



Senior Housing Weekly

October 21, 2021

There will be NO Housing Advisory Group call on Monday, October 25. We'll be back for our Monday 12:30pm ET call on November 1. In the meantime, find us at the LeadingAge Annual Meeting!

Join the special LeadingAge COVID-19 Supplemental Payments (CSP) Call: Thursday, October 28, 1pm ET. With key HUD deadlines approaching for COVID-19 Supplemental Payments (CSPs), LeadingAge is hosting a special call to review member questions about COVID-19 reimbursements. During the call, we'll review HUD's CSP Notice, FAQs, and request form, and we'll identify outstanding questions about CSPs. Our discussion will cover both operating expenses and capital expenses eligible for reimbursement, including internet connectivity costs. Please email Juliana at jbilowich@leadingage.org for more information or to submit advance questions. This members-only call is taking place during our usual Connectivity Workgroup monthly call time.

Housing in Build Back Better Act: LeadingAge Hearing Statement. LeadingAge has submitted a statement for the record for an October 21 hearing, A Strong Foundation: How Housing is the Key to Building Back a Better America, to be held by the House Committee on Financial Services. The hearing will highlight the many important features of the Build Back Better Act's \$327 billion investments in affordable housing programs. Committee Chair Maxine Waters (D-CA), a strong affordable housing champion who spoke passionately at LeadingAge's 2017 "Save HUD 202" rally, included \$2.4 billion for HUD's Section 202 Supportive Housing for the Elderly program in the Committee's Build Back Better housing package. "LeadingAge firmly believes the availability of affordable, quality housing is critical for an America where older adults with low incomes are not living longer just to be saddled with exorbitant housing costs that squash their ability to live with dignity and choice. The Build Back Better Act must retain its \$2.4 billion for HUD's Section 202 program," LeadingAge's statement says. "For [older adult households on housing waiting lists] and the many more who don't even bother getting on a waiting list or cannot do so because the waiting list is closed, the solution is to expand the supply of affordable senior housing. HUD's Section 202 Supportive Housing for the Elderly program provides not only the affordable housing, but also the connection to services and supports. A significant expansion of this program is decades overdue." Read a LeadingAge article and our statement [here](#).

\$6M to Boost PRAC Rents for RAD Conversions. The Senate HUD appropriations bill for fiscal year 2022, released for the first time on October 18, would provide \$6 million to Section 202 PRAC (Project Rental Assistance Contract) communities to "support preservation transactions originally developed with a capital advance and assisted by a PRAC." This is a victory for LeadingAge, which has advocated for funds to increase 202/PRAC rents prior to PRACs being converted to the Section 8 platform under the Rental Assistance Demonstration preservation program. The House's FY22 bill does not include any funds to increase PRAC rents prior to RAD conversion. The Senate bill also includes \$44 million for new Section 202 homes; the House bill included \$205 million for new Section 202 homes and would fully fund Section 8 Project-Based Rental Assistance and PRAC renewals, while shifting all PRAC renewals to a calendar year schedule. For Service Coordinators, the Senate bill provides the same amount, \$125 million, but the Senate bill's report clearly states these funds are for Service Coordinator renewals, while the House bill's \$125 million leaves open the possibility that some of the funding could be used for new

Service Coordinators if not needed for renewals. The Senate bill would like any additional resources to be used instead on Service Coordinator salaries and retention. The Senate bill also urges HUD to do more to get broadband into its portfolio of subsidized homes. More on the bill in this LeadingAge [article](#).

HUD REAC Leaders Discuss NSPIRE Timeline, Inspector Vaccination Requirements on LeadingAge Call.

On October 19, LeadingAge hosted a call with leadership from HUD's Real Estate Assessment Center (REAC) to hear the latest updates on physical inspections and the NSPIRE demonstration program. The LeadingAge members-only call featured presentations and a moderated Q&A with HUD REAC Acting Deputy Assistant Secretary Ash Sheriff and HUD REAC Assessment Manager Tim Weese. During the call, HUD staff discussed HUD's recent [two-year extension to the NSPIRE demonstration program](#); once the demonstration period ends (now April 30, 2023), HUD's new NSPIRE protocol will replace the agency's current approach to physical inspections in HUD-assisted properties. In response to advance questions submitted by LeadingAge members, HUD REAC leadership provided updates on what to expect from NSPIRE and UPCS inspections during the coming months and years. A summary and recording of the call, as well as HUD's PowerPoint, will be available for LeadingAge members [here](#).

