



## Senior Housing Weekly

September 24, 2021

**Housing Advisory Group Call: COVID-19 Supplemental Payments; Staffing; Boosters.** Join Linda and Juliana on **Monday, September 27 at 12:30 PM ET** for our weekly Housing Advisory Group call for affordable senior housing providers. We'll discuss the latest on HUD's fourth round of CSPs; we'll also update the group on the CDC's booster shot decision and how it impacts housing communities arranging vaccine clinics. Lastly, we'll continue our discussion on staffing challenges and opportunities at HUD-assisted housing sites. Next week, on October 4<sup>th</sup>, HUD staff will briefly join LeadingAge's Housing call to discuss CSP requests. To join the Housing Advisory Group, please email Linda ([LCouch@LeadingAge.org](mailto:LCouch@LeadingAge.org)) or Juliana ([JBilowich@LeadingAge.org](mailto:JBilowich@LeadingAge.org)).

**LeadingAge Coronavirus Update Calls:** On Monday, September 27 at 3:30pm ET, we'll talk again with Dr. Bill Mansbach about his national survey of healthcare providers levels of stress and psychological burden. He will also describe a follow up survey that will compare prior levels of stress with current levels. In addition, Dr. Mansbach and his team created a stress reduction program that has minimum burden for providers, called "15 for Me." He'll talk about this program, which can be used from cell phones and has been validated and shown to reduce stress and increase employee retention. If you haven't registered for LeadingAge Update Calls, [you can do so here.](#)

**Additional HUD Updates on Fourth CSP Round.** Last week, HUD announced its fourth and likely final round of [COVID-19 Supplemental Payments \(CSPs\)](#), due to HUD by November 19 for COVID-19 costs incurred by Multifamily Housing providers prior to October 31. The announcement includes key victories spearheaded by LeadingAge, and we hope every eligible LeadingAge member will submit at least a standard payment request to HUD for access to these funds. That said, we are aware that there will be challenges in completing the eligible capital costs prior to October 31, and we are working with HUD to identify solutions and options. A few updates:

- **LeadingAge CSP Call with HUD Staff: October 4<sup>th</sup> at 12:30pm ET**  
HUD Headquarters staff will join our Monday, October 4th Housing Advisory Group call at 12:30pm ET to review the CSP requests with you all. Any LeadingAge member can join the Housing Advisory Group by emailing Juliana ([jbilowich@leadingage.org](mailto:jbilowich@leadingage.org)) or Linda ([lcouch@leadingage.org](mailto:lcouch@leadingage.org)).
- **Send CSP questions for HUD**  
We are sending HUD staff time-sensitive questions that can't wait until our early October call with them. Please send us any questions you have about CSPs so that we can send them to HUD, and any advance questions for our October call with them. Please send to [jbilowich@leadingage.org](mailto:jbilowich@leadingage.org).

**HUD Announces New Section 202 Awards.** On September 22, HUD announced awards to build and operate new Section 202 Supportive Housing for the Elderly developments. The \$143 million in awards will fund the construction and operation of 1,484 new deeply rent-assisted units for low- and very low-income older adults, plus an additional 701 affordable and market-rate units as part of these overall

developments. “These awards support the Biden-Harris Administration’s commitment to increase housing stability among the nation’s most vulnerable populations, including the very low-income seniors these grants will ultimately help,” said Lopa Kolluri, the Principal Deputy Assistant Secretary in HUD’s Office of Housing. LeadingAge’s top housing policy priority is to expand the supply of affordable senior housing. HUD’s Section 202 program provides affordable housing to older adults 62+ with income below 50% of the area median (“very low income”); the average annual income for a Section 202 household is about \$14,000. Section 202 residents pay 30% of their household income for rent, after income adjustments and exclusions. Only nonprofits are eligible to participate in the Section 202 program, which emphasizes connection to services, supports, and aging in community. LeadingAge congratulates all awardees, including many LeadingAge members who work tirelessly to serve older adults in their communities. View HUD’s announcement [here](#).

**Last Call: Outstanding Service Coordinator, CARES Act Payments.** Are you a housing provider who is still missing a Calendar Year 2021 Notice of Award for a grant-funded Service Coordinator? If so, please contact Juliana ([jbilowich@leadingage.org](mailto:jbilowich@leadingage.org)) as soon as possible so that we can help HUD track down missing payments or information. The same applies to a handful of still outstanding CARES Act payments for Service Coordinators.

