established a successful real estate business. He started his second career at HUD in 1971 at age 40. Based on his appraisal expertise, his first job was as a Single Family Commitment Appraiser and subsequently, progressed to Multifamily Appraiser, Supervisory Appraiser, Chief Appraiser, Chief of Multifamily Production, and Supervisory Project Manager/ Team Coordinator. Prior to retirement, Mr. Vassallo was the Director of the Philadelphia Program Center.

Ed Palombizio has had two successful careers at HUD. He started working in 1976 as an Attorney-Advisor with the Office of the General Council. After working in Headquarters for four years, he transferred to the field, where he worked in the District of Columbia, Pittsburgh and Nashville area offices. After serving as a HUD attorney for 11 years, he started a second career in the Pittsburgh Area Office in Multifamily Housing. In this area, he served as Director of Multifamily Development, Director of Multifamily Housing, and finally as Director of Project Management.

Mr. Palombizio and Mr. Vassallo have been responsible for directing the daily activities of the asset management, valuation, architectural, cost, mortgage credit and administrative staff.

Shreveport Opens Access To Empowerment Neighborhood Learning Centers

The new Neighborhood Networks Access to Empowerment Computer Learning Center that opened recently is serving residents of three Shreveport Housing Authority developments with more than 1,100 households. The centers offer programs designed to enhance the academic and social skills of the residents of Goodman Plaza, Wilkinson Terrace, Jackson Heights and the surrounding community.



(l to r) Donzetta Kimble, Shreveport Housing Authority Executive Director, shows off Goodman Plaza's new learning center to Anthony Hernandez, Shreveport Multifamily Supervisory Project Manager, and Martha Sakre, Director of the Shreveport Field Office.

The center is equipped with state-of-the-art computers. Southern University-Shreveport and Louisiana State University-Shreveport provide volunteers to teach computer classes, and Goodwill Industries will offer employment training and job placement to residents who complete the training. Among the planned activities are basic adult and youth education programs, senior services and continuing education. The Resident Advisory Board provides equipment, classroom and office space, childcare and transportation for participants as necessary.

Policies and Procedures

HUD issues Mortgagee Letters to inform lenders of changes in Federal Housing Administration (FHA) operations, policies and procedures. Lenders, bankers and others associated with mortgage loans will be interested to know that HUD's business partners page contains links to a wide variety of resources available on HUD's website including information on what's new, online tools and a listing of all FHA Mortgagee Letters.

The Office of Housing has openings available for current federal employees for various positions including Project Manager and Secretary (OA). See the complete listing by visiting the Housing vacancies at the [USAJobs](#) website. The [USAJobs](#) website also includes information on jobs open to individuals who are not currently employed by the federal government.

Upcoming Events

- May 6, Regional Conference for Faith-Based Organizations, sponsored by HUD, Vancouver, Washington. For more information, please contact Roy Scholl at (503) 326-3985 or by [email](#).
- May 6, [Neighborhood Watch Training for Lenders](#), sponsored by the Chicago Regional Office of HUD and the Atlanta, Denver and Philadelphia HOCs, Chicago, Illinois
- May 6, [Supportive Housing for the Elderly \(Section 202\) and Supportive Housing for Persons with Disabilities \(Section 811\) SuperNOFA Workshops](#), sponsored by HUD's Oregon Office, Spokane, Washington
- May 7, [Caribbean Direct Endorsement Seminar](#), sponsored by the Atlanta Homeownership Center, Santurece, Puerto Rico
- May 7, [Supportive Housing for the Elderly \(Section 202\) and Supportive Housing for Persons with Disabilities \(Section 811\) SuperNOFA Workshops](#), sponsored by HUD's Oregon Office, Anchorage, Alaska
- May 9, [Supportive Housing for the Elderly \(Section 202\) and Supportive Housing for Persons with Disabilities \(Section 811\) SuperNOFA Workshops](#), sponsored by HUD's Oregon Office, Portland, Oregon
- May 12-15, Western Lenders Conference, Las Vegas, Nevada. For more information, please contact [Todd Morans](#). To register, please contact [Brenda Bailey](#).
- May 13, [Supportive Housing for the Elderly \(Section 202\) and Supportive Housing for Persons with Disabilities \(Section 811\) SuperNOFA Workshops](#), sponsored by HUD's Oregon Office, Boise, Idaho.
- May 13-14, Spring Forum, sponsored by the National Housing and Rehabilitation Association, Washington, D.C., for more information call 202-939-1788.
- May 13-17, [2003 Midyear Legislative Meetings and Expo](#), sponsored by the National Association of Realtors, Washington, D.C.
- May 14-18, [Annual Conference](#), National Association of Professional Mortgage Women, Reno, Nevada
- May 21, [Loss Mitigation Training Seminar](#), sponsored by HUD, USDA Rural Development and the Veteran's Administration, South Portland, Maine
- May 21, MAP Appraiser Training, sponsored HUD's Baltimore Office, Baltimore, Marylande
- May 28-30, [MAP 101 Underwriter Training](#), Seattle, Washington
- June 10-12, [2003 FHA Direct Endorsement Training](#) for current and future FHA Direct Endorsement underwriters, sponsored by the Orange County APMW, HUD's Santa Ana Field Office and Santa Ana Homeownership Center, Orange, California
- June 16-21, [74th LULAC National Convention](#), sponsored by the League of United Latin American Citizens, Orlando, Florida

