



Senior Housing Weekly

March 25, 2022

Find Us At Leadership Summit! We look forward to seeing those of you attending the LeadingAge Leadership Summit next week. You'll find [sessions of interest](#) to affordable housing providers here; you can also join Linda and Juliana for a "Housing Corner" during the main reception on Monday at 5pm.

No LeadingAge Housing Network Call On Monday! We will not be hosting our regular Monday call on March 28 because we will be at the LeadingAge Leadership Summit! We'll pick our weekly calls back up on April 4. Any LeadingAge member can join the Housing Network or submit advance questions by emailing Linda (lcouch@leadingage.org) or Juliana (ibilowich@leadingage.org).

There are NO Coronavirus Update Calls next week. There will be no Update calls during the Leadership Summit; no call on March 28 or March 30. Calls will resume on Monday, April 4, with the agenda announced soon. On **Wednesday, April 6**, the National Academies of Sciences, Engineering and Medicine will release its much awaited recommendations and report on nursing home quality, regulation and financing. On our **April 6, 3:30pm ET Update Call**, we will talk with **David Grabowski about the report** and his participation on the committee that wrote it. If you haven't registered for LeadingAge Update Calls, [you can do so here](#). You can also find previous call recordings [here](#).

VOANS March 27 Health & Housing Symposium. Volunteers of America National Services (VOANS) is hosting a 2022 Health & Housing Symposium on Sunday, March 27, 2:30 – 5:00 PM, followed by a networking reception from 5:00 – 6:00 PM. This Symposium is directly before the March 28 start of the 2022 LeadingAge Leadership Summit. The [VOANS Health & Housing Symposium](#) will include keynotes from Richard Cho, Senior Advisor for Housing and Services, HUD, and Alison Barkoff, Principal Deputy Administrator, Administration for Community Living, HHS. There are also two panel discussions: Building Sustainable Opportunities to Address Health & LTSS Needs, and Investments, Partnerships & Strategies to Support Service Delivery. The event is in partnership with LeadingAge and presented by Parker Health Group, Inc. This in-person, free event will be at the Omni Shoreham Hotel in Washington, DC. [Click here to register for this free March 27 Symposium](#). A Symposium flyer, including the registration link, is [here](#). Click [here](#) for more information on the 2022 LeadingAge Leadership Summit.

DEADLINE EXTENDED UNTIL APRIL 8: LeadingAge Quarterly Affordable Housing Survey. It's time for our first quarterly affordable housing survey of 2022! Please fill out [this 5-minute survey](#) on key housing issues, including HUD COVID relief payments. The information you provide advances our advocacy efforts with the U.S. Department of Housing and Urban Development (HUD) and the U.S. Congress, it helps us understand the materials that our housing members need, and gives you insights about your housing peers. Please [complete the survey](#) by **Friday, April 8**.

HUD Withdraws Rent Comparability Studies Memo Limiting Services Valuations. After strong pushback from LeadingAge and other housing stakeholders, HUD withdrew an earlier memo, dated November 15, that limited HUD support for services in Section 8 rent setting through the Rent Comparability Study

process. Without the March 24 withdrawal, the new HUD policy would have limited the agency's investment in non-shelter parts of Section 8 rents, including Service Coordination, meal services, transportation support, resident activities, and more. In a letter to HUD, LeadingAge had asked the agency to change course, citing the negative impact on project-based Section 8 communities serving older adults, and asked HUD to recommit to services and stakeholder engagement. In its March 24 withdrawal memo, HUD stated: "HUD expects to more fully address the issues that led to the release of this memo, as well as questions and concerns arising from the memo, in upcoming draft revisions to Chapter 9 of the Section 8 Renewal Policy Guidebook. These revisions will be available for public review and comment prior to taking effect." LeadingAge looks forward to working with our members to provide constructive feedback to HUD on improvements to Chapter 9 of the Renewal Guide when the agency initiates public review and comment. More information is available [here](#).

Home Appraisals, Bias, and Aging Services. Today, the White House's Interagency Task Force on Property Appraisal and Valuation Equity (PAVE) issued its action plan for home appraisal equity. Home appraisals directly impact household net wealth, which directly impacts older adults' ability to age with choice. Bias and discrimination in the home appraisal process are directly linked to equitable access to many aging services. An appraisal is a critical element of homebuying and lending processes as it establishes the value of the property as the collateral for a home loan. After retirement, the value of a homeowner's home is often its key source of wealth. This wealth can be used to fund the services and supports needed to age with choice and dignity. Read more about home appraisals and the PAVE Task Force's action plan [here](#).

HUD Clarifies Property Expectations During Ramp UP of NSPIRE Demonstration Inspections. In an email communication to housing stakeholders, HUD clarified what NSPIRE demonstration properties can expect during upcoming inspections. HUD is on track to meet its phase two goal of 900 NSPIRE demonstration advisory inspections by the end of May, with many LeadingAge members getting scheduled for the next month. Under the NSPIRE demonstration, NSPIRE inspectors follow the same COVID-19 guidance as regular REAC inspectors, and properties should continue to report known COVID-19 cases. Aside from COVID-19 protocols, the inspections differ for NSPIRE participants, including in the inspection area, emphasis, and case management system. More information [here](#).

Share of HUD-Assisted Older Adults Declines. A new report from HUD, *Characteristics of HUD-Assisted Renters and Their Units in 2019*, takes a deep dive into HUD households and their homes. Among the highlights from the new HUD report is that the share of HUD households who are 65+ decreased from 35% in 1989 to 30% in 2019. Also, the voucher program's share of units grew from 26% in 1989 to 48% in 2019, while shares of public housing and privately owned multifamily housing declined by 13 and 9 percentage points, respectively. And, the number of HUD-assisted rental units only increased by 11% between 1991 and 2019. During the same period, the total number of all very low income renter households in the U.S., who are generally eligible for HUD housing assistance, increased by 18%. Read more about the report's findings [here](#).

