



Senior Housing Weekly Update

June 4, 2021

Housing Advisory Group Monday, June 7. Join us for our regular Housing Advisory Group call on Monday, June 7, at 12:30pm ET. We'll check in on the physical inspection restart, vaccines and reopening, and disaster preparedness. Next week, June 14, we'll have a guest speaker to discuss staff morale issues and strategies in affordable housing. Any member can join the Housing Advisory Group by adding it to their account's Online Subscriptions or by emailing [Linda](#) or [Juliana](#).

Upcoming COVID-19 Update Calls for the Aging Services Continuum. Join our Coronavirus Update Calls next week on Monday, Wednesday, and Thursday at 3:30 PM ET. On **Monday, June 7, we'll talk with housing provider Terry Spitznagel**, Chief Growth Officer for United Church Homes, about their experiences with providing housing plus services, and opportunities to expand from lessons learned from the pandemic. **On Wednesday, June 9, Tyler Vanderweele**, founder and leader of the Human Flourishing Program at the Harvard Chan School of Public Health will be with us to talk about lessons from his Center's research on using activity to make lives better, including end of life research. If you haven't signed up yet, you can join the call by [registering here](#).

Thursday, June 10: Pre-1974 Section 202 Preservation. Please join LeadingAge on Thursday, June 10 at 2pm ET for a conversation about preserving pre-1974 Section 202 Direct Loan affordable senior housing communities. LeadingAge is working to promote preservation strategies for these homes. [Register](#) for this June 10, 2pm ET, Zoom call. Speakers on the June 10 call will be John Ardivini, HUD Office of Recapitalization, to discuss preservation options, and Naren Dhamodharan and Mark Oswanski, Hampden Park, to discuss the process for nonprofits to preserve this housing. For more about pre-1974 Section 202 Direct Loan housing, see this [HUD resource](#). To submit questions in advance of the June 10 event, please email Linda (lcouch@leadingage.org.) Please feel free to share this invitation with others.

Two Opportunities to Take Action for Affordable Housing:

- **Affordable Housing is Infrastructure.** Congress is considering hundreds of billions for affordable housing as part of an infrastructure package. This package must include affordable housing for older adults. [ACT NOW by contacting your U.S. Representative and Senators and urging them to invest in our affordable senior housing infrastructure.](#) Tell Congress to expand the supply by investing at least \$2.5 billion in HUD's Section 202 program; expanding Service Coordination by investing \$1 billion for new Service Coordinator contracts; providing internet access through the portfolio by investing \$5 billion for broadband support; and enabling age-friendly retrofits in the HUD-assisted housing stock by investing \$1 billion in a capital pool.
- **FY22 Funding for Affordable Housing and Services.** Congress is beginning to consider HUD funding levels for fiscal year 2022. While the HUD appropriations bill will not be finalized for several months, getting messages from constituents into congressional offices NOW will help secure LeadingAge priorities for HUD funding, including \$600 million for approximately 6,700 new Section 202 Supportive Housing for the Elderly homes; \$100 million for 400 new three-year Service Coordinator grants; \$100 million for the installation and service fees for building-wide internet in 3,300 senior

housing communities; full renewal funding for Project-Based Rental Assistance, Project Rental Assistance Contracts, and Service Coordinator grants; and RAD for PRAC improvements. These requests are in addition to our policy goals for housing as infrastructure and for the Low Income Housing Tax Credit program. [ACT NOW by contacting your members of Congress!](#)

HUD Issues Updated Brochure to Address Resident COVID-19 Concerns. HUD has issued an updated resident brochure addressing tenant concerns during the pandemic, including information about the current eviction moratorium. The brochure reminds residents that rent is still due during the moratorium, but clarifies how residents can make use of the eviction protections in place until June 30. The brochure also offers contact information for residents who want to notify HUD about unacceptable living conditions at HUD-assisted properties. The brochure is available [here](#).

HUD Prepares Housing Providers for Disaster Season. With the start of hurricane and wildfire season, HUD has reminded subsidized housing communities of their responsibilities – for both properties and residents – in the event of a disaster. According to HUD’s message, properties should have a reaction plan that includes reporting to HUD any physical damage to a property interior or exterior and that keeps track of displaced residents. HUD regional offices have also encouraged housing providers to update their emergency plans to reflect residents’ shelter, transportation, medical, and communication needs, among other considerations. In its disaster preparedness communications, HUD emphasized that housing providers should continue to consider the effects of COVID-19 on disaster response and recovery; specifically, HUD referred housing providers to FEMA, the Federal Emergency Management Agency, which published operational guidance for the second “dual disaster” season in a row and is hosting upcoming webinars on emergency management. More information [here](#).

White House Seeks New Tax Breaks for Housing. As part of its fiscal year 2022 budget request delivered to Congress on May 28, the Biden Administration has released its tax proposals, including an expansion of the low income housing tax credit to include new Opportunity Housing Credit Dollar Amounts and a new tax credit, the Neighborhood Homes Investment Tax Credit. Both of these tax expenditure proposals could be beneficial for affordable senior housing. Read more about them in this [article](#).

White House: It's Time to Narrow the Racial Wealth Gap. On June 1, the White House announced a series of proposals to “build Black wealth and narrow the racial wealth gap.” As part of the White House’s efforts in this area, the Administration announced it will publish proposed rules the week of June 7 on Affirmatively Furthering Fair Housing and Disparate Impact, shared a strategy to end discriminatory home appraisals, and proposed a \$5 billion fund to end exclusionary zoning. Read more in this [article](#).

State by State Face Mask Mandates. The latest guidance from the Centers for Disease Control and Prevention (CDC) allows people who are fully vaccinated against COVID-19 to forgo masks in most public settings, indoors and out. Several States have modified their masks mandates to align with the federal guidelines while others have relaxed rules in most settings. We’ve tracked fifteen state governments require people to wear face coverings in most indoor public settings to curb the spread of COVID-19. The District of Columbia and Puerto Rico also have mask orders in place. To date, 24 states that had mask orders covering the general public have mostly lifted them. Eleven states did not impose mask

mandates at any point during the pandemic. [Here is where each state stands](#) on the use of face masks, as of June 2, 2021.

State by State COVID-19 Vaccine Incentives: The National Governors [Association updated their information on COVID-19 vaccine incentives](#) used by each state. This memo includes information on state- and city-led incentives.

Guidance for Fully Vaccinated People: CDC [updated their guidance for fully vaccinated people](#). The updated guidance includes an updated “Choosing Safer Activities” infographic with new considerations for the example activity for outdoor gatherings with fully vaccinated and unvaccinated people.

Types of Masks: CDC [updated their guidance for unvaccinated people on the types of masks](#). There are many types of masks you can use to protect yourself and others from getting and spreading COVID-19. When choosing a mask, choose one that fits snugly. The CDC outlines the uses of cloth masks, disposable masks, and masks that meet a standard. CDC recommends that N95 respirators should be prioritized for protection against COVID-19 in healthcare settings. Essential workers and workers who routinely wore respirators before the pandemic should continue wearing N95 respirators. As N95s become available they can be worn in non-healthcare settings.

New Convergence reports. Following a set of brainstorming meetings on rethinking care for older adults, the Convergence Project issued this [final report](#), summarizing the conversations and describing reform ideas that emerged from them. Last week, the Project issued a menu of ideas to [supplement](#) the original report. The supplement provides a series of short papers that identify administrative steps that could yield change, along with background information and links for additional reading. Subjects range from ideas to promote and support aging at home to workforce solutions to technology ideas. They make a great crash course in aging policy issues!