Find out more about [HUD events](#).

CONTRIBUTORS: Susan Dorr, Shreveport Office; Warner Endsley, Fort Worth Multifamily Hub; Linda Jarrell, Shreveport Office; Thomas Langston, Philadelphia Multifamily Program Center; Melissa Peters, Baltimore Office

Housing on the Move is published 48 times a year by the U.S. Department of Housing and Urban Development's Communication and Marketing Division. Send your comments or contributions to the [Housing on the Move mailbox](#). [Guidelines for submitting contributions](#) are available on HUD's website. We look forward to hearing from you.

Content updated May 5, 2003

 [Back to top](#)



U.S. Department of Housing and Urban Development
451 7th Street S.W., Washington, DC 20410
Telephone: (202) 708-1112 TTY: (202) 708-1455
[Visit a local HUD office near you](#)



[Privacy Statement](#)
[Home](#)

This page is located on the U.S. Department of Housing and Urban Development's Homes and Communities Web site at http://www.hud.gov:80/offices/hsg/mfh/nnw/nnwnew_1081.cfm.



Manager Conquers Seniors' Fears of Surfing

Fort Worth, TX--"Two and a half years ago, most senior citizens here had never touched a computer. They were totally opposed to bringing 'those machines' or a Neighborhood Networks center here," recalls Ja'net Huling, manager of Vega Place Senior Apartments in Fort Worth, Texas. "It took me over a year to convince residents that computers could bring them lots of benefits--like Internet access to less costly prescriptions. Not only have residents overcome reluctance about using computers, they are really enthusiastic about all the possibilities that computers and the Internet open up to them."

How did Huling change attitudes? "At our monthly resident meetings, I would bring up a computer-related topic, like using the Internet to find better deals on prescriptions." Once people understood this, they realized that it would be worth learning some basic computer skills to be able to explore different Web sites. Gradually, she won converts and 100 percent of the residents supported opening a Neighborhood Networks Center at Vega Place. "Residents really like living here, and the center has made life even better."

One of Huling's first activities at the center was helping eligible residents complete online applications for food stamps. "Mistakenly thinking the subsidy was only \$10 per month, many seniors had not bothered to enroll." She not only gave everyone more accurate information about this Federal program but also has helped 50 residents sign up for food stamps. Although the center will not have Internet access until next month, Huling used her own computer and Internet provider for this initiative.

Working with Tresa Echols, resident association president, Huling continues forming community partnerships to provide direct services at the center. Mondays through Saturdays, volunteers from Southwood Baptist Church are teaching residents to use computers. The Fort Worth Health Department conducts a Chronic Illness Management class that teaches residents how to manage their ailments and understand their necessary medications. Residents started a walking club as a result of this class. Another partnership is in the works with an organization that provides doctors who make house calls.

