



## Senior Housing Weekly Update

March 26, 2021

**Monday, March 29, Housing Advisory Group Call.** Join us for our regular LeadingAge Housing Advisory Group calls on Mondays at 12:30pm ET. On March 29, we'll discuss updates on COVID-19 Supplemental Payments, vaccines and reopening, broadband access, and other issues. On April 5, we'll be joined by a special guest to discuss approaches for managing rising insurance premiums in housing community. Any member can join the Housing Advisory Group by adding it to their account's Online Subscriptions or by emailing [Linda](#) or [Juliana](#).

**Vaccine confidence with Black Coalition Against COVID Co-founder.** Join us on Mondays, Wednesdays, and Thursdays at 3:30pm ET for COVID-19 updates across the aging services continuum. On Monday, March 29 we'll hear from our [town hall](#) partner, Reed Tuckson, a founder of the Black Coalition Against COVID. He will talk about vaccine confidence, what can be done to influence it, and whether staff acceptance, particularly staff of color, is changing. On Wednesday we'll talk with Dave Wilkinson head of Yale's Tobin Center for Economic Policy and former WH appointee, who will bring a new tool for understanding a nursing home's risk level based on staff movement across multiple providers.

**Virtual Lobby Day Registration Update. Deadline Extended To Register For LeadingAge's Virtual Lobby Day to March 26.** Join your fellow LeadingAge members in telling your story and being an advocate for senior housing. [Register for this year's Virtual LeadingAge Lobby Day](#) by March 26<sup>th</sup> and we will schedule meetings for you and help you prepare.

### Among other housing asks, we are seeking:

- A significant expansion of affordable senior housing through the Section 202 program.
- More Service Coordinators in more affordable senior housing communities.
- Funds for wireless internet in all affordable senior housing homes.
- Expansion and improvement of Low Income Housing Tax Credits, including protecting nonprofit ownership.

### If you register for Lobby Day:

- We will arrange your virtual meeting/s for you.
- You will go with others to the meeting/s, which will be led by your state LeadingAge partner.
- You'll get training and be ready for whatever role you agree to take on during the meeting/s (novices welcome!).
- You'll be a HUGE help to us achieving our collective affordable housing goals

**Draft Bill Circulated on Housing COVID-19 Relief.** The House Committee on Financial Services is circulating a discussion draft of the Supporting Seniors and Tenants in Subsidized Housing Act. The draft bill, a version of 2020's Emergency Housing Assistance for Older Adults Act introduced in the House (as HR 6873) and Senate (as S 4177). The draft bill is sponsored by Representative Emanuel Cleaver (D-MO), the chair of the Financial Services Subcommittee on Housing, Community Development, and Insurance. The bill, spearheaded by LeadingAge, would provide financial relief COVID-19-related expenses,

including funding for new Service Coordinators, funding for the installation and service fees for building-wide wireless internet, and funding to cover an array of COVID-19 expenses amassed by HUD-assisted affordable senior housing providers. Read the [article here](#).

**Adrienne Todman to be Nominated as HUD Deputy Secretary.** This week, President Biden [announced](#) his intent to nominate Adrienne Todman, CEO of the National Association of Housing and Redevelopment Officials (NAHRO), as Deputy Secretary of HUD. Before joining NAHRO in 2017, Todman served as the Executive Director of the District of Columbia Housing Authority (DCHA) and served in several career positions at HUD. LeadingAge applauds the nomination for the second in command position at HUD and looks forward to working with Todman on our key policy priorities once she is confirmed by the Senate.

**New HUD Guides for Multifamily Housing Released.** On March 22, HUD's Office of Multifamily Housing released new tools for residents and owners. HUD has a new guide for tenants and owners, "Rights and Responsibilities for Tenants & Property Owners" and a new guide for tenants, "Managing Your Finances During COVID-19 Pandemic." The Rights and Responsibilities guide is an easy-to-read breakdown of HUD and CDC guidance with "rights and responsibilities" columns for owners and tenants on several COVID-19 topics: keeping units safe, keeping common areas safe, accessing units for repairs or inspection, eviction protection, protections and accessibility modifications for people with disabilities, and moving. Read the new Rights and Responsibilities for Tenants & Property Owners [here in English](#) and [here in Spanish](#). Read the new Managing Your Finances During COVID-19 Pandemic [here in English](#) and [here in Spanish](#). Read the article [here](#).

