



Senior Housing Weekly Update

April 2, 2021

Monday, April 5, Housing Advisory Group Call. Join us for our regular LeadingAge Housing Advisory Group calls on Mondays at 12:30pm ET. On April 5, we'll discuss updates on to HUD's MF COVID_19 Q&A, HUD's withdrawal of the "mixed status" proposed rule, the President's infrastructure proposal, and other issues. Our originally scheduled discussion on insurance rates in housing communities has been rescheduled for April 19. Any member can join the Housing Advisory Group by adding it to their account's Online Subscriptions or by emailing [Linda](#) or [Juliana](#).

Special Member Dialogue Call with CDC on Guidance for Retirement Communities, Independent Living, and Affordable Housing. At LeadingAge's request, CDC will host a special member call next Friday, April 9 at Noon Eastern to discuss the upcoming updates to the [Considerations for Retirement Communities and Independent Living Facilities](#). CDC leaders from the task forces that write this guidance and the vaccination guidance will be on-hand to talk about soon to be released updates that affect reopening, and to hear member questions and feedback. Log in information will be forthcoming shortly.

New HUD Q&A Discusses Vaccine Access, Property Expenses at MF Communities. In its first update since the new administration, HUD's Office of Multifamily Housing released an updated COVID-19 Q&A on April 2. The updated question and answer document discusses testing and vaccine clinics at HUD-assisted communities, as well as use of operating funds for preparedness activities on site. The Q&As also cover allowable medical expenses for residents, treatment in income calculations of the latest round of stimulus checks, tenant income recertifications, and electronic file transmission. LeadingAge welcomes HUD's updates to the Q&A as an effort to provide further support and flexibility for housing providers and HUD-assisted residents during COVID-19. More info [here](#).

CDC extends eviction moratorium through June. Today, just days ahead of the March 31 expiration, the CDC extended the current eviction moratorium for non-payment of rent through June, 2021. Order stated that the 90-day extension will allow for assessments of changes to the COVID-19 incidence, the influence of new variants, and the expansion of vaccine coverage. In response to the CDC announcement, the White House released a fact sheet with additional resources, including an explanation of how various federal entities will help enforce and spread the word about the extended eviction moratorium. HUD's Office of Multifamily said in an email on March 29 that it will include revised guidance on this extension in its forthcoming COVID-19 Questions & Answers. LeadingAge supports the extension of the eviction moratorium and will continue to work with Congress, the White House, and HUD to provide financial solutions for residents and housing providers during the moratorium. More info [here](#).

HUD Withdraws "Mixed Status" Proposed Rule. HUD has formally withdrawn its "mixed status" proposed rule from 2019, which would have adjusted the way rental assistance subsidy is prorated to households with mixed immigration status. Instead of continuing to allow mixed status households to live in HUD-assisted housing and prorating the amount of their assistance to cover only the eligible family members, the 2019 proposal would have prohibited aid to the entire household. HUD's impact

analysis of the proposed rule estimates that 108,000 people would be affected, at least 70% of whom are eligible for HUD assistance. The proposed rule was never finalized, and HUD published a Federal Register Notice to formally withdraw it. The withdrawal follows a Presidential directive to review pending proposed rules to determine which should move forward. More info [here](#).

HUD Commemorates National Fair Housing Month. To kick off April's National Fair Housing Month, HUD Secretary Marcia Fudge released a video message stating that "in this moment of unprecedented crisis, fair housing is more important than ever. 53 years after the Fair Housing Act was signed, our journey to justice in housing continues." This year's Fair Housing Month theme is "Fair Housing: More than Just Words." In her video message, the Secretary commits HUD to Biden-Harris Administration's pledge to end housing discrimination. The Secretary will host a virtual celebration of the Fair Housing Act anniversary on April 7 at 2p ET. More info [here](#).

LeadingAge Blueprint for Better Aging Infrastructure. LeadingAge held a press conference, sent [letters](#) to Congressional leadership, and published the [Blueprint for a Better Aging Infrastructure](#). The blueprint is comprised of five sections – workforce, services in the home and community, affordable housing, nursing homes, and long-term care structural and financing reform. Our Blueprint is based on the principle, confirmed by President Biden's American Jobs Plan, that building an aging services infrastructure for the 21st century is a critical element of any overall infrastructure conversation. The LeadingAge Blueprint includes bold proposals like funding for more than 54,000 new HUD Section 202 homes and reimbursement for providers to pay their employees a locally-determined living wage. Members participating in LeadingAge Lobby Day on April 21 will have a chance to present elements of the Blueprint to their members of Congress.