When California Commercial Investment Company bought Vega Place Senior Apartments in May 2000, the apartment complex was failing in most major categories of HUD's Real Estate Assessment Center's (REAC's) property inspection process. However, the new owner had a brighter vision for the apartments and invested a significant amount of capital in upgrades, including the Vega Place Center. It includes a comfortable and beautifully decorated community room and a computer center equipped with four stand-alone computers, two laptops, a printer, a scanner, and a digital camera, most of which were donated by HUD's Fort Worth office. Moreover, it has a clothes-care center and a clubroom, which the Vega Place Food Bank transforms into a grocery store the first and third Tuesday of each month. The Tarrant County Area Food Bank, Kroger Food Stores, and other groups donate the food, so residents shop for free.

During the Vega Center's grand opening celebration on August 16th, the Fort Worth HUD Office received recognition for its leadership and assistance in helping this Neighborhood Networks center become a reality. Fort Worth's Multifamily HUB Director E. Ross Burton and Louis Ybarra, supervisory operations officer, spoke on behalf of the Department. In addition, Virgie M. Anderson, HUD Multifamily project manager, and Vernon Butler, Jr., its Multifamily Neighborhood Networks program officer were also recognized. Special recognition was given to the Austin Affordable Housing Corporation, the Vega Place management team, and Ray McCoy, who directs Southwest Baptist Church's senior ministry.

For more information about Neighborhood Networks centers in the Dallas area, contact:

Vernon Butler
U.S. Department of Housing and Urban Development
Fort Worth Office
801 Cherry Street
Ft. Worth, TX 76113-2905
Phone: (817) 978-5769
E-mail: Vernon_Butler_Jr.@hud.gov

For more information about Vega Place Apartments, contact:

Ja'net Huling
Property Manager
6154 Community Lane
Fort Worth, TX 76133
Phone: (817) 292-8935
E-Mail: mjhuling@hotmail.com

U.S. Department of Housing and Urban Development
451 7th Street, S.W., Washington, DC 20410
Telephone: (202) 708-1112 TTY: (202) 708-1455

This page is located on the U.S. Department of Housing and Urban Development's Homes and Communities Web site at
http://www.hud.gov:80/offices/hsg/hsgmove/hom_1007.cfm.



Housing on the Move!!

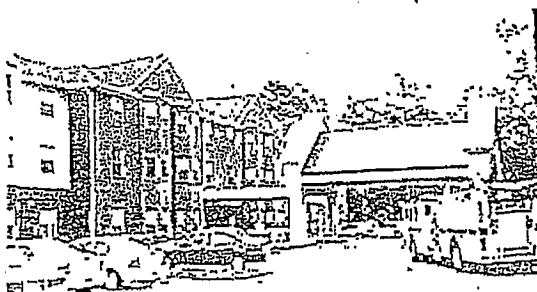
October 7, 2002

Inside this Issue:

Affordable Housing for "Greatest Generation" Opens in Houston
Neighborhood Networks Director Recognized for Exemplary Service
Nonprofit Dedicates Sixth Senior Complex in NYC
First All-Seniors Complex In Fort Worth Opens Learning Center
Policies and Procedures
HUD Jobs
Upcoming Events

AFFORDABLE HOUSING for "GREATEST GENERATION" OPENS in HOUSTON

Cornerstone Gardens, a new, 65-unit elderly complex constructed under HUD's Section 202 program, was dedicated recently in Houston, Texas. Located on a beautifully landscaped site and surrounded by tall pine trees, Cornerstone Gardens provides its residents with a combination of both peaceful surroundings and ready access to needed services and retail stores in the northwest Houston area.

