

Welcome to the MULTIFAMILY HOUSING RENTAL HOUSING INTEGRITY IMPROVEMENT PROJECT (RHIP) LISTSERV that brings you up-to-date RHIP related publications, news, information and occupancy tips in an effort to help reduce errors in rent determinations and subsidy calculations.

RHIP TIP ON DETERMINING INCOME AND CALCULATING RENT

The most frequent errors encountered in reviews of annual and adjusted income determinations in tenant files fall in three categories:

1. Applicants and tenants failing to fully disclose income information;
2. Errors in identifying required income exclusions; and
3. Incorrect calculations of deductions often resulting from failure to obtain third-party verification.

Careful interviewing and thorough verification can minimize the occurrence of these errors.

For further information and examples, please refer to Chapter 5 Paragraph **5-1C** of *HUD Handbook 4350.3 REV-1 Occupancy Requirements of Subsidized Multifamily Housing Programs*.

ITEMS OF INTEREST

The Department of Health and Human Services sent HUD an e:mail on April 20th with the following information regarding "Standardized Codes and Exceptions Form for Medicare Prescription Drug Benefit":

The Centers for Medicare and Medicaid Services (CMS) in collaboration with their partners has been working to simplify administrative processes and create common procedures throughout the Medicare Part D program. To that end, America's Health Insurance Plans (AHIP), the National Association of Chain Drug Stores (NACDS), and the National Community Pharmacists Association (NCPA) met with CMS Administrator Mark B. McClellan, MD, PhD, to announce standardized coding messaging designed to assist pharmacists and better serve beneficiaries when they fill prescriptions at pharmacies.

Specifically, these standardized electronic messages will help pharmacists quickly determine the appropriate course of action for filling beneficiaries' prescriptions under four different circumstances: (1) when a particular drug is not covered; (2) when prior authorization is required; (3) when plan quantity or other coverage limitations have been exceeded; and (4) when the

pharmacy is not part of the Part D plan's network. These organizations' agreement on this messaging will result in the consistent use of key terms by Part D plans and thus allow pharmacists to more quickly address issues at the pharmacy counter.

In addition, Dr. McClellan announced the formation of the Pharmacy Quality Alliance (PQA). PQA will aim to improve pharmacy care and outcomes through a collaboration of the pharmacy community, health plans, government, employers, physicians, and consumers. The goal of PQA will be to agree on a strategy for measuring and reporting data that will help consumers make informed choices and appropriate healthcare decisions.

"Pharmacists and pharmacies have demonstrated how important they are to the implementation of the Medicare drug benefit, and we're pleased to support these collaborative efforts," said Dr. McClellan. "The PQA is an important next step in supporting pharmacists' efforts to improve quality and reduce costs in our health care system," he said.

To further the goal of simplifying procedures in the new drug benefit, last week the American Medical Association (AMA) and America's Health Insurance Plans (AHIP), in conjunction with CMS, released a standardized exceptions form designed to assist physicians in applying for exceptions and prior authorizations on behalf of Medicare beneficiaries enrolled in Medicare drug plans. This form allows for a simplified process for physicians to apply for coverage determinations on behalf of all of their Medicare patients, regardless of which Part D plan the beneficiary is enrolled in.

The letter and accompanying attachment on standardized coding as well as the cover note and standardized coverage determination form are attached.

http://ahma-ncnh.org/HUD/docs/McClellan - 4-18-06 _signed by AHIP, NACDS & NCPA .pdf
<http://ahma-ncnh.org/HUD/docs/attachment 4-18-06 re standardized additional messages.pdf>
<http://ahma-ncnh.org/HUD/docs/McClellan-Maves 04-10-06.pdf>

(See attached file: McClellan - 4-18-06 _signed by AHIP, NACDS & NCPA_.pdf)(See attached file: attachment 4-18-06 re standardized additional messages.pdf)(See attached file: McClellan-Maves 04-10-06.pdf)(See attached file: Trigger Form_Exceptions_final.pdf)

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Please encourage others to sign-up for the Listserv, so they too can receive current RHIIP related information from HUD <http://www.hud.gov/subscribe/maillinglist.cfm>

If you should have any occupancy related questions, please contact your assigned contract administrator, or your RHIIP Help Desk Representative
<http://www.hud.gov/offices/hsg/mfh/rhiip/helpdesk.pdf>

You can view the RHIIP Tips Archives: issues 1-10, under "Listserv-Multifamily RHIIP Tips" at <http://www.hud.gov/offices/hsg/mfh/rhiip/mfhrhiip.cfm>.