



Senior Housing Weekly

June 24, 2022

LeadingAge Housing Network Call to Feature FY23 HUD Budget Updates, LGBTQ+ Housing Training Options, Build America Preference Discussion. Join our regular Housing Network call this Monday, June 27 at 12:30pm ET, to hear from SAGE USA about new training opportunities related to developing and operating LGBTQ+ housing for older adults. We'll also discuss promising developments as Congress advances the Fiscal Year 2023 HUD budget. Lastly, we'll discuss the federal government's new "[Buy America Preference](#)" and compile feedback for HUD. Any LeadingAge member can join the Housing Network calls; reach out to Linda, lcouch@leadingage.org, or Juliana, jbilowich@leadingage.org.

Coronavirus Update Calls for Week of June 27. COVID-19 has created a need for creativity and new approaches to leadership. On Monday, June 27, at 3:30pm ET, we will hear from LeadingAge member **David Smart, Vice President of Operations, Still Hopes communities in South Carolina.** He will tell us about how his organization is focusing on building its leadership core to help reduce staff turnover and develop leaders. He will also discuss Still Hopes new Middle Market initiative that is focused on providing care and services to underserved older adults while expanding their portfolio. On Wednesday, June 29, we will have an engaging discussion on how organizations are working on inclusion for LGBTQ+ and building for the future. We will be joined by LeadingAge member **Gretchen Van Ness, Executive Director, LGBTQ senior housing The Pryde, and Thomas Godwin, National LGBTQ+ Elder Housing Initiative Project Manager, SAGE,** and they will share some unique training programs that are in place and also share the story of how LGBTQ Senior Housing has been working to make their new community a reality during the pandemic. If you haven't registered for LeadingAge Update Calls, [you can do so here](#). You can also find previous call recordings [here](#). Note that to access recordings of the calls you need a LeadingAge password. Any staff member of any LeadingAge member organization can set up a password to access previous calls and other "members only" content.

Webinar: Active Shooter Preparedness. On June 29, 2pm ET, this webinar will outline the critical decision-making techniques and safety protocols that can save lives during an active shooter event. Recent events have once again triggered safety and security concerns across the nation. Now more than ever, it is essential for LeadingAge members to develop an active shooter emergency response plan to prepare all community members to quickly respond when someone poses a threat to the lives of older adults, families, visitors, and coworkers. Register for the [Active Shooter Preparedness](#) webinar. In this webinar, you and your team will: understand what an active shooter event is and discuss recent examples; explore approaches to active shooter preparation and response training and education; review the key policies and procedures to include in an active shooter safety action plan; and, consider the importance of planning for mental health services following an unforeseen active shooter emergency.

LeadingAge Priorities Reflected in House HUD Funding Bill; HUD Funding Bill Moves Forward in the House. This week, the House Appropriations Subcommittee on Transportation-Housing and Urban Development passed its fiscal year 2023 HUD appropriations bill. The bill would increase funding the Section 202 Supportive Housing for the Elderly account, compared to FY22-enacted funding, by more

than 16%, from \$1.033 billion to \$1.2 billion. Within the bill's Section 202 account, the bill appears to provide close to \$290 million for capital advances and operating subsidies for new Section 202 homes, compared to the \$199 million provided in the final FY22 bill and the \$100 million requested by the White House. LeadingAge and dozens of Representatives, Senators, and stakeholders have urged appropriators to provide \$600 million for new Section 202 homes in FY23. House appropriators estimate the bill would fund about 3,500 new Section 202 homes. The bill would also provide \$31 million to support rent increases at Section 8 project-based rental assistance properties serving the older adults to cover the cost of a Service Coordinator to help residents stay healthy and age in community and \$6 million to support successful 202/PRAC conversions in the Rental Assistance Demonstration. An article with additional information is [here](#).

The Subcommittee mark-up was overshadowed by the passing, earlier in the day, of Subcommittee Chair David Price's wife, Lisa. As members expressed their condolences to Chair Price, Subcommittee Vice Chair Mike Quigley (D-IL) ran the mark up. Adding to the somber tone of the mark-up were references to Chair Price's retirement from Congress this fall, after serving more than 30 years in the House. "I'm very pleased with how this bill will improve countless lives across the country," Vice Chair Quigley said. While Subcommittee Ranking Member Mario Diaz Balart (R-FL) agreed there was much to like about the bill, "the bill is written under unrealistic numbers, it is written as excessive, and I cannot support it," he said. For example, Ranking Member Diaz Balart said, the Housing Choice Voucher expansion in the bill "sounds nice but its costs will multiply over future years as it becomes like mandatory spending." "Once we have bi-partisan agreement on federal spending levels," he said, "I'm confident we can get a final bill done." Read more about today's Subcommittee mark up in this [article](#).

Action Alert On Aging Services Health and Workforce Programs! Ask Congress to Increase Funding for Key Priorities for Older Adults. Congress is developing its fiscal year 2023 appropriations bills, which include key funding priorities for older adults in your community. **U.S. Representatives are voting starting this week, so now is the time to advocate for key programs that will ensure older adults have access to the aging services they need.** [Your voice matters! Please send an email today, asking your U.S. Representative to support LeadingAge's policy priorities.](#)

HUD Implements Long-Awaited Risk-Based Schedule for MORs. Early next week, HUD will publish a final rule amending existing project-based Section 8 regulations related to Management and Occupancy Reviews (MORs), including for the Section 202/8 program. Effective 90 days after publication, MORs will be conducted on a performance-based schedule based on a property's newly-assigned risk level. The MOR schedule establishes a frequency for the completion of MORs based upon a project's previous MOR score and the project's rating under HUD's risk-based asset management model; HUD's risk-based asset management model incorporates both qualitative and quantitative elements into a comprehensive property-level rating. This rating translates to a risk-based classification of "Troubled" (annual reviews), "Potentially Troubled" (reviews every two years), or "Not Troubled" (reviews every three years). The rule follows the January 14, 2015, publication of a proposed MOR schedule, on which HUD sought public comments. More information will be available [here](#).

