

## Senior Housing Weekly

July 16, 2021

**Monday, July 19, Housing Advisory Group Call.** Join us for our regular LeadingAge Housing Advisory Group calls on Mondays at 12:30pm ET. On July 19, our conversation will focus on RAD for PRAC, with several LeadingAge members lined up as guest speakers. Any member can join the Housing Advisory Group by adding it to their account's Online Subscriptions or by emailing [Linda](#) or [Juliana](#).

**July 19 3:30pm ET Update Call.** Join us Monday at 3:30 pm ET to hear from workplace culture expert Cara Silletto, MBA. Ms. Silletto describes herself as a workforce thought leader whose job is to change leaders' perspectives to ensure they are successful as workforce trends and demographics change. Ms. Silletto will share her expertise on how LeadingAge members can build confidence and trust around COVID-19 vaccines as well as how to create an organizational culture that can withstand the strains of COVID-19 and beyond. [Register now to join us.](#)

**Affordable Housing Providers Asked to Complete Quarterly Survey.** It's time for our quarterly affordable housing survey! Please fill out [this 5-minute pulse check](#) on a number of issues, including on accessibility features at affordable housing communities and operational challenges. The information we collect helps our advocacy with HUD and Congress, helps determine the kinds of materials to produce for our housing members, and helps you understand how your peers are doing during the pandemic. [Please complete the survey](#) by Friday, July 23.

**House's Housing Infrastructure Bill Includes \$7.5B for Sec. 202.** On July 16, House Financial Services Chairwoman Maxine Waters (D-CA) introduced the Housing Infrastructure Act. The bill includes historic investments in housing programs, including \$7.5 billion for the Section 202 Supportive Housing for the Elderly program for new housing, Service Coordinators, and high-speed internet. It is the House Financial Services Committee that will be charged, in the House with developing the affordable housing pieces of the \$3.5 trillion infrastructure reconciliation package. The bill, within a package of three major housing bills, was introduced in advance of a July 20 hearing in the Committee, "Building Back A Better, More Equitable Housing Infrastructure for America: Oversight of the Department of Housing and Urban Development." Read more about the bill in this [article](#).

**House Seeks Big Gains for Section 202 Program.** HUD's Section 202 Supportive Housing for the Elderly program would see its biggest expansion since fiscal year 2010 if the House HUD Appropriations Subcommittee's fiscal year 2022 bill, set for full House Appropriations Committee passage on July 16, is enacted into law. The House HUD Subcommittee bill would provide a total of \$1.033 billion for HUD's Section 202 program, including about \$195 million for new Section 202 homes. Congress provided \$52 million for new Section 202 homes. In addition, the subcommittee's FY22 bill would provide \$125 million for grant-funded Service Coordinators within the Section 202 account, matching the White House's request to expand this program to more affordable senior housing communities without a Service Coordinator and following on about \$25 million for new grant-funded Service Coordinators in the FY21 appropriations bill. Read more about the bill [here](#).

**Report Sheds Light on House HUD Funding Bill.** On July 15, the House Appropriations Committee released the report to its fiscal year 2022 HUD appropriations bill. The report is a plain-language document that informs HUD of the story behind legislative language in the appropriations bill itself. The report explains, often in much greater detail than the bill itself does, the Committee’s requests and directives to HUD for the next fiscal year on issues including new Section 202 Supportive Housing for the Elderly homes, Service Coordinators, Project-Based Contract Administrators, quality assurance of physical inspections, and fire safety. See more in this [article](#).

**Entitlement to Housing Legislation Introduced.** Legislation to create the first ever entitlement to housing assistance was introduced on July 16 by House Financial Services Chairwoman Maxine Waters (D-CA). The bill, the Ending Homelessness Act of 2021, would fund hundreds of thousands of new Housing Choice Vouchers over the next several years and make access to these vouchers automatic for income-qualifying households. The bill authorizes HUD to allocate 500,000 vouchers in fiscal year 2022, and allocate one million vouchers in each calendar year from 2023 through 2025. Beginning in fiscal year 2026, households meeting certain income thresholds will be entitled to receive a housing choice voucher. Read more about the bill in this [article](#).

