

**HUD's LEAN 232 Program**  
**Office of Insured Health Care Facilities**  
**(OIHCF)**

**Update as of February 5th, 2010**

**Chicago Lender Training a Success!**

Last week, the OIHCF staff, in coordination with the Eastern Lenders Association hosted the 3<sup>rd</sup> LEAN 232 Lender Training since the beginning of this program in July 2008. Discussion topics included working with portfolios, appraisal issues, the new "Green Team" and much, much more. Stay tuned for future email updates sharing more of topics and discussions presented at this training.

**Early Commencement of Construction –  
Preliminary HUD Notification**

In an effort to facilitate participation in the required HUD Pre-Construction Conference, as well as HUD inspections, the Lender shall complete the attached data sheet for the proposed project, and send it via email to [Mike.Peeler@hud.gov](mailto:Mike.Peeler@hud.gov) no later than 45 days prior to the submission of the Early Commencement of Construction application. The Lender's email shall also include the name and contact information of their proposed Pre-Construction Conference Coordinator.

**[Early Commencement of Construction - Request for Project Data](#)**

**Requirement of a Separate Deposit Control  
Agreement on Projects with Governmental Receipts**

As discussed in the September 18, 2009 Email Update, HUD is requesting Deposit Control Agreements (DCA) on 232 project Operating Account(s). The Operator needs to set up two such accounts on projects with governmental receipts (Medicaid/Medicare) – one for government receipts, and one for private pay/commercial insurance/miscellaneous receipts

where the funds from the governmental account are swept. This will result in the need for two Deposit Control Agreements – commonly referred to as a DAISA (Deposit Account Instructions Service Agreement for governmental receipts) and a DCA (for non-governmental receipts). HUD has a sample DCA posted to HUD.GOV under “Sample Closing Documents”. HUD is currently vetting a sample DAISA – until such time that this sample is posted to HUD.GOV, if you have questions on this, please work with the assigned HUD Closing Attorney. For a sample DCA used in Accounts Receivable Financing transactions, check hud.gov under “Accounts Receivable Financing Documents.”

### **Updates on 223f projects assigned from the Queue**

Please be advised that you may be contacted by the OIHCF Underwriter, once a 223f project is assigned from the queue, requesting the Lender’s Underwriter to provide updated NOI figures through 12/31/2009. Your ability to provide this quickly will help in expediting our review.

### **New Member to the OIHCF Team**

We would like to introduce the newest member of the OIHCF Team – Scott Werdal. He joins us as an Appraiser/Underwriter. Welcome to the Team, Scott.

### **Need to Reference Previous LEAN 232 Updates?**

Previous E-Newsletters (Email Updates) can be found at: [http://portal.hud.gov/portal/page/portal/HUD/federal\\_housing\\_administration/healthcare\\_facilities/section\\_232/lean\\_processing\\_page/underwriting\\_guidance\\_home\\_page/previous\\_e\\_newsletters](http://portal.hud.gov/portal/page/portal/HUD/federal_housing_administration/healthcare_facilities/section_232/lean_processing_page/underwriting_guidance_home_page/previous_e_newsletters)

### **LEAN Thinking Mailbox – [LeanThinking@hud.gov](mailto:LeanThinking@hud.gov)**

Have questions about the LEAN 232 Program? Please send them to [LeanThinking@hud.gov](mailto:LeanThinking@hud.gov)

### **Interested in getting updates on the LEAN 232 Program?**

**Join our email list by sending your contact information to:**  
[Kristine.Martin@hud.gov](mailto:Kristine.Martin@hud.gov)

**For more information on the LEAN 232 Program, check out:**

[http://portal.hud.gov/portal/page/portal/HUD/federal\\_housing\\_administration/healthcare\\_facilities/section\\_232/lean\\_processing\\_page](http://portal.hud.gov/portal/page/portal/HUD/federal_housing_administration/healthcare_facilities/section_232/lean_processing_page)

**Or check out:**

[www.hud.gov/healthcare](http://www.hud.gov/healthcare)