**HUD Reimbursements for Costs Related to Resident Vaccinations, Testing.** Affordable housing providers have an important role to play in facilitating resident access to vaccines and testing; to support this effort, HUD has implemented a temporary reimbursement process to offset costs related vaccines and testing access, as well as other COVID-19 costs at properties. Reimbursement options for providers include costs associated with organizing and hosting an on-site vaccination clinic or testing event, or transportation costs to help residents access off-site testing or vaccination. The deadlines for incurring the costs are October 31. Actual costs of the vaccine or test, or for other medical services to residents, cannot be reimbursed. More information [here](#).

**CDC Recommendations for Booster Shots:** As of Friday, September 24, CDC recommends and the FDA has approved a booster shot of the Pfizer COVID-19 vaccine as follows:

- People 65 years and older and residents in long-term care settings **should** receive a booster shot of Pfizer-BioNTech’s COVID-19 vaccine at least 6 months after their Pfizer-BioNTech primary series,
- People aged 50–64 years with [underlying medical conditions](#) **should** receive a booster shot of Pfizer-BioNTech’s COVID-19 vaccine at least 6 months after their Pfizer-BioNTech primary series,
- People aged 18–49 years with [underlying medical conditions](#) **may** receive a booster shot of Pfizer-BioNTech’s COVID-19 vaccine at least 6 months after their Pfizer-BioNTech primary series, based on their individual benefits and risks, and
- People aged 18-64 years who are at increased risk for COVID-19 exposure and transmission because of occupational or institutional setting **may** receive a booster shot of Pfizer-BioNTech’s COVID-19 vaccine at least 6 months after their Pfizer-BioNTech primary series, based on their individual benefits and risks.

Read the CDC statement [here](#). Additionally, check out [this FAQ document](#) provided by the CDC. We note that at this time, only the Pfizer vaccine has received FDA approval for a booster dose. CDC continues

not to recommend mixing of COVID-19 vaccines, as discussed in [this guidance](#). This means that only individuals who completed an initial vaccine series with Pfizer should consider a booster if eligible as outlined above. Individuals who completed an initial vaccine series with Moderna, Johnson & Johnson, or another vaccine are not recommended to receive a booster dose at this time. Members who are organizing vaccine clinics should take caution to identify primary vaccine series for residents and staff when considering additional doses for immunocompromised individuals or booster doses for those recommended as above.

**New Vaccine Access Resources from CDC.** On September 21, CDC shared new vaccine access resources for variety of long-term care settings, including nursing homes, assisted living, residential care communities, group homes, and senior housing. As the FDA and CDC's Advisory Committee on Immunization Practices appear poised to recommend booster shots for people 65+ and people at high risk of becoming seriously ill from the coronavirus, aging services providers are preparing for on-site clinics and other strategies to connect older adults and eligible staff to booster shots. The CDC's updated website for [COVID-19 Vaccine Access in Long-term Care Settings](#) provides [information for long-term care administrators and managers](#), as well as information on [how jurisdictions can ensure COVID-19 vaccine access for staff and residents in long-term care settings](#). CDC's new resources include strategies for on-site vaccination clinics and vaccinations in the broader community. For on-site clinics, providers are urged to contact their long-term care pharmacy, local retail pharmacy, or other vaccine provider to arrange for an on-site vaccination clinic. Providers may also request vaccination support from a pharmacy partner enrolled in the [Federal Retail Pharmacy Program](#) and may find the CDC's piece on [Connecting Long-Term Care Settings with Federal Pharmacy Partners](#) very useful. Providers having difficulty arranging COVID-19 vaccination for residents and staff should contact their state or local health department's immunization program for assistance. Finally, if the state or jurisdictional immunization program is unable to connect your LTC setting with a vaccine provider, CDC is available as a safety net support and can be contacted through CDC INFO at 800-232-4636 for additional support. Aging services providers will also find the [CDC's booster shot page](#), which will be updated as the FDA and ACIP authorize booster doses, full of useful information.

**Connecting to Pharmacies for Booster Shots.** LeadingAge is working with GeriMed, an association of 1300 independent pharmacies in every state except New Hampshire and Delaware, to connect pharmacies to settings in need of on-site booster shot clinics. We are asking affordable senior housing providers to fill out a form to express interest in being partnered with a local pharmacy. Filling out this form does not guarantee you'll be matched with a pharmacy for an onsite clinic and nor does it mean you must partner with any pharmacy you are matched with. This effort is an attempt to introduce aging services providers to pharmacies. Here is the form: <https://survey.alchemer.com/s3/6523530/Booster-Clinics-Pharmacy-Partnerships>

**Immunization Program Manager Contacts** – If LeadingAge members are having trouble arranging COVID-19 vaccinations for their residents and staff, they can contact their state or local health department's immunization program. The appropriate contact for each immunization program can be found at this link [AIM-LTC Contact Info v.1.xlsx \(ymaws.com\)](#) More information can be found here as well: [Immunization Program Manager Contacts - Association of Immunization Managers \(AIM\)](#)

