

Senior Housing Weekly Recap

February 12, 2021

Calls / emails to your Senators are needed right now. Congress is figuring out what'll be in the next COVID relief bill. The [House's bill will not include our housing asks](#) for HUD-assisted senior housing. We need the Senate to hear us and to include our housing asks in the Senate's bill. Thank you for any calls and emails you can send. [This alert](#) makes calls and emails to your Senators easy.

Some Third Vaccine Clinics Won't Give First Doses. This [article](#) encourages HUD Section 202 communities participating in the Pharmacy Partnership for Long-Term Care Program and have yet to have their second vaccine clinic to see if there will be first doses available at their third clinic. If not, the article urges, providers may want to share this news with residents and staff and urge anyone who might've been banking on the third clinic for their first dose to instead receive it at the second clinic.

Service Coordinator Grant Renewal Timing. HUD now expects to release renewal guidelines for grant-funded Service Coordination programs as early as next week, February 19th. In a meeting with LeadingAge this week, HUD Headquarters staff apologized for the delay and said they are working hard to get the process rolling; they also hope to return to the one-time schedule for Calendar Year 2022.

Internet, Physical Inspections, and More: Five new workgroups of the Housing Advisory Group. To provide additional ways for members to learn and share with each other, and to help inform LeadingAge's advocacy to HUD and Congress to improve programs, 5 workgroups of the Housing Advisory Group have been launched for members. The workgroups are on: Resident Connectivity, Services and Service Coordinators, HUD Oversight, Meal and Dining Programs, and the IWISH Demonstration. More information on the workgroups, including how to join, can be found [here](#).

Gender Identity and Sexual Orientation Covered by Fair Housing Act. HUD announced on February 11 the Fair Housing Act's sex discrimination provisions are comparable to Title VII of the Civil Rights Act and, therefore, extend to include discrimination based on sexual orientation and gender identity. HUD will use the Fair Housing Act to fully combat disc based on sexual orientation and gender identity. In 2020, the Supreme Court found in a workplace discrimination suit, *Bostock v Clayton County*, that sex discrimination under Title VII of the Civil Rights Act includes discrimination based on sexual orientation and gender identity. See the article [here](#), and see [HUD's press release](#) featuring LeadingAge.

Harvard Fellow on Vaccine Hesitancy, Messaging in Senior Housing. On the February 8 Housing Advisory Group call, LeadingAge hosted Dr. Rachael Piltch-Loeb from the Harvard School of Public Health to discuss vaccine hesitancy and messaging issues in affordable senior housing communities. Dr. Piltch-Loeb covered a variety of strategies for countering both fear-based and cultural-based hesitancy among staff and residents, and suggested tips for increasing vaccine take-up. Above all, Dr. Piltch-Loeb stressed that concerns around medical interventions, including vaccinations, are generally valid and should be addressed; housing providers on the call also shared successful experiences they have had at communities, including one-on-one conversations with each resident to talk through concerns ahead of

a vaccine clinic. A summary of the call is available [here](#). To join the LeadingAge Housing Advisory Group calls on Mondays at 12:30pm E.T., email Juliana (jbilowich@leadingage.org) or Linda (lcouch@leadingage.org). **Note: there is no call on Presidents' Day, February 15.**

Quarterly LeadingAge Housing Survey: COVID-19 Cases Jump in Senior Housing as Financial Strain, Vaccine Access Issues Continue. LeadingAge released the results of its second quarterly survey measuring the impact of COVID-19 on affordable senior housing providers. Most notably, the number of senior housing providers aware of COVID-19 at their communities jumped from just over half to nearly three-quarters since LeadingAge's last housing survey in October. At the same time, severe financial strain among housing providers deepened, and many providers report not receiving COVID-19 payments from HUD for extra expenses or for revenue loss. The survey also shows that the vast majority of affordable senior housing communities are helping facilitate COVID-19 vaccine and testing access for residents. Like the LeadingAge survey from the previous quarter, resident health risks and resident social isolation remain key concerns for providers. Highlights of the survey and a full summary are available [here](#).

New HUD Report: Resident Risk Factors Make COVID-19 Support Critical. A new report from HUD's Office of Policy Development & Research explores how at-risk populations for COVID are represented among tenants of HUD-assisted housing. The HUD piece compares the COVID-19 risk factors of age, disability, race, income and unemployment, and crowding to the profile of HUD-assisted residents. See the article on this new report [here](#).

