



Senior Housing Weekly

October 8, 2021

Housing Advisory Group Call October 11, 12:30pm ET. Join us for our next Housing Advisory Group call on Monday, October 11, for a discussion on HUD's latest CSP round 4 updates (see new FAQ with new deadline flexibility, below), HUD's new notice on notification before evictions, booster shot clinics, and housing funding at risk in the Build Back Better Act. LeadingAge hosts Housing Advisory Group calls every Monday at 12:30pm ET, and any LeadingAge member can join. Email Linda (LCouch@leadingage.org) or Juliana (JBilowich@leadingage.org) to learn more.

LeadingAge Coronavirus Update Call. It's not a news flash that workforce shortages are the number one issue for members across the country. Keeping current staff is also a key issue for all members. Tune in to the Update Call on Monday, October 11 at 3:30pm ET to hear from LeadingAge National Board Member Christie Hinrichs as she discussed her organization's workforce strategies and how they have utilized WeCareConnect to help with employee engagement and retention. On Wednesday's call, we will be joined by Christian Living Communities COO Jayne Keller as she talks about her organization's CNA mentorship program, Drive culture webinars, and employee benefits to keep employees satisfied and motivated to work for this member community. If you haven't registered for LeadingAge Update Calls, [you can do so here](#).

Deadline Flexibility in New CSP FAQ from HUD; Draft Request Form. On October 8, HUD issued the CSP draft request form and an FAQ for the CSP round four. As LeadingAge has strongly advocated, the FAQ provides some flexibility for the CSP round four's October 31 deadline for all purchases and installation services to be complete. The FAQ says purchases and installation services should "generally" be complete by October 31 but, given delays caused by the pandemic and natural disasters, prior to the close of the CSP expenditure period on October 31, 2021. HUD is allowing additional flexibility on the timing of delivery and installation of eligible capital items. Where the owner is unable to find a vendor who can complete delivery by October 31, 2021, HUD will allow inclusion of amounts for Eligible Capital Expenses in CSP requests in the following circumstances: 1) Payment has been completed AND delivery/installation date has been specified by the vendor to occur not later than March 31, 2022. OR 2) Payment has not been disbursed to the vendor, but legal liability to complete the purchase has been established. Agreements must include delivery/installation no later than March 31, 2022. Additional information is in the FAQ. LeadingAge will issue a complete analysis of [the new CSP FAQ](#). Also on October 8, HUD issued a [draft request form](#) for CSP round four (the final version to be used in owner submissions will be posted on HUDCLIPS later this month).

LeadingAge Warns Congress Not to Renege on Affordable Housing Commitments for Older Adults.

Responding to reports that Congressional negotiators are considering removing all \$322 billion of affordable housing funding from the Build Back Better Act, LeadingAge issued a press release on October 7 lambasting the idea. "Older Americans are not disposable bargaining chips. They are our relatives, friends and neighbors who will suffer every day and night without a place to call home," LeadingAge President & CEO Katie Smith Sloan said in the statement. On October 6, every Democratic member of the House Committee on Financial Services, led by Chairwoman Maxine Waters (D-CA), sent a letter to House Speaker Nancy Pelosi urging the housing funding remain in the package. "As members

of the House Financial Services Committee, we can affirm that a comprehensive approach to infrastructure includes a robust investment in our nation's affordable housing stock and that a comprehensive approach to our social safety net includes investment in affordable housing," the [letter](#) said. LeadingAge members are [urged](#) to reach out to their members of Congress and urge protection of the Build Back Better Act's housing funding, including the bill's \$2.4 billion for more than 37,500 new Section 202 Supportive Housing for the Elderly Homes, new Service Coordinators to help Section 202 residents age in community, and technical assistance to help states direct health services resources to affordable senior housing communities. The October 7 LeadingAge press release also pointed to a new HUD report showing that the number of [older adults with "worst case needs"](#) –very low income older adults who pay more than half their incomes for rent, and/or live in housing with serious repair issues -- increased by 82% during the last decade.