**FCC Staff Discuss Emergency Broadband Benefit Program.** On March 22, staff from the Federal Communication Commission (FCC) new Emergency Broadband Benefit (EBB) program joined LeadingAge's Housing Advisory Group call to discuss how the new program could help affordable senior housing residents as well as housing providers. This [article](#) also describes how the EBB program will work for bulk internet contracts. The EBB will provide support to eligible households with discounts for internet service for \$50 per month, per household and a one-time up-to-\$100 subsidy for a device such as a phone, tablet, router, computer, etc., for as long as the \$3.2 billion provided via the December 2020 COVID-19 relief bill for the program lasts. After the EBB program ends, according to FCC staff, the internet service provider must allow EBB participants to remain on the program at the pre-discounted rate. The EBB program is not enrolling subscribers just yet. The FCC is putting finishing touches on the program and anticipates having public enrollment in weeks, not months, FCC staff said.

**IRS Hosts Public Hearing on Average Income Set-Aside.** In a public hearing hosted today by the Internal Revenue Service, housing stakeholders pushed for a reversal of IRS guidance on the Average Income Test for Housing Credit properties. LeadingAge members were strong supporters of the AIT as a way to reach lower income households through the Low-Income Housing Tax Credit (LIHTC) program, but needed more clarity for implementation. Rather than providing clarity, the IRS's October proposed rulemaking included a number of concerning restrictions. In December, LeadingAge submitted comments to the IRS recommending alternate approaches for AIT implementation; throughout the teleconference hearing, witness testimony focused on three issues featured in LeadingAge's December comments to the IRS, including Permanently Fixed vs. Floating Unit Designations; Unit vs. Property Non-

Compliance of the Minimum Set-Aside; and Time Periods for Mitigating Actions. LeadingAge will continue to work with the IRS to ensure that the new Average Income set-aside remains a viable option for reaching more older adults with low and extremely low incomes. More information is available [here](#).

**Funeral Costs for COVID-19-Related Deaths.** In early April, FEMA will begin [providing financial assistance for funeral expenses incurred after Jan. 20, 2020 for deaths related to coronavirus](#) (COVID-19) to help ease some of the financial stress and burden caused by the pandemic. The policy was finalized yesterday, and FEMA is now moving rapidly to implement this funeral assistance program nationwide. To find out if you qualify, view the [COVID-19 funeral assistance program policy](#).

**Save the Date! SAGE, LeadingAge, and Hinshaw Law Host Roundtable Dialogues on Chicago's LGBT Elder Housing Network.** Save the date for SAGE's 2021 Regional Roundtable series. On May 11 and 13,



SAGE, LeadingAge and Hinshaw Law will co-host an event titled "Communities of Strength: A Roundtable Dialogue on Chicago's LGBT Elder Housing Network." The event will discuss strategies to develop affirming housing, medical care, and aging services from Chicago's robust network of LGBT advocates and elders. The dialogue can serve as an example for other parts of the country, and will consist of two panels: a clinical panel on May 11 from 1-3pm CT and a housing panel on May 13 from 1-3pm CT. RSVP to attend either panel [here](#).

**COVIA's Well Connected program resources.** This week, Amber Carroll spoke on the LeadingAge Coronavirus Update Call about COVIA's virtual Well Connected program. Here are posters on the [Well Connected](#) and [Well Connected Espanol](#)

programs. These programs are available at no cost to all older people, no matter where they live (including in the community, independent of any services). There are also opportunities to volunteer to work in these programs. For an idea of the offerings, here are the links to the Winter 2021 sessions: [Well Connected Catalog](#); [Well Connected Espanol Catalog](#); and here is information about [Social Call](#), a program that matches individuals from all over the country for weekly friendly phone chats.

**New vaccines interview with Sara Oliver.** [Here](#) is an article summarizing key points raised in the interview with Dr. Sara Oliver, the lead staffer at CDC COVID-19 ACIP Work Group. She repeats the same message we've been hearing: all the vaccines approved so far are good. If you are offered any of them, accept the offer!