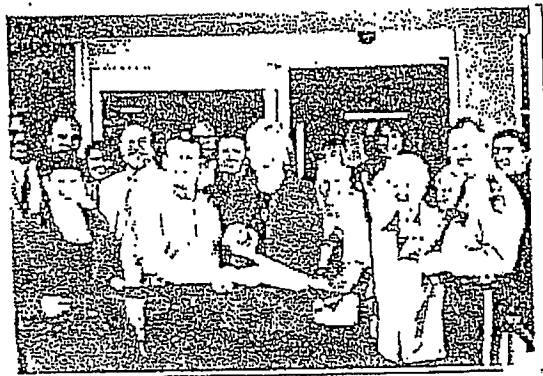


Built on a wooded site ringed by mature pine trees, Cornerstone Gardens is a new addition to HUD's Section 202 assisted housing program Inventory in Houston.

The Rev. Laverne R. Joseph, President and Chief Executive Officer of Retirement Housing Foundation (RHF), Cornerstone Gardens' sponsor, gave the opening presentation for the dedication ceremonies. RHF is a non-profit sponsor and manager of affordable housing and

services for the elderly, low-income families, and persons with disabilities and provides affordable housing for more than 14,000 persons throughout the United States and its territories.

A. Cynthia Leon, HUD Region VI Regional Director, addressed the new residents, community leaders and RHF representatives and staff. She stated that Cornerstone Gardens is an example of HUD Secretary Mel Martinez' commitment to providing safe, decent and sanitary housing for needy Americans.



Participating in the ribbon cutting ceremony were (l to r) HUD Regional Director A. Cynthia Leon, Cornerstone Gardens Co-Managers Chuck and Vickie Shaffer, and Deputy Constable Woody Mitchell. Over Ms. Leon's right shoulder is Ray Richardson, HUD Houston Office Multifamily Program Center Director, and to his left is Rev. Laverne Joseph with Retirement Housing Foundation.

Armando Walle, Staff Assistant to Congressman Gene Green (D-Texas), presented a U.S. flag that had flown over the Capitol on Memorial Day, May 27, 2002, to the veterans and the other residents. The veterans put the flag to immediate use by leading the crowd in reciting the Pledge of Allegiance. Texas State Representative Peggy Hamric, another speaker for the ceremonies, promised to provide a Texas state flag that had flown over the Texas Capitol. In remembrance of the heroes of September 11, the audience saluted members of the West Little York Volunteer Fire Department and Harris County Precinct 4 Constable Office.

~~NEIGHBORHOOD NETWORKS DIRECTOR RECOGNIZED FOR~~
~~EXEMPLARY SERVICE~~

On September 26, Stillman College in Tuscaloosa, Alabama, presented Delores Pruden, the Director of HUD's Neighborhood Networks program, its Good Neighbor Award for her contributions to the college's Community Empowerment and Self-Sufficiency Program.

The Good Neighbor Award recognizes public servants who reach out to neighborhoods with the goal of assisting residents in learning how to empower themselves and improve their quality of life. The award committee selected Ms. Pruden for her dedication to providing technical assistance to Historically Black Colleges and Universities and other HUD initiatives and for her stability and perseverance beyond the call of duty. Specifically, Ms. Pruden was recognized for enhancing the Stillman College/HUD service delivery systems over the past five years and the resulting achievement of all goals within the context of program objectives.

NONPROFIT DEDICATES SIXTH SENIOR COMPLEX in NYC

Selfhelp Community Services and its sister organization, United Help, Inc., hosted a dedication ceremony of a new Section 202 project on September 18. The Harry and Jeanette Weinberg Section 202 project is located in Queens, New York and is the sixth senior apartment building sponsored and developed by this nonprofit organization, providing housing to more than a thousand low and moderate-income seniors in New York City. Selfhelp's original and ongoing commitment to victims of Nazi persecution has expanded to include home- and community-based services to the elderly and others at risk of losing independence and dignity.

This new Section 202 property is the latest addition to a campus setting, joining two other senior housing developments and the Selfhelp Benjamin Rosenthal Senior Center. Construction was made possible by the nearly \$8 million dollars received from HUD in capital advance funds. Additional funding obtained from the Harry and Jeanette Weinberg Foundation enabled Selfhelp to provide enhancements to the building and to expand this supportive urban campus.