LeadingAge Acts to Secure Needed Funding, Programs. On October 8, LeadingAge sent a series of letters to key negotiators from the House, Senate, and White House who are working out the next iteration of the Build Back Better Act. The Build Back Better Act package is expected to shrink considerably in the coming weeks and LeadingAge is working furiously to ensure our priorities for older adults and aging services providers are not left on the cutting room floor. Also on October 8, LeadingAge participated in a twitterstorm to highlight the importance of keeping the bill's \$322 billion for affordable housing programs intact. There are reports the entirety of these funds are at risk, including the bill's \$2.4 billion for HUD's Section 202 Supportive Housing for the Elderly program. Read the letters [here](#).

"Worst Case" Housing Needs Explode by 16% for Older Adults. While the overall number of very low income renters with worst case needs increased by a statistically insignificant 0.6% between 2017 and 2019, the number of older adult very low income renter households with worst case needs exploded, increasing by 16%, according to a biannual HUD report to Congress released on October 5. Over the 10-year period 2009 – 2019, worst case needs among older adult very low income renter households increased by 82%, from 1.328 million households to 2.241 million households, the only household type to such dramatic gains. Households with "worst case needs" pay more than half of their incomes for rent, live in severely inadequate housing (homes having one or more serious physical problems related to heating, plumbing, and electrical systems or maintenance), or both. The vast majority of worst case needs households (97.5%) had severe rent burdens, or a combination of severe rent burden and severely inadequate housing; 2.5% of the nation's 7.77 million worst case needs households (who are also defined as being very low income with incomes below 50% of area median) solely suffer from severely inadequate housing conditions. LeadingAge will continue to use these and other data to make the case to expand the supply of affordable senior housing. In particular, HUD's Section 202 Supportive Housing for the Elderly program precisely meets the needs of older adults referenced in this report. The Section 202 program serves households with very low income, defined as income at or below 50% of area median income. More Section 202 housing will alleviate the nation's worst case housing needs among older adults while also connecting them with the services they need to age in community. LeadingAge would also like to acknowledge the change in HUD's language in this report. In previous versions of his biannual report, HUD referred to "elderly" households. This 2021 report uses the term "older adult," joining LeadingAge in our march against ageism. View the full report [here](#).

HUD Notice: 30 Days' Notice for Eviction and Required Information Sharing to At-Risk Tenants. On October 7, HUD published Notice H 2021-06, requiring HUD-assisted owners and public housing agencies must provide no less than 30 days' advance notification of lease termination due to nonpayment of rent. Further, owners and PHAs must provide information to affected tenants as necessary to support tenants in securing such available funding. The Notice does not require specific language be included in notifications of terminations for nonpayment of rent; rather, landlords must ensure that such notification is provided no less than 30 days prior to any actions to terminate the lease of the affected household. As for the information that owners must relay to at-risk tenants about the availability of Emergency Rental Assistance, HUD is requiring owners use language found in the Notice to convey this information. Owners must, at a minimum, use HUD-provided language, updated to reflect the entity issuing the notification with the appropriate link to the local ERA grantee. Read a LeadingAge article [here](#) for more information.

LeadingAge Releases Booster Shot Toolkit for Long-Term Care Settings. With the Pfizer booster vaccine ready for rollout to long-term care residents and staff, LeadingAge has published a toolkit to help assisted living, affordable senior housing, life plan communities, and home- and community-based services organizations increase vaccine access. The toolkit covers four main topics, including resources for on- and off-site vaccine support, federal agency resources, and resources to get connected to vaccine-administering pharmacies. The toolkit includes compiled information on transit reimbursements for residents seeking vaccines in the broader community, educational materials from the CDC about getting vaccinated, and sample letters and surveys to get help communities get vaccine clinics set up. Some materials are available in English and Spanish, and LeadingAge has urged the CDC to make more translated materials available. LeadingAge will update the toolkit as more booster shots become available for more people. The toolkit is available [here](#).

