



Senior Housing Weekly

July 22, 2022

Housing Network Call, July 25, 12:30 - 1pm ET. On our July 25 call, we'll talk about FCC changes to the Affordable Connectivity Program for HUD residents and some HUD and Hill updates. Reach out to Linda, lcouch@leadingage.org with topic suggestions or to join the Housing Network.

LeadingAge COVID Update Calls. On Monday, July 25, at 3:30pm ET, we are going to look into the trends and impact of COVID-19 on the cognitive, physical and psycho-social health and well-being of older adults. Dr. Catherine O'Brien from the Mather Institute is going to unpack the results of the Age Well study and show how we can help to improve the quality of life for older adults in aging service settings. 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 Passes Big Increases for Affordable Senior Housing. On July 20, the House passed its FY23 HUD appropriations bill as part of a six-bill package. The HUD portion of the package would provide a 12% increase, compared to FY22, for HUD programs, including a significant increase for the creation and operation of new Section 202 Supportive Housing for the Elderly homes. The bill would provide \$323 million to create and operate about 3,500 new Section 202 homes, \$31 million to support budget-based rent increases at Section 8 project-based rental assistance properties, \$6 million to get 202/PRAC rents up prior to conversion, and \$125 million for the renewal of Service Coordinator grants. The bill also provides funding to allow HUD to increase some project-based rents up to market if they are in financial or physical distress. The Senate version of the bill is expected later this month but a final FY23 bill is not expected until after the start of the new fiscal year. Read more about the bill, see LeadingAge's FY23 HUD action alert, and a funding comparison chart [here](#).

FCC Hears LeadingAge, Moves to Improve Affordable Connectivity Program for HUD Residents.

Directly aligned with LeadingAge's suggestions to do so, the Federal Communications Commission will consider taking several steps to increase enrollment of HUD multifamily residents in its Affordable Connectivity Program. The good news, described in materials released in advance of an August 5 FCC meeting, will help HUD-assisted residents benefit from the ACP program. "It is clear from the record that the groups that serve federal housing assistance recipients are mobilized and eager to continue to work with federal housing assistance recipients to maximize the benefits offered through the Affordable Connectivity Program," the FCC wrote in a "third report and order." Read an article about the victories, and one disappointment, in this [article](#).

Older Adult Homelessness Will Increase Significantly Without Action. On July 19, the Senate Banking Subcommittee on Housing, Transportation, and Community Development held a hearing, "Opportunities and Challenges in Addressing Homelessness." Almost 600,000 people experience homelessness on any given night in the United States, Subcommittee Chair Tina Smith (D-MN) said in her opening statement. The biggest factor in rise of homelessness is the severe shortage of affordable housing and the lack of

housing supply, Chair Smith said. “The answer is to provide shelter, to provide housing first, to help people get stable and healthy.” Chair Smith said homelessness disproportionately impacts Black, Latino, and native communities. Expanding the supply of affordable senior housing is LeadingAge’s top housing priority. “Over the next decade or so ... demographic shifts will result in the older adult homeless population increasing significantly: nearly tripling by 2030. People of color are and will continue to be overrepresented in this population,” Ann Oliva, the chief executive officer of the National Alliance to End Homelessness, said the hearing. Read more about [the hearing here](#).

Tax Incentives for Affordable Housing Explored at Hearing. The July 20 Senate Committee on Finance hearing, “The Role of Tax Incentives in Affordable Housing,” highlighted the importance of the Low Income Housing Tax Credit program, some of its weaknesses, and ways to use the tax code to preserve and expand the nation’s affordable housing supply. Benson “Buzz” Roberts, president and CEO, National Association of Affordable Housing Lenders, testified on the efficacy of the LIHTC program, which he said has built 3.6 million homes since its inception, “about 130,000 annually, which is virtually all of the affordable production over the last 35 years, and it is equivalent to about one-third of all comparably rent-priced multifamily housing in the United States. Regarding the Affordable Housing Credit and Improvement Act, which LeadingAge strongly supports, Mr. Roberts called out the bill’s provision to address right of first refusal and qualified contract issues. Like NAAHL, LeadingAge supports the bill’s provisions to restore the temporary 12.5% allocation increase of the Housing Credit, increase state Housing Credit allocations by 50% over two years, reduce the private activity bond financing requirement from 50% to 25%, and to reform the qualified contract and right of first refusal provisions to preserve affordability and extend nonprofit control of the properties. Read more about the hearing in this [article](#).

Grandfamilies bill and CDBG change pass the House. A bill to authorize a \$100 million grant program for intergenerational housing supports was added to a “must-pass” defense authorization bill in the House on July 14. The bill, the “Grandfamily Housing Act of 2021,” is cosponsored by Representatives James McGovern (D-MA) and Ayanna Pressley (D-MA). Grants could be used to employ a service coordinator, facilitate outreach to intergenerational families, plan and offer services to intergenerational families, and retrofit and maintain existing spaces within a property that contains intergenerational housing. Read more about [the grandfamily support bill here](#). In addition to a successful amendment to add the Grandfamily bill, an amendment from House Financial Services Committee Chair Maxine Waters (D-CA) to the defense authorization bill was also approved. This amendment would expand eligible uses of the Community Development Block Grant program to include new affordable housing construction. Currently, only about 24% of CDBG is used for affordable housing. This amount could increase if the program’s eligible uses are expanded. The bill these provisions were amended into, the National Defense Authorization Act, is an annual “must-pass” bill that authorizes Pentagon spending levels and sets overarching military policy. The Senate will soon take up its version of NDAA and differences between the two will be negotiated in a conference committee.

White House Summit on Vaccines. The White House announced plans for a Summit on the Future of COVID-19 Vaccines via livestream on Tuesday, July 26 from 11am – 3:15pm ET. The program will outline a path towards innovative, next generation COVID-19 vaccines and feature leaders who are on the cutting edge of these discoveries. Interested individuals can [RSVP here](#). The event agenda will be shared closer to the date of the event. Many LeadingAge members have asked about the non-mRNA vaccines and about vaccines that might be more effective in fighting Omicron and its variants. It is possible that these questions will be addressed at this summit.