HUD Requests Input on New Buy America Preference for Housing Infrastructure. As the federal government rolls out its new "Buy America Preference" across federal agencies, LeadingAge is

advocating with HUD for waivers and flexibilities for affordable senior housing projects. Starting in November 2022, the Buy America Preference would apply to new Section 202 awardees and other HUD recipients engaged in infrastructure projects, including the construction and rehabilitation of HUD-assisted housing. In a recent listening session with HUD, LeadingAge expressed concerns about the potential negative impacts of the new BAP on next round Section 202 Capital Advance projects, on COVID-19 Supplemental Payment capital projects, and in general, the impacts on CDBG and HOME projects. Many Section 202 current round awardees are struggling with construction cost increases and supply chain disruptions. Comments are due to HUD by July 1, 2022. LeadingAge is working with members to compile feedback for the agency. Any questions or comments on HUD's [Request for Information](#) can be sent to Juliana (jbilowich@leadingage.org). More information is available [here](#).

Grandfamily Support Bill Passes Committee. Today, the House Committee on Financial Services passed HR 3111, the Grandfamily Housing Act. The bill, introduced by Representative James McGovern (D-MA) and amended in Committee by Representative Ayanna Pressley (D-MA). The bill would authorize \$100 million for a grant program for owners of intergenerational housing to employ a service coordinator to offer and coordinate services for intergenerational families, facilitate outreach to intergenerational families, plan and offer services to intergenerational families, and retrofit and maintain existing spaces within the property that contains the intergenerational dwelling unit for the services and programs provided to intergenerational families. The Senate companion to the bill, S 2179, is awaiting action in the Senate Committee on Banking, Housing, and Urban Affairs. Read more in this [article](#).

Report: Housing Affordability and Accessibility Challenges Escalate. As affordability challenges climb and the need for accessible homes escalates, the number of households headed by adults age 65 and over will surge from about 33 million in 2018 to more than 50 million in 2038, lifting the older-adult share of all households from 26% to 34%, according to the *State of the Nation's Housing 2022* report released today by the Joint Center for Housing Studies. The annual report looks broadly at the U.S. housing market and its impact on Americans. Overall, the “imbalance between supply and demand sent home prices up sharply in 2021,” the report says. “As measured by the S&P CoreLogic Case-Shiller index, nominal home prices rose at an unprecedented 20.0% annual rate in August—more than three times faster than the 5.8% increase a year earlier and the fastest pace in records going back more than 30 years.” An article summarizing other key take-aways from the report is [here](#).

HUD Smoke Detector and Heat Sensor Bills Pass Committee. On June 22, the House Committee on Financial Services passed several bills, including one, HR 6528, that would establish a pilot program on heat sensors in HUD-assisted units and the other, HR 7981, that would require either tamper resistant or hardwired smoke alarms to be installed in federally assisted housing. The bills, introduced by Representatives Richie Torres (D-NY) and Madeleine Dean (D-PA), respectively, respond to fires in HUD-assisted housing in the Bronx and Philadelphia. An article on the bills is [here](#).

LeadingAge Hosts Call on Policy Changes to Criminal Background Screening. This week, LeadingAge hosted a discussion to help provide feedback to HUD about changes to criminal background screening at affordable housing properties. In April, HUD Secretary Marcia Fudge announced an [agency-wide effort to remove barriers](#) that prevent individuals with criminal histories from participating in HUD programs. As a result, HUD offices are working to identify all existing HUD regulations, guidance documents, and

other policies that may pose barriers to housing people with criminal histories; the review includes regulatory and sub-regulatory documents like model leases and other agreements. By October 14, 2022, HUD offices are directed to propose updates and amendments to the agency documents and guidance to make HUD programs as inclusive as possible for individuals with criminal histories. The LeadingAge call discussed the process of criminal background screening at senior housing properties and the potential impact of HUD's policy changes, and helped create feedback for HUD as they undergo their review of agency guidance. Stay tuned for LeadingAge's draft comments to HUD.

LeadingAge HUD Oversight Workgroup Compiles Additional Feedback on NSPIRE. HUD is requesting additional public comment on the agency's implementation of the National Standards for the Physical Inspection of Real Estate, or NSPIRE, which will replace REAC's current inspection protocol as early as next year. Comments are due to HUD by August 1 on a number of [key questions](#) about new and changed standards; HUD will then consider the public feedback before publishing a final notice of new standards in the Federal Register. LeadingAge has worked closely with HUD and with our membership to help develop a robust yet feasible oversight mechanism for the affordable housing portfolio; to assist LeadingAge in submitting feedback to HUD, email Juliana (jbilowich@leadingage.org) to join our monthly HUD Oversight Workgroup, or click [here](#) to register in advance. More information is available [here](#).

Who Pays for Long-Term Care? The Congressional Research Service [issued](#) a short analysis of data from the Centers for Medicare & Medicaid Services (CMS) National Health Expenditure Accounts (NHEA) to examine personal health expenditures for LTSS by payer. Unsurprisingly, Medicaid made up the largest payer of LTSS, spending \$200.1 billion or 42% of overall costs. This new analysis also takes into consideration spending as par of the Federal COVID-19 Pandemic Assistance funding, which covered 6.3% or \$29.9 billion of LTSS costs.