



# HUD'S INSURED NURSING HOME PROGRAM

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# FHA's Section 232 Program

- Office of Residential Care Facilities
  - FHA loan product that provides mortgage insurance for residential care facilities
    - Skilled Nursing Facilities
    - Assisted Living
    - Board and Care Facilities



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# Physical Inspections

- HUD's Real Estate Assessment Center – Conducts physical inspections that result in a score out of a possible 100 points.
  - Inspections are to provide HUD with the ability to assess whether such properties are in safe, decent, and sanitary condition and are in good repair.
- Centers for Medicare & Medicaid Services (CMS) – Five-Star Quality Rating System



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# Inspection Timing

- Previous score determines the timeline for the next inspection.
  - 90 or above, the next inspection should be in 3 years.
  - 80-89, the next inspection should be in 2 years.
  - Less than 80, the next inspection should be in 1 year.



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# Exigent Health & Safety (EH&S)

- Owner/Operator Certifies that EH&S Violations are fixed within 72 hours of inspection.
  - Examples: Emergency exits blocked, electrical hazards, etc.
- All other violations are to be fixed within 60 days of the inspection.



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# Bala Nursing and Retirement Center in Wynnfield Heights scored a 2



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# Headlines

- **Philly nursing home has abysmal rating and rodents, too**
- **Lowest Rating for Philadelphia's Bala Nursing Home After Inspection**













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# Colorado















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# New York



























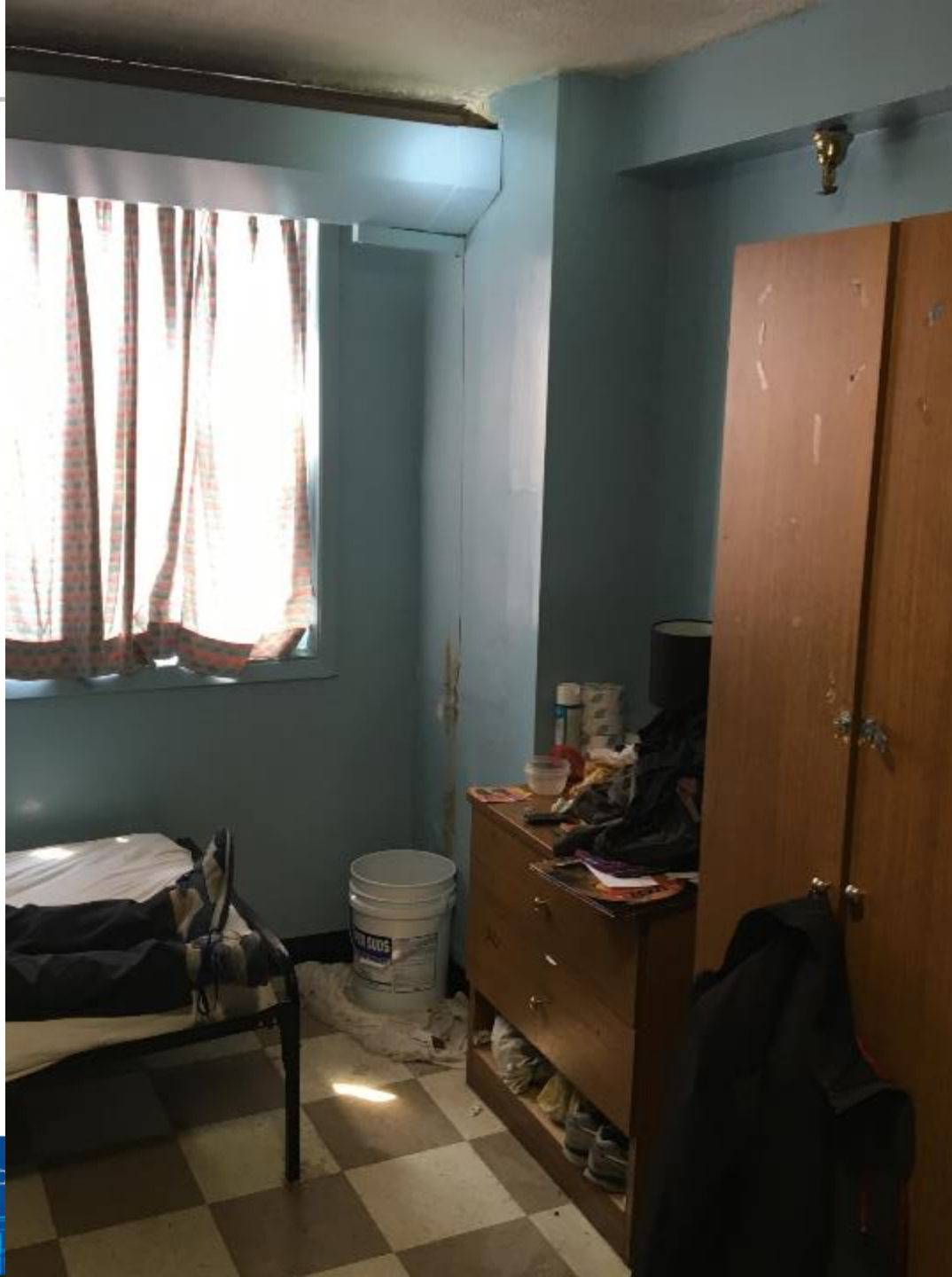


















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# Illinois

















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# Concerns

- Roofs
- Time Between Inspections
- Skilled Nursing Facilities – CMS Five-Star Quality Rating System





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