



## Senior Housing Weekly

August 6, 2021

### **Monday, August 6: HUD Staff to Join LeadingAge Call on Service Coordinator Grants and IWISH**

**Delays.** HUD staff will join LeadingAge's regular Housing Advisory Group call for members this coming Monday, August 9, at 12:30pm ET to provide updates on delayed Service Coordinator grants and IWISH payments. Participants of both HUD programs have experienced significant delays in funding this calendar year. Separately, HUD has also agreed to discuss options with LeadingAge for improving the grants management process moving forward. LeadingAge hosts Housing Advisory Group calls every Monday at 12:30pm ET, and any LeadingAge member can join. Email Linda ([LCouch@leadingage.org](mailto:LCouch@leadingage.org)) or Juliana ([JBilowich@leadingage.org](mailto:JBilowich@leadingage.org)) to learn more.

**Upcoming COVID-19 Update Calls for the Continuum, Mondays and Wednesdays at 3:30pm ET:** More analyses of what's going on with Delta and what it means for aging services providers and a provider who dealt with a small breakthrough cluster. **On Monday, August 9, Dr. David Dowdy** of Johns Hopkins University will join the call. He's frequently quoted in the national media and will discuss breakthrough infections and how to prevent them, as well as share modeling on the surge and talk about who is getting sick and how sick they are getting. **On Wednesday, August 11,** we will talk with **Courtney Wood** from Masonicare in Connecticut. The organization had a small cluster of breakthrough infections in vaccinated residents. Courtney will talk with us about the experience and describe how the organization dealt with it. We hope her experience will help other members think about the steps they need to take to be ready for the possibility of breakthrough infections in terms of communication with residents, staff, and family members, as well as clinical steps and regulatory and reporting considerations. If you haven't registered for the calls, [you can do so here.](#)

**CDC Extends Eviction Moratorium in High Transmission Counties.** This week, the CDC issued a new Order temporarily halting evictions in counties with heightened levels of community transmission "in order to respond to recent, unexpected developments in the trajectory of the COVID-19 pandemic, including the rise of the Delta variant." The Order is intended to target specific areas of the country where cases are rapidly increasing, which likely would be exacerbated by mass evictions. Landlords and owners may not evict covered individuals (people who declare under penalty of perjury they meet six threshold requirements, including having made "best efforts to obtain all available government assistance for rent or housing") in counties experiencing substantial or high levels of community transmission, as defined by the Order. The August 3 Order expires on October 3, 2021, "but is subject to further extension, modification, or rescission based on public health circumstances." Read the Order [here](#). The CDC site includes resources available for renters and landlords to cover missed rent payments, utilities, and rental income during the pandemic. Click here to view the [rental assistance program](#). The Consumer Financial Protection Bureau [released a toolkit on rental assistance](#) on July 28, as well as [resources to help consumers with housing costs](#).

**HUD Encourages Eviction Prevention, Clarifies Access to Emergency Rental Assistance.** With the limited extension of the federal eviction moratorium for non-payment of rent, millions of renter households remain behind on rent and at-risk for losing their housing. HUD has encouraged housing

providers to avoid evictions where possible and help residents access emergency rent relief. The agency has published a Q&A segment on [emergency rental assistance access](#) for HUD assisted residents and is pointing housing communities to an online [rent relief tool](#). LeadingAge previously compiled [eviction prevention resources](#), including a tenant guide to repayment plans and sample repayment agreements for housing providers.

**HUD Publishes Service Coordinator Start-Up Guide.** This week, HUD published a Service Coordinator in Multifamily Housing Program (SCMF) Start-Up Guide, likely in anticipation of HUD’s forthcoming NOFA for Service Coordinator grants. The guide serves to orient new grantees to the role of Service Coordinators in federally-assisted multifamily housing and provides grantees with information and resources to help administer a Service Coordinator grant. Service Coordinators play a critical role in connecting older adults living in Multifamily Housing with community-based supportive services to support independent living; Service Coordinator positions can either be funded through the HUD operating budget or through grants awarded through HUD. The new HUD guide is available [here](#); timing for HUD’s new grant NOFA, the first in many years, is still uncertain and will likely be delayed as HUD navigates staffing disruptions.

**HUD Publishes FY22 Fair Market Rents.** In the August 6 Federal Register, HUD published the [FY22 Fair Market Rents \(FMRs\)](#), effective October 1. In general, the FMR for an area is the amount that a tenant would need to pay the gross rent (shelter rent plus utilities) of privately owned, decent, and safe rental housing of a modest (non-luxury) nature with suitable amenities; in various Section 8, public housing, HOME, and other HUD programs, the agency’s housing assistance payments for residents are limited by FMRs for different geographic areas. HUD is accepting requests for FMR reevaluation until September 30.

**HUD Awards Grants to Help Older Adult Home Owners Age in Place.** On August 6, HUD awarded \$30 million in grants to 32 nonprofits and other entities to support low-income older adult home owners age in place. Provided through HUD’s [Older Adults Home Modification Program](#) (OAHMP), these grants support low-cost home modifications that will reduce older adults’ risk of falling, including the installation of grab bars, railings, and lever-handled doorknobs and faucets. According to HUD’s press release, these investments will enable older adults to remain in their homes – to “age in place” – rather than move to nursing homes or other assisted care facilities. LeadingAge applauds the grant awards and calls on HUD and Congress to establish similar grants for older adult renters with low incomes.