Senate on RAD: Increase Rents, Include Sec. 811 & Services. The Senate Appropriations Committee's fiscal year 2022 HUD funding bill would bring welcome changes to the Rental Assistance Demonstration. As [reported](#), the bill would provide \$6 million to increase Section 202/Project Rental Assistance Contract rents to facilitate RAD for PRAC conversion. Second, the bill would give HUD the authority to increase Section 8 rents, after RAD for PRAC conversion, "as necessary to ensure the ongoing provision and coordination of services or to avoid a reduction in project subsidy." Ensuring rents upon conversion are sufficient to meet the preservation needs of the community while not sacrificing resident services and supports has been problematic. LeadingAge strongly supports this policy change, which HUD itself requested Congress make as part of HUD's FY22 request to Congress. Third, the bill would expand RAD to include Section 811 communities, all of which are supported by Project Rental Assistance contracts. Again, LeadingAge strongly supports this policy change. Just before COVID struck, in early 2020, LeadingAge was coordinating sessions with HUD and Section 811 providers to brainstorm the best ways to bring Section 811 communities into the RAD preservation program. In its FY22 budget request to Congress, HUD requested the RAD for 811 expansion. Read the LeadingAge article [here](#).

Bill Floats SASH-Like Program for Assisted Housing. The Senate Appropriations Committee's fiscal year 2022 HHS appropriations bill includes support for a program to bring a housing-based care management model that increases primary care access for residents and reduces the rate of growth in Medicare spending and nursing home-driven Medicaid costs for publicly assisted housing residents and those in the surrounding community. The language, in the bill's report, is "supportive" of such efforts while encouraging CMS to work with states to achieve these goals with nonprofit housing providers collaborating with primary care practices, hospitals, social services, and public health. There is no funding or directive associated with the bill report's language, which appears to be modeled after Vermont's Support and Services at HOME (SASH) program, which coordinates the resources of social service agencies, community health providers and nonprofit housing organizations to support older adults who choose to live independently at home. In the SASH program, individualized, on-site support is provided by a Wellness Nurse and a SASH Care Coordinator. Read the LeadingAge article [here](#).

HUD's Second Interim Evaluation of IWISH Demonstration. HUD has publicly posted its April 2021 evaluation of its Integrated Wellness in Supportive Housing demonstration, *Supporting Aging in Place Through IWISH: Second Interim Report from the Evaluation of the Supportive Services Demonstration*. The initial three-year demonstration was extended for two-years by Congress in December 2020. The third and final evaluation of the initial three-year IWISH demonstration is expected in late 2022. HUD has yet to distribute any of the \$14 million Congress provided for the demonstration's two-year extension to any of the participating demonstration sites. The demonstration is designed to produce evidence about the IWISH model's impact on the housing stability and health outcomes of HUD-assisted older adult residents and will test whether IWISH will affect (1) unplanned hospitalizations and the use of other types of acute care with high healthcare costs, (2) the use of primary and nonacute care, and (3) the length of stay in housing by reducing transitions to long-term care facilities. Here is a [LeadingAge article](#) summarizing this report.

Guidance for Fully Vaccinated People: CDC [updated their guidance for fully vaccinated people](#). Specifically, CDC recommends fully vaccinated people get tested 5-7 days after close contact with a person with suspected or confirmed COVID-19. The previous guidance had been 3-5 days. CDC also provided additional information describing what vaccines qualify people as fully vaccinated and how to interpret vaccine records. These changes are reflected in the CDC's webpage, ["When You've Been Fully Vaccinated,"](#) as well.

Evidence for Conditions that Increase Risk of Severe Illness: CDC [updated its list of underlying medical conditions](#) that put adults of any age at higher risk for severe illness from the virus that causes COVID-19; these updates are based on evidence from published reports, scientific articles in press, unreviewed pre-prints, and internal data. Updates to the following conditions were completed based on evidence from the date range below: Chronic lung disease (including bronchiectasis, bronchopulmonary dysplasia, interstitial lung disease, pulmonary hypertension, pulmonary embolism, tuberculosis) and chronic liver disease (including cirrhosis, non-alcoholic fatty liver disease, alcoholic liver disease, and autoimmune hepatitis) were added in September based on evidence published between December 1, 2019 and August 31, 2021 using the updated review methods outlined below. Mental health disorders (such as mood disorders including depression, and schizophrenia spectrum disorders) were added in September based on evidence published between December 1, 2019 and August 31, 2021. No conditions were removed from the previous underlying medical conditions list.

Housing Training, starts November 1. Join LeadingAge NJ & DE, in partnership with Quadel Consulting & Training, a reputable leader in providing training solutions to the affordable housing community for this year's Fall Housing Training Conference November 1st- November 5th. Learn more about the training and how to register [here](#).