Accessibility Needs of U.S. Households. Of all U.S. households, 19% include someone with accessibility needs, according to new research from HUD's Office of Policy Development & Research. These 23.1 million households include an individual who has a mobility-related disability, has difficulty accessing

their home or accessing and using spaces in their homes, or uses a device to assist with their mobility. However, the *Accessibility in Housing: Findings from the 2019 American Housing Survey* report found, these households largely live in homes that are not fully accessible. For example, about 4 in 10 U.S. households that include a person with accessibility needs do not currently have accessibility features such as ramps, lifts, or a bedroom and full bathroom on the entry level, which are features that they might need. In addition, a negligible share of owner households are planning to add features to make their homes more wheelchair accessible. Researchers, using the American Housing Survey, asked if the household includes someone who had difficulty entering their home, accessing or using the kitchen, accessing or using the bathroom, or accessing or using the bedroom because of a condition. Six percent of U.S. households, representing 6.9 million households, reported having at least one household member with one of these accessibility difficulties. Read the full report [here](#).

Northeastern LeadingAge States To Host Regional HUD Call with Housing Members. LeadingAge state partners from the Northeast HUD Region are hosting their first regional collaboration call with HUD of 2022. The call will take place on April 6 from 2-3:30pm, with an agenda created by housing members from the area. The calls are interactive and give LeadingAge senior housing providers a chance to connect directly with regional HUD staff. **LeadingAge housing provider members from [HUD's Northeast MF Region](#) can register in advance for the call [here](#).**

Congressional Meeting Training Recording and Next Steps. We were thrilled with this week's turnout for the Leadership Summit Congressional Meeting training for LeadingAge members and staff with meetings scheduled for next week. We will follow up with all registered members with the recording link, the link for the congressional meeting talking points webpage, and the handout we will have at Leadership Summit. LeadingAge members and staff should have received their visit schedules on Thursday, March 24, and will have access to the Advocacy Day app to monitor their schedules, obtain talking points resources, and report on their meetings. We will also have an onsite Congressional Meeting Help Desk at the Omni Hotel to provide materials and assistance to those attending meetings. [Here is the link to view and share this week's training.](#)

Addressing the HCBS Workforce Challenges. This week, the Medicaid and CHIP Payment and Access Commission (MACPAC) released an issue brief, "[State Efforts to Address Medicaid Home and Community Based Services Workforce Shortages](#)." The brief looks at state Medicaid levers to address the HCBS workforce shortage, noting that low wages, high rates of turnover, and lack of advancement opportunities all contribute to the shortage. In turn the shortage of workers limits the ability of state Medicaid programs to provide adequate services to beneficiaries in the community. Among other things, the issue brief provides examples of state actions using funds provided under the American Rescue Plan Act to support the HCBS workforce. Nearly all states who have applied for ARPA funds include some type of HCBS workforce efforts in their plans.

HCBS Reduces Costs for Families and States. A new [policy brief](#) from the Brandeis Community Living Policy Center looks at how increased access to and investments in home- and community-based services have positive economic impacts on families, the HCBS workforce, and states.

Interview with Katelyn Jetelina. On today's update call, we spoke with Katelyn Jetelina, "Your Local Epidemiologist." [Here's](#) an article covering some of her commentary. She strongly urged everyone in the general community to monitor transmission levels in their own communities. She said if they are below 50 cases per 100,000 people, "you can relax a bit." If they go above 50, it's time to take more precautions in the community, like wearing masks.

Senate Special Committee on Aging Discusses Importance of Home-Based Services. The Senate Special Committee on Aging held a hearing to address, "An Economy That Cares: The Importance of Home-Based Services." The Aging Committee hearing is part of the renewed momentum for Congress to pass an economic package in late-April that helps families and workers manage high cost, and helps people cope with increased prices. Read an article on the hearing [here](#).

Advisory Committee Looks at Seniors and Disaster Relief. Next Wednesday, March 30 from 1:00 - 3:30 PM ET the Assistant Secretary for Preparedness and Response and the Assistant Secretary for Aging and Acting Administrator for Community Living will [host](#) the joint inaugural meeting of the National Advisory Committee on Seniors and Disasters (NACSD) and National Advisory Committee on Individuals with Disabilities and Disasters (NACIDD). These committees are tasked with evaluating issues and programs and providing recommendations to the Secretary of Health and Human Services on how to support and enhance all-hazards public health and medical preparedness, response, and recovery activities to meet the unique needs of older adults' and individuals with disabilities.

Social Security Offices Reopen for In Person Business. The Social Security Administration (SSA) held a virtual meeting with aging services providers on their re-opening plans today. They announced that they will start transitioning remote employees back to the office on March 30. In early April they will start in-person appointments and offers in-person services for people without an appointment. They are encouraging people who can access their services online or by phone that they continue to do business online or by phone and schedule an appointment, when possible, which will better allow SSA to timely serve people who cannot use those options. They are also asking people to review "[Know Before you Go](#)", a checklist of points to keep in mind before visiting their offices.

OAA Senior Nutrition Programs Celebrate 50 Years. Health and Human Services Secretary Xavier Becerra [celebrated](#) the 50th anniversary of the Older American Act's Senior Nutrition Program. Since 1972, has provided funds to local ageincces and organizations to help older adults' access healthy meals and remain independent, well and connected to their communities. Each day these 5,000 programs provide 1 million meals to older adults' across the country. These programs do more than just provide meals, they provide nutrition screenings, education and counseling as well as social connections that many seniors lack on a daily basis.