**Continuing Resolution Would Carry Programs Until December 3.** House leadership has put forth a continuing resolution (CR) that, absent final fiscal year 2022 appropriations bills, would keep the federal government open past the October 1 start of the federal fiscal year. House leadership has also paired the CR with a suspension of the statutory limit on government debt. This year, a debt ceiling suspension is opposed by Republicans. LeadingAge is advocating speedy passage of a short-term CR to avoid a government shutdown, which wreaks havoc on HUD and other annually-appropriated programs. In a meeting last week, HUD officials assured LeadingAge that all possible CR scenarios have been discussed with appropriators and there is no such scenario that is so long as to put HUD programs at risk. In the past, the Section 202 Project Rental Assistance Contracts have proven to be at high risk of chaos during a shut down because of the lack of carryover resources from one fiscal year to the next in that account. Right now, HUD officials assure LeadingAge that all programs can withstand a CR until December 3 without disruption. If Congress cannot agree to a CR and there is a federal shutdown, federal agencies will implement their individual contingency plans. Agency contingency plans identify the types of activities that can take place during a shutdown. The House and Senate have until midnight on September 30 to pass a CR.

**LeadingAge Emphasizes Reconciliation Priorities to House Leadership.** On September 21, LeadingAge sent a letter to House leadership as the House finalizes the Build Back Better infrastructure reconciliation bill to be brought to the House floor as soon as the week of September 27. The letter calls out provisions critical to older adults and aging services providers from bills passed the week of September 13 by four committees as the House works to pull together its \$3.5 trillion Build Back Better package for passage. “Thank you for your leadership to make historic, structural investments for older adults and aging services providers in the Build Back Better reconciliation legislation. As the pieces of the proposal have emerged from individual House committees, we would like to highlight the investments we believe to be particularly impactful to meet the critical and pressing needs facing older adults,” LeadingAge President and CEO Katie Smith Sloan says in the letter. “Older adults and aging services providers are desperate for these investments and are deeply grateful for your leadership to secure them. LeadingAge stands ready to support the funding levels reflected in the committees’ bill through enactment, which cannot come soon enough.” Read more in this LeadingAge [article](#).

**Census Bureau: 65+ Renters Report Housing Instability / Emergency Rental Assistance Webinar.** In week 37 of the Census Bureau’s Household Pulse Survey, 24.5% of 65+ renters surveyed said they were very likely (8.5%) or somewhat likely (16%) to be evicted in the next two months. This [survey](#) was completed between September 1 and September 13, 2021. This overall number is down from the 32% of 65+ renters who said they were very likely (16%) or somewhat likely (16%) to leave their home in next 2 months because of eviction in the June 23 – July 5 Household Pulse Survey. In a [new paper](#), the Urban Institute estimates approximately 7 million households were behind on their rent as of the end of August while state and local Emergency Rental Assistance programs pick up the pace on administering their \$46 billion in eviction-prevention funds. **Webinar:** On September 30 at 11am ET, the Administration for Community Living, HUD, Department of Treasury, and the Consumer Financial Protection Bureau will host a webinar on the Emergency Rental Assistance Program. Learn about tools and information you need to help the people you serve to learn more about and apply. Register here: <https://bit.ly/2Xrh0GH>.

**HUD Hosts Webinar on Treasury Department's Emergency Rental Assistance Program.** During a webinar co-hosted by HUD and the Treasury Department, agency staff reviewed funds distribution through the Emergency Rental Assistance (ERA) program, which is designed to help renters impacted by the pandemic cover back and future rent payments. During the webinar, representatives of various state ERA distribution programs shared their approach to partnering with landlords and housing providers to cover unpaid rent. More info on ERA programs is available [here](#), and LeadingAge's one-pager on eviction prevention in senior housing is available [here](#).

**Deadline Extended to Wednesday for Workforce Survey.** Many members across the continuum have responded to the [LeadingAge Snap Survey on Staffing](#). We are extending the deadline to Wednesday, September 29 to encourage as many members as possible to take a few minutes to respond. Answers from members provide good context as we talk about the workforce situation aging services providers are facing.

**Moody's calls for increased funding for HCBS.** An economic report from bond rating company Moody's calls for increased government funding of home-and-community-based services. Economists Mark Zandi and Bernardo Yaros wrote in a [report for Moody Analytics](#) that expanding HCBS as proposed through the [\\$3.5 trillion reconciliation package](#) would provide higher-quality care for seniors and better wages for caregivers, lifting the U.S. economy.