**New Report on Housing and Healthcare.** The Center for Consumer Engagement in Health Innovation, Community Catalyst and the Leading Age LTSS Center @UMass Boston have released research undertaken to understand the barriers to successfully linking affordable housing and healthcare and to chart potential solutions. Through focus groups with older adults with low incomes and stakeholder interviews, the research identified five key building blocks for success: emphasizing collaboration; ensuring resident control; being aware of what matters to residents; making it easier to secure capital and finance projects; and convening stakeholders to grow connectivity within the field. Read the report [here](#).

**Senate Leadership Agree to \$3.5T Infrastructure Package.** The agreement announced by Senate leadership and Senate Budget Democrats late on July 13 includes investments for home and community-based services, affordable housing, and expanding Medicare to include hearing, dental, and vision benefits. However, the details of these and other provisions that may benefit older adults and aging services provider are either unknown or to be determined. On July 14, President Biden rallied the Senate Democrat caucus, urging unanimous support for the \$3.5T agreement. This level of support will be needed to secure passage of the budget reconciliation instructions that will dictate the size and terms of the infrastructure package. Meanwhile, House and Senate committees are feverishly working to develop the legislative details that will eventually be pulled together as one \$3.5T package. See more in this [article](#).

**Hearing, “Expanding Housing Access to All Americans.”** On July 14, the House Ways and Means Subcommittee on Oversight held a wide-ranging hearing on housing. Subcommittee Chair Bill Pascrell (D-NJ) gave a sobering opening statement. “The pandemic wreaked havoc on renters. Roughly one out of seven renter households is behind on their rent. The CARES Act provided rental aid that unfortunately has been painfully slow in reaching people. Homeownership among Black Americans is at 46%, compared to 76% among white Americans. We need to minimize obstacles to attaining affordable housing,” Chair Pascrell said. “Nationally, the housing market is experiencing the hottest market

conditions on record--the fastest price appreciation, the lowest inventory, the shortest time on market," a witness from Zillow said. More information from the hearing is [here](#).

**First Meeting of U.S. Interagency Council on Homelessness.** At the first meeting of the USICH under the Biden Administration, White House officials stressed eviction protection and ending homelessness. "We all have an economic and a moral obligation to do everything in our power to have policies in place to cope with the end of the eviction moratorium," Gene Sperling, White House coordinator of the American Rescue plan, said. The national eviction moratorium for nonpayment of rent ends on July 31. Also on July 12, researchers at Princeton University called on the Biden Administration to incorporate eviction prevention into HUD's Affirmatively Furthering Fair Housing proposed rule. Evictions perpetuate the cycle of residential segregation. So why aren't they addressed in a new proposed fair housing rule from the U.S. Department of Housing and Urban Development?," the researchers ask. For more on the USICH meeting, visit [here](#). Read the Princeton researchers' op-ed [here](#).

**LeadingAge Supports Fair Housing Efforts, Urges HUD To Do More.** On July 12, LeadingAge submitted comments in support of HUD's interim final rule, "Restoring Affirmatively Furthering Fair Housing Definitions and Certifications." The rule, which is effective July 31, reinstates fair housing definitions and certifications that had been previously adopted by HUD but which were removed in a 2020 HUD rule that also removed the mechanism for the agency to assist program participants with fair housing planning efforts. The new interim final rule returns to the previous definitions and certifications, but does not require HUD program participants to undertake any specific type of fair housing planning to support their certifications. Instead, HUD is establishing a voluntary accountability process while it works toward implementation of a new fair housing planning mechanism. While LeadingAge supports the interim final rule's efforts to restore the definitions and certifications, we urge HUD to quickly take further action to also restore accountability measures that affirmatively further fair housing access. LeadingAge's comments are available [here](#).