



## Senior Housing Weekly

July 15, 2022

**Housing Network Call, July 18, 12:30 - 1pm ET.** On our July 18 call, we'll talk about amendments that would allow marijuana use in HUD-assisted housing in some states, check in on the current BA.5 coronavirus subvariant, provide some HUD updates, and review what affordable senior housing providers had to say in LeadingAge's recent snap poll on workforce issues. Reach out to Linda, [lcouch@leadingage.org](mailto:lcouch@leadingage.org) with topic suggestions or to join the Housing Network.

**Coronavirus Update Calls For Week of July 18.** All calls are at 3:30pm ET. **On Monday, July 18, Dr. Richard Pitts**, Chief Medical Officer at CalOptima, will join us to talk about how HCBS providers are working to ensure consumer and staff access to vaccinations, treatments, and other essential services in California. **On Wednesday, July 20, Dr. Michael Wasserman**, multi-hat geriatrician and long-term care expert, will join us to discuss his latest article on the importance of developing leadership skills in aging services and how we can integrate long term care in local planning to prepare for the future. If you haven't registered for LeadingAge Update Calls, [you can do so here](#). You can also find previous call recordings [here](#). Note that to access recordings of the calls you need a LeadingAge password. Any staff member of any LeadingAge member organization can set up a password to access previous calls and other "members only" content.

**House to Vote Week of July 18, Senate to Move on Appropriations.** The full House of Representatives is expected to vote on its FY23 HUD funding bill the week of July 18. LeadingAge supports [the House bill](#) because it dramatically increases funding for new Section 202 homes, fully preserves existing housing, and provides some funding for new Service Coordinators. Meanwhile, Senate Democrats say they will release FY23 appropriations bills by the end of July, regardless of whether these bills are the result of bi-partisan negotiations. This is a break from the Senate's FY22 process when Democrats and Republicans worked together to develop the Senate FY22 bills before they were released. Aging services stakeholders are strongly encouraged [to urge their Senators and Representatives to support the strongest possible FY23 HUD funding](#) bill and, in particular, to expand funding to expand the supply of affordable senior housing and other LeadingAge priorities.

**LeadingAge Calls for Affordable Housing Exemption from New "Buy America" Requirement.** On July 15, LeadingAge submitted comments calling on HUD to reconsider the scope and applicability of a new "Buy America Preference" (BAP) to exclude HUD-assisted housing programs. Without exemptions from HUD, the requirement will apply to project funded through certain HUD awards beginning in mid-November, 2022. The Build America Buy America Act, enacted in November 2021, establishes a new domestic procurement requirement for construction and manufacturing products, as well as all iron and steel products, used in the construction, alteration, maintenance, and repair of federally-funded infrastructure in America. In June, HUD published a Request for Information to housing stakeholders asking for input as the agency implements the major new procurement sourcing restrictions for HUD-funded projects. "While the goals of BABA are important, implementing such requirements may exacerbate the massive and nationwide affordable housing shortage and ultimately have an overall

negative impact on the country's affordable housing goals," LeadingAge writes in its comments to HUD. Read LeadingAge's full comments and an article [here](#).

**HUD Delays Continue for Next Section 202 Competition.** From funding provided in the FY22 HUD appropriations bill, HUD has distributed \$6.3 billion via formula allocations to state and local governments through programs in HUD's Office of Community Planning and Development (CPD) and \$3.2 billion to local Public Housing Agencies for development and modernization. However, Since Congress revived funding for new Section 202 homes in FY17, after strong LeadingAge advocacy to do so, HUD has only released two NOFO rounds (and made two rounds of awards from these national competitions). LeadingAge joins Congress in our frustration that at least a third NOFO for new Section 202 homes has not been released as waiting lists grow and homelessness increases among older adults. HUD officials have repeatedly told LeadingAge that the NOFO will be released "soon." In the report accompanying the House Committee on Appropriations FY23 HUD funding bill, House appropriators admonish HUD's delay in releasing the next NOFO. Read more about Section 202 funding delays [here](#).

**In Some States, Amendment Would Allow Marijuana in HUD Housing.** In two amendments to the House Committee on Appropriations FY23 HUD funding bill, Representative Eleanor Holmes Norton (D-DC) continued her push to allow marijuana and medical marijuana use in federally-assisted housing in states where such use is legal. The amendments would prohibit the use of HUD funding to enforce the prohibition on marijuana and medical marijuana in federally assisted housing in jurisdictions where recreational marijuana is legal. Today, HUD-assisted owners are not required to terminate tenancy of people using marijuana, but they are prohibited from admitting any household with a member who is determined to be, at the time of application, illegally using a controlled substance as that term is defined by the Controlled Substances Act, including marijuana. Read more about the use of marijuana in HUD-assisted housing and the FY23 HUD appropriations bill in this [article](#).

**Impact of Institutional Housing Investors Focus of Hearing.** On July 13, the House Committee on Ways and Means held a hearing, "Nowhere to Live: Profits, Disinvestment, and The American Housing Crisis." The wide-ranging hearing included a deep-dive into the impacts of institutional investors in single family homes (one to four unit homes). Institutional single family investors purchase primarily in moderate income, home-owning communities of color. These purchases crowd out homeownership, increase evictions, drive gentrification and displacement, and reduce affordability, one witness testified. An article on the hearing is [here](#).

**Reports Look at Older Adults in Public Housing.** The Urban Institute has released two reports older adults and persons with disabilities living in public housing. The first report looks at the demographics of public housing residents and the second offers case studies of how five public housing agencies work to address the needs of older adult residents and residents with disabilities. The second report, "Meeting the Challenge: Serving Older Adults and People with Disabilities in Public Housing," looks closely at five public housing authorities "that are taking active approaches to supporting their older adult residents and residents with disabilities." See here for an [article about the reports' findings](#).

**Action Needed Now to Shore Up Aging Services Workforce: Findings from LeadingAge Snap Poll.** The workforce situation for aging services providers across the continuum is not improving. This was the top finding in a recent snap poll of LeadingAge members. High level takeaways from the snap poll, conducted late June 2022, include: more than 60% of respondents reported that their workforce difficulties remain; the staffing shortage is severe in multiple settings across the continuum; the pipeline for potential workers has not gotten stronger as people leave the field; nursing positions are especially

difficult to fill; almost all nursing homes count on agency staff to cover some percentage of shifts but one out of ten respondents rely on temporary staff for nearly half of all shifts; and, if staff leave, the most commonly cited reasons are seeking better pay or burnout. Read more about the snap poll results and policy opportunities to address the aging services workforce shortage [here](#).