LeadingAge has published an updated, "10 Red Flags in LIHTC Deals." Low Income Housing Tax Credit "Year-15" disputes have continued, too often damaging the position of nonprofit owners. With the rise of housing credit industry aggregators, LIHTC developers should look out for 10 key "red flags" in their project partnerships. The 10 red flags are drawn from the experiences of LeadingAge members, the National Housing Trust, and insights from key industry issues. These potential events and/or circumstances may indicate a problem is looming, and general partners should review their circumstances beginning no later than year-10. The ["10 red flags" document can be found here](#). A good backgrounder on year-15 aggregator disputes is the Washington State Housing Finance Commission's [Nonprofit Transfer Disputes in the Low Income Housing Tax Credit Program: An Emerging Threat to Affordable Housing](#).

Continued Vaccine Access. The CDC shared three ways long-term care communities can continue their vaccine access after the imminent ending of the Pharmacy Partnership for Long-Term Care. First, communities can work with long-term care pharmacies enrolled with the Federal Retail Pharmacy Program. Second, communities can work with long-term care pharmacies enrolled with their state to provide the vaccine. For both the first and second options, it is possible that the community could enroll to be a subcontractor to facilitate vaccine distribution. Third, the community could follow its state's immunization provider guidelines to become a COVID-19 vaccine administrator itself. Read more about the CDC's continuity suggestions [here](#).

FEMA Vaccination Centers and COVID-19 Response Activities: The U.S. Army Corps of Engineers (USACE) is [supporting FEMA's](#) COVID-19 state-led, federally supported community vaccination centers response. USACE is coordinating with FEMA and the CDC to design walk-up, drive-through and mobile vaccination centers. Vaccination center size and location are decided by state, local, tribal and territorial governments. The intent of these designs is the use of existing infrastructure when available. The U.S. National Guard Bureau is providing 1,108 vaccinators, to 364 vaccination centers in 40 states and

territories. The CDC Vaccine Task Force and Data Analysis & Visualization Task Force launched the CDC COVID Data Tracker [Vaccinations Trends page](#). This page includes the overall trends of vaccinations over time in the United States and for the Federal Pharmacy Partnership for Long-Term Care Program. FEMA is working with the [Ad Council to encourage hesitant or underrepresented people to get vaccinated](#). This research-driven public education campaign provides federal, non-profit and medical stakeholders with insights and communications strategies to tailor communications to reach diverse audiences.

New CDC guidance on quarantine for people who are vaccinated. CDC issued updated guidance on [quarantine recommendations for vaccinated individuals](#). CDC guidance states that people who have been exposed to COVID through close contact with an individual with confirmed or suspected infection should quarantine for 14 days following the last contact. Those who have had COVID in the past 90 days do not need to quarantine, as long as they don't develop new symptoms. The update says that individuals who have been fully vaccinated – both doses plus two weeks after the second dose – do not need to quarantine following exposure, as long as the last dose was within the past three months. ***It's important to be clear that these guidelines DO NOT apply in health care settings, including nursing homes.*** We received so many questions from members on the new guidelines that we invited Dr. Kara Jacobs Slifka to join our Coronavirus Update Call; she explained the new guidance and suggested that CDC would recommend that other aging services follow the same decision rule as nursing homes; thus, the guidance would not apply to assisted living communities, life plan communities, low income senior housing, adult day, in patient hospice and similar settings. Here is an [article on the new guidance](#).

New report/resource on maintaining well being among older adults during PHEs. A report was released today by NORC on behalf of the National Foundation of the CDC, titled, [Maintaining Physical and Mental Well-Being of Older Adults and Their Caregivers During Public Health Emergencies](#). The report was developed with assistance from the CDC. It presents findings about:

Key needs and concerns of older adults and caregivers during COVID-19

- Assistance needed by older adults and caregivers during COVID-19
- Older adults' and caregivers' information-seeking behaviors and resource preferences
- Public health interventions and strategies focused on social isolation, deferral of medical care, management of chronic conditions, elder abuse and neglect, and deconditioning (loss of muscle tone and endurance due to chronic disease, immobility, or loss of function)

In addition to the [report](#), the following supplemental materials are available:

- An [executive summary](#) highlighting key findings from the report
- *Caregivers in America during COVID-19: What You Need to Know* ([English](#)), a resource about caregivers' needs for organizations that serve unpaid or informal caregivers
- *Your Health and Well-being Matter: Help for People Caring for Older Adults* ([English](#), [Spanish](#)), a handout for caregivers of older adults to learn more about how to take care of themselves while managing their caregiving responsibilities

ACL announces events: The Administration for Community Living has announced the following events:

- **Feb. 23, 1:00pm ET:** [Financial Protection for Older Adults During the COVID-19 Pandemic](#) hosted by the Consumer Financial Protection Bureau (CFPB), the Federal Communications Commission (FCC), and ACL.
- **Feb. 24, 2:00pm ET:** [Addressing Social Isolation Through Senior Housing During COVID-19](#) hosted by engAGED: The National Resource Center for Engaging Older Adults