HUD Staff Join LeadingAge Call, Answer CSP Questions. During a special edition of LeadingAge's regular Housing Advisory Group call on October 4, HUD staff reviewed details of COVID-19 Supplemental Payments, or CSPs, which provide a mechanism for housing providers to receive reimbursement for COVID-19 related expenses. Throughout the call, agency staff responded to advance LeadingAge member questions as HUD-assisted housing communities complete purchases by October 31 for reimbursement requests by November 19. Key questions asked by LeadingAge members include timeframe for reimbursement payouts, likelihood of receiving reimbursement approval, capital cost eligibility, and eligible vaccine incentive costs. While HUD staff were not able to assure LeadingAge of an extended timeframe to complete the expenses related to capital improvements at the property, HUD staff welcomed additional feedback as the agency considers improvements to CSPs. LeadingAge will continue to advocate with HUD for an extended timeframe or other flexibility to allow reimbursement options for eligible capital expenses, including for key LeadingAge priorities such as internet installation and back-up generator purchases. More information about the call with HUD staff will be available [here](#).

HUD Secretary Tours LeadingAge Member Communities. On October 4, LeadingAge member Presbyterian Villages of Michigan welcomed HUD Secretary Marcia Fudge to two of their Detroit affordable senior housing communities, Delta Manor and Thome Rivertown. Thome Rivertown, in addition to being an affordable housing community, is also a PACE site, affordable assisted living and includes Weinberg Green Houses. Secretary Fudge talked about the Build Back Better reconciliation bill,

which includes \$2.4 billion for HUD's Section 202 affordable senior housing program. According to media reports, Secretary Fudge told residents "it's a new day in this country" and "we are going to do great things." Michigan Senators Debbie Stabenow (D) and Gary Peters (D), Michigan Lt. Gov. Garlin Gilchrist, Detroit Mayor Mike Duggan, and other state and local officials participated in the events. Delta Sigma Theta, the national sorority to which Secretary Fudge and PVM Board President Roshunda Price both belong, developed Delta Manor 35 years ago.



From left: HUD Secretary Marcia Fudge, Michigan Lt. Gov. Garlin Gilchrist, Senator Gary Peters (D), and Senator Debbie Stabenow (D). (photo credit: PVM)

Clorox Presents: Grants for Flu Vaccine Clinics. Flu season is coming, and LeadingAge is partnering with Clorox to help members from across the continuum hold vaccine clinics. Grants can be used for clinics in your buildings, on your campus. or anywhere throughout your communities. Applications are due November 1 and we'll announce the member organizations receiving support shortly after. [Apply now](#) for a chance to receive funding, as well as Clorox products, to support your flu vaccine clinics this year.

White House Nominee for HUD Assistant Secretary for Administration. On October 6, the White House nominated Elizabeth de León Bhargava to be HUD's Assistant Secretary for Administration. Most recently, as New York State Deputy Secretary for Labor & Workforce, the first Latina to hold this position, Ms. de León Bhargava was responsible for labor and workforce policy and operations, impacting more than 9.6 million working Americans. Ms. de León Bhargava managed a portfolio of seven state agencies operating with total budgets of over \$5 billion and more than 5,000 employees with the responsibility of regulating public- and private-sector labor and workforce matters. HUD's The Office of the Assistant Secretary for Administration is made up of the Chief Administrative Office, which is responsible of providing administrative and customer support to HUD employees, the Chief Human Capital Office, which is responsible for developing and implementing policies and procedures associated with human capital management for HUD. HUD staff are critical to the administration of HUD's programs and LeadingAge is pleased that Ms. de León Bhargava has been put forward for this important post. The nomination will now be considered by the Senate.

Updated Affordable Housing Sessions of Interest at Annual Meeting 2021. We have updated sessions we think will pique affordable housing provider interest at Annual Meeting 2021. We look forward to seeing you in Atlanta! Here are our [highlights](#).

Hold Each Other Close. We are struck today at LeadingAge by a horrible act of violence harming staff at one of our member communities. Despite our physical distance, we seem to have grown ever closer to each other these past 18 months, compounding the impact of today's events. Our love and support are with each of our members, those celebrating and those suffering.