Biden \$2 trillion infrastructure plan addresses aging services. President Biden introduced his [\\$2 trillion infrastructure plan](#), the American Jobs Plan, today in Pittsburgh. The historic inclusion of billions to expand affordable housing, as well as access to home and community-based services, speaks to the value of LeadingAge advocacy that aging services must be included in any plan to build/rebuild the nation's infrastructure. The proposal includes:

- Home and Community Based Services
 - The proposal calls for \$400 billion over the next decade for HCBS, which includes funding for states to expand services to people on waiting lists and beyond, better wages for workers, and more.
- Housing
 - Calls for \$213 billion in [affordable housing infrastructure investment](#) to build, preserve, or produce 2 million homes
 - Aims to improve broadband access across the country; remove 100% of lead pipes and service lines to ensure cleaner drinking water; and invest in FEMA and HUD programs to build disaster-resilient communities

Details will emerge as discussions continue. LeadingAge will continue to advocate on behalf of members across the continuum as we participate in the ongoing infrastructure conversation.

HUD Waives MFH Financial Reporting Submission Deadline. HUD issued a Housing Waiver to suspend submission deadlines for financial reports in HUD-assisted Multifamily Housing properties and Residential Care communities. Under the waiver, properties with submission deadlines between October 1, 2020 and June 30, 2021 now have until the end of June to submit the reports to HUD; the waiver comes as LeadingAge members report continued staffing and transportation challenges due to COVID-19, presenting a challenge in completing audited financial statements by HUD's usual 90-day deadline. LeadingAge specifically advocated for the deadline waiver on behalf of members and supports continued flexibilities for HUD-assisted communities navigating the COVID-19 pandemic. More info [here](#).

HUD Issues Memo, Q&A on Extended Eviction Moratorium. Following the CDC's extension of the eviction moratorium for non-payment of rent until June 30, 2020, HUD issued a memo and a set of Q&As to housing providers. The memo explains differences in the new eviction order and emphasizes the fact that rent is still due and that evictions unrelated to nonpayment of rent can still take place. Separately, HUD's Office of Multifamily Housing Programs released a set of Q&As to answer common questions about the eviction moratorium extension. Modelled similarly to Multifamily Housing's COVID-19 for housing providers, the Eviction Moratorium Q&A covers various questions over 5 pages, including moratorium applicability and the resident declaration. More info [here](#).

HUD posts FY2021 Income Limits. Effective April 1, HUD issued FY2021 income limits to determine eligibility for assisted housing programs, including HUD Sections 8, 202, and 811. HUD develops annual income limits based on Median Family Income estimates and Fair Market Rent area definitions. The national median family income for the United States for FY 2021 is \$79,900, an increase over the national median family income in FY 2020 of \$78,500. HUD also released the Multifamily Tax Subsidy Projects (MTSP) Income Limits for FY2021, effective April 1, for projects funded with tax credits or financed with tax exempt housing bonds. Under the data set, HUD added a note strongly discouraging raising rents in tax credit communities: "HUD continues to encourage property owners to exercise compassion with respect to tenants affected by the COVID-19 pandemic and would be surprised that an owner would be so out of step with the moment in which we are living to raise rents at this time." [More info here](#).

FEMA Funeral reimbursement program beginning April 12th, 2021. 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 and FEMA is now moving rapidly to implement this funeral assistance program nationwide and will begin collecting applications on April 12th via their call center – no online applications will be accepted. For more information, [please see our article on the program](#).

FCC Posts Emergency Broadband Benefit FAQ. Today, the FCC posted a new consumer FAQ on the Emergency Broadband Benefit, which provides up to \$50 per month off of internet service for income-qualifying households. The FAQ provides answers to common questions on benefit eligibility, how the discount will be applied to broadband service costs, and program length. A section on enrollment will be added once the program's official start date is announced. On a recent LeadingAge Housing Advisory

Group call, FCC staff provided an overview of the benefit to LeadingAge affordable housing members and heard feedback from housing providers. More info [here](#).

New Vaccine Announcements from White House. President Biden unveiled new actions to get more people vaccinated quickly and announce that by April 19, 90% of adults in the U.S. will be eligible for vaccination and 90% will have a vaccination site within 5 miles of where they live. The President announced that the Administration is increasing the number of pharmacies in the federal pharmacy vaccination program from 17,000 to nearly 40,000 across the country and will stand up a dozen more mass vaccination sites by April 19.

[He also announced a new effort funded by CDC and administered by the Administration for Community Living to fund community organizations to provide transportation and assistance for the nation's most at-risk seniors and people with disabilities to access vaccines.](#) This includes navigation for accessing homebound vaccinations and other issues we've discussed (and will continue to discuss) with the CDC and ACL.

Deadline Extended To Register For LeadingAge's Virtual Lobby Day. 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](#) 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