The 70 apartment units have air-conditioning, individual emergency alerts and security systems. The comfortably furnished lobby, community room, library and outdoor spaces offer accessible places to meet and socialize. On-site social work staff provide counseling services and plan social and recreational activities. Residents can go to the Rosenthal Senior Center across the courtyard for hot congregate lunches and a myriad of education, social, culture and volunteer programs.

The New York United Jewish Agency (UJA) Federation provided assistance to Selfhelp throughout the development process, including donating a portion of the development site. HUD's commitment of on-going rental subsidies will enable the diverse mix of tenants, reflective of New York City's wide mix of populations, to live independently and to access a wide range of opportunities for recreational, educational and social activities. This project exemplifies the best of HUD's partnership with non-profits through the Section 202 Supportive Housing Program for the Elderly.

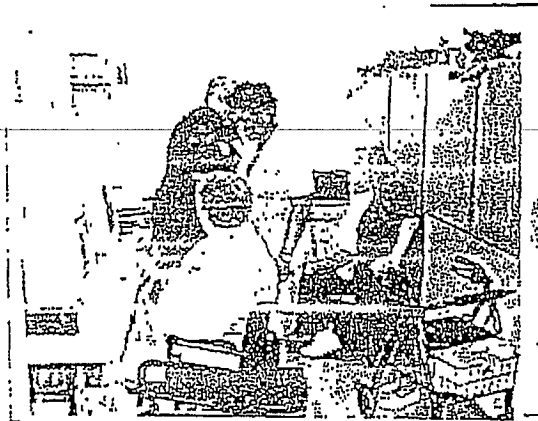
The dedication program included comments by members of Selfhelp, including Victor Wyler, President of the Board; Stuart Kaplan, Chief Executive Officer; and Grace Nierenberg, Vice President of Housing and Senior Centers, as well as Harvey Goldman, Managing Director of the UJA Federation Jewish Communal Network Commission; Helen Marshall, Queens Borough President; Brian McLaughlin, State Assemblyman; John Liu, New York City Councilman; and Yoon Sang Park, President of the Tenants Council. State Senators Frank Padavan and Toby Stavisky, former Councilwoman Julia Harrison, Assistant Commissioner of the New York City Department for the Aging Al Buzzeo and HUD Senior Project Manager/Construction Coordinator Robert Bassolino attended the program which included informal tours, a dedication ceremony and reception.

FIRST ALL-SENIORS COMPLEX in FORT WORTH OPENS LEARNING CENTER

Fort Worth Multifamily Hub staff recently joined the property managers and residents of the Vega Place Senior Apartments August 16, in celebrating the grand opening of Fort Worth's first-ever Neighborhood Networks Learning Center in an "all-seniors" housing complex. The Vega Place Neighborhood Networks Learning Center became the learning and activities center of the one-hundred-plus Section 8-assisted senior citizens living at the complex and the numerous other elderly citizens who will also participate in the activities offered at the center.

The learning center includes a computer center equipped with four stand-alone computers, two lap-top computers, a printer, a scanner and a digital camera, most of which were donated by the U.S. Department of Housing and Urban Development's (HUD) Fort Worth office. The facility also includes a clothes care center and a club room which is transformed every first and third Tuesday of the month into

a grocery store for the Vega Place's Food Bank program.



HUD Multifamily Project Manager Virgle M. Anderson (in pink) and Resident Association President Tresa Echols (seated) discuss the new computer center as HUD's Diana Puckett (in black) and Vega Place residents look on.

What makes the opening of this learning center even more impressive is the fact that when the California Commercial Investment Company bought the facility in May of 2000, the complex was failing in most major categories of HUD's Real Estate Assessment Center (REAC) Property Inspection Process. The new owner, however, had a brighter vision for the Vega Place Senior Apartments. During the last two years, they have invested in upgrades such as new heating and air conditioning units, interior remodeling, exterior paint, new windows and landscaping. In the most recent HUD REAC inspection, Vega Place passed with flying colors.