**Annual Meeting Sessions: Highlights for Affordable Senior Housing Providers.** Join Linda, Juliana, and the rest of the LeadingAge team at our Annual Meeting in Atlanta starting on October 24<sup>th</sup>! Sessions include bold visions for the future of Service Coordination, new approaches to senior housing preservation, and a primer on equity, diversity and inclusion in the aging services field. To top it off, we’ll host networking receptions, movie screenings, a 5k run, and an “affordable housing huddle” – view the highlights for affordable housing providers [here](#) and get registered for the meeting [here](#).

**How Housing Vouchers Help Older Adults.** A new brief from the Center on Budget and Policy Priorities describes how older adults could benefit from an expansion of rental assistance vouchers. The CBPP brief says that new vouchers would provide economic and housing stability, advance racial equity, sharply reduce homelessness among older adults, and help people live in the community and age in

place. LeadingAge has endorsed House Committee on Financial Services Chairwoman Maxine Waters' bill to create an entitlement to vouchers for income-qualifying households by 2026. LeadingAge also supports the House-passed FY22 HUD appropriations bill, which would provide 125,000 new vouchers. These would be the largest amount of new vouchers in many, many years. CBPP has a strong and long history of supporting expansion of HUD's Housing Choice Voucher program, which dovetails nicely with LeadingAge's number one affordable senior housing policy goal: expanding the supply of affordable housing to meet the needs of older adults with low incomes who struggle to find affordable housing in their communities. Read the CBPP paper [here](#).

**Webinar on Dealing with Major Disasters.** This week, the Administration for Community Living (ACL) announced that it is partnering with FEMA to offer the "Ready Seniors Webinar Series," beginning with a webinar on Wednesday August 25 from 1:00 – 4:00 PM ET. Recommended for emergency planners for nursing homes, assisted living, senior centers, senior housing, adult day programs, and others who serve older people, the workshop aims to prepare organizations that provide critical support to older people during a major disaster (fires, hurricanes, etc.) in their community. Information and registration details are [here](#).

**Word from Washington: Infrastructure legislation filed.** On August 1 evening, after an extraordinary Senate weekend session, the bipartisan group of senators negotiating the "roads and bridges" infrastructure legislation filed their [2700 page bill](#), and on August 2 the Senate began debate on the substance. This bill is part of the two-track infrastructure process winding its way through both houses of Congress (starting in the Senate). While this bill does not directly impact the aging services community, it contains important broadband provisions that will benefit our members in rural and other underserved areas, as well as low income users. The bill creates a \$65 billion grant program for states with underserved areas; and extends the Emergency Broadband Beneficiaries program and renames it Affordable Connectivity Program, providing financially eligible households a \$30 per month internet subsidy.

**Choose Home proposal presents opportunities for providers across the continuum.** [Here](#) is a brief explanation of the Choose Home Act, which was introduced in the Senate last week. In addition to providing opportunities for Home Health members of LeadingAge, it is likely that if it were enacted, the program would serve residents of assisted living, affordable housing, and other residential settings through partnerships. Choose Home could offer Medicare beneficiaries increased choices and tighten the safety net for older adults as they leave the hospital.

**U.S. Department of the Treasury Policy Statement on State and Local Fiscal Recovery Funds and Individual Vaccine Incentives:** The Department of Treasury [released a policy statement on state and local fiscal recovery funds and individual vaccine incentives](#). The American Rescue Plan dedicated a historic \$350 billion to helping state, territorial, and local governments respond to the pandemic and its negative economic impacts, in the form of the State and Local Fiscal Recovery Funds program (SLFRF). Under the [Interim Final Rule](#), recipients may [use Coronavirus State and Local Fiscal Recovery Funds](#) to respond to the COVID-19 public health emergency, including expenses related to COVID-19 vaccination programs. Programs that provide incentives reasonably expected to increase the number of people who choose to get vaccinated, or that motivate people to get vaccinated sooner than they otherwise would

have, are an allowable use of funds so long as such costs are reasonably proportional to the expected public health benefit.

**To Enable More Vaccinations, Treasury Expands Paid Leave Tax Credit:** The Department of Treasury [released information on an expansion of the Paid Leave Tax Credit](#). Eligible employers can claim tax credits equal to the wages paid for providing paid time-off to employees to take a family or household member or certain other individuals to get vaccinated, or to care for a family or household member or certain other individuals recovering from the vaccination. Comparable tax credits are also available for self-employed individuals.

**Protecting Workers: Guidance on Mitigating and Preventing the Spread of COVID-19 in the Workplace:** OSHA updated [guidance on mitigating and preventing the spread of COVID-19 in the workplace](#). This guidance is intended to help employers and workers not covered by the Occupational Safety and Health Administration's (OSHA's) COVID-19 Emergency Temporary Standard (ETS) to identify COVID-19 exposure risks to workers who are unvaccinated or otherwise at-risk, and to help them take appropriate steps to prevent exposure and infection.