Ja'net Huling, the Vega Place Property Manager, and Tresa Echols, the Vega Place Resident Association President, have formed community partnerships to develop programs offered through the learning center. Southwood Baptist Church, for example, has partnered with Vega Place to provide volunteers to teach residents how to use the computers. Additional examples of partnerships include the Vega Place Food Bank where residents can shop free. The groceries are donated by organizations like the Tarrant County Area Food Bank and Kroger Food Stores. The Fort Worth Health Department is conducting a chronic illness management class which teaches the residents how to manage their diseases and understand their medications.

The Fort Worth HUD Office was recognized during the celebration for its leadership and assistance in making the Vega Place Neighborhood Networks Learning Center a reality. Fort Worth's Multifamily Hub Director, E. Ross

Burton, spoke on behalf of the Department. Virgie M. Anderson, the HUD Multifamily Project Manager, and Vernon Butler Jr., the HUD Multifamily Neighborhood Network Program Officer were recognized at the grand opening celebration. Special recognition was also given to the Austin Affordable Housing Corporation, the Vega Place management team, and Ray McCoy, Director of the Seniors Ministry of the Southwest Baptist Church.

Policies and Procedures

HUD issues Mortgagee Letters to inform lenders of changes in Federal Housing Administration (FHA) operations, policies and procedures.

Mortgagee Letter 02-21, released on September 26, identifies and recommends the use of prudent industry practices related to due diligence in the acquisition of whole loans or loan pools. The Letter, which focuses on predatory lending, is the first in a series on prudent due diligence. Future Letters will focus on related matters such as prior servicing activity.

Lenders, bankers and others associated with mortgage loans will be interested to know that HUD's business partners page contains links to a wide variety of resources available on HUD's web site including information on what's new, online tools and a listing of all FHA Mortgagee Letters.

HUD Jobs

The Office of Housing has openings available for current federal employees for various positions. See the complete listing by visiting the Housing vacancies at the USAJobs web site.

The USAJobs web site also includes information on jobs open to individuals who are not currently employed by the federal government.

Upcoming Events

- ▶ October 8-9, Loss Mitigation Training for servicing lenders and HUD-approved housing counseling agencies, Oklahoma City, Oklahoma, sponsored by HUD's National Servicing Center
- ▶ October 13-16, "Expand Your Knowledge" National Training and Networking Conference, sponsored by the American Association of Service Providers, Denver, Colorado
- ▶ October 20-23, 89th Annual Convention & Expo, sponsored by the

- Mortgage Bankers Association, Chicago, Illinois
- ▶ October 23, Web Clinic for HUD Partners, Indianapolis, Indiana
- ▶ October 27-30, 2002 National Conference and Exposition, sponsored by National Association of Housing and Redevelopment Officials, Seattle, Washington
- ▶ October 28-31, Annual Meeting and Exposition, sponsored by American Association of Homes and Services for the Aging, Baltimore, Maryland
- ▶ October 30-November 2, "Celebrating 20 Years of Building Communities," sponsored by the Enterprise Foundation, Dallas, Texas
- ▶ November 13, Web Clinic for HUD Partners, New Orleans, Louisiana
- ▶ November 14-16, National Apartment Association Assembly of Delegates, sponsored by the National Apartment Association, Phoenix, Arizona
- ▶ November 21-24, Association of Collegiate Schools of Planning Annual Conference, Baltimore, Maryland
- ▶ December 3-7, 79th Congress of Cities and Exposition, sponsored by the National League of Cities, Salt Lake City, Utah
- ▶ December 9-14, 26th Annual Legislative Conference, "The Blueprint: For Educational Excellence", sponsored by the National Black Caucus of State Legislators, Indianapolis, Indiana

Find out more about HUD events.

CONTRIBUTORS: Warner Endsley, Fort Worth Hub;
Vyllorya Evans, Headquarters; Beryl Newwood, New York
Multifamily Hub

Housing on the Move is published 48 times a year by the U.S. Department of Housing and Urban Development's Communication and Marketing Division. Send your comments or contributions to the Housing on the Move mailbox. Guidelines for submitting contributions are available on HUD's website. We look forward to hearing from you.

U.S. Department of Housing and Urban Development
451 7th Street, S.W., Washington, DC 20410
Telephone: (202) 708-1112 TTY: (202) 708-1455