

Senior Housing Weekly: Recap of LeadingAge Updates

July 24, 2020

HUD Guidance on CARES Act Funds. On July 23, HUD published guidance for owners to access [COVID-19 Supplemental Payments](#), or CSPs, for Project-Based Section 8, Section 202, and Section 811 communities. HUD is making available one-time supplemental payments to owners of CARES Act funds to help offset property expenditures for COVID-19 preparedness and response. The Notice provides a method for owners to request payments at two tiers: a standard base amount per property, including extra funds for senior housing and budget-based service coordinators, and an additional payment for “exceptional” COVID-19 costs. The supplemental payments can cover additional cleaning and disinfecting, additional staff, PPE for staff and residents, and other expenses to help keep properties safe. The Housing Notice allows owners to submit payment requests for expenses incurred between March 27, 2020 and July 31, 2020, and requests are due to HUD or the Contract Administrator by August 5, 2020. On July 24th, HUD finalized their CSP Request Form ([HUD 52671-E](#)) for owner use; our [detailed analysis of the Notice and application form](#) is also available online.

HUD staff will join July 27 Housing Advisory Group call to discuss CARES Act funding guidance - To help answer questions about the CARES Act payments, LeadingAge is hosting a special Housing Advisory Group call with special guest from HUD on Monday, July 27th, at 12:30pm EST. To join the LeadingAge Housing Advisory Group, email Juliana Bilowich at jbilowich@leadingage.org.

HUD Physical Inspections – Following a recent update from REAC about [HUD’s plan for restarting physical inspections](#), LeadingAge sent the agency a letter outlining our ten priorities for a safe return to REAC operations. The priorities include continuing inspections in the event of a health and safety concern, but otherwise continuing the inspection suspension for communities serving residents at-risk for COVID-19. For inspections that do happen, we’ve asked HUD to prioritize health for all parties through the use of PPE, flexible policies, and clear communication. The letter also recommends that the agency suspend enforcement of the requirement for owners to inspect 100% of units at least annually, and asks the agency to offer providers the possibility of an inspection deferral without penalty, or the option for advisory scores. We also sent the agency a number of outstanding member questions regarding inspections. You can read our priorities for safe inspections [here](#).

HUD Eliminates AFFH Rule. On July 23rd, HUD officially abandoned the 1968 Fair Housing Act’s requirement to Affirmatively Further Fair Housing. The Obama Administration finalized the promulgation of AFFH regulations in 2015, 47 years after the Fair Housing Act was enacted into law. HUD suspended the AFFH in 2018 and proposed to significantly gut it in early 2020. [On July 23](#), HUD formally repealed HUD’s AFFH rules and announced a final rule, which never went through the regular process of first being a proposed or interim rule, called “Preserving Community and Neighborhood Choice.”

Extending CARES Act Evictions Moratorium - LeadingAge has [called on HUD](#) to extend evictions protections for older adults under its jurisdiction, and to ensure that HUD-assisted providers of

affordable senior housing have the financial wherewithal to weather any decreases in rents received as older adults protect themselves from this deadly virus. The CARES Act's eviction moratorium ended on July 24.

Next COVID relief package – We await the release of Senate Majority Leader Mitch McConnell's relief package, the counterpoint to the House-passed HEROES Act. The best thing members can do right now is take action to let their Senators and Representatives in Washington, DC, know that LeadingAge members need the 5 Essential Actions because they are struggling to obtain enough PPE, testing and resources to keep the older adults they serve safe and healthy. LeadingAge's [housing asks](#) for the next COVID relief package. Send a message to Congress here: <https://mobilize4change.org/ZCwNBav>

Act for Older Adults Hill briefing – LeadingAge held a well-received virtual briefing for House and Senate staff on July 21. We had a great turn out. LeadingAge President and CEO Katie Sloan and Board Chair Carol Silver Elliott set the stage for us before a run through of our [Act for Older Adults](#) priorities, including our [Five Essential Actions](#), and key nursing home, affordable housing, and home and community based services asks. A [powerpoint / audio recording](#) of the briefing as well as just the [powerpoint](#) are available.

Housing Assistance Council's Rural Voices magazine – LeadingAge has an article in the latest edition of the Housing Assistance Council's Rural Voices [magazine](#), "*Policy Solutions Address an Inadequate Housing Supply: Increased investment in senior affordable housing would ensure all rural seniors have a place to call home.*" HAC works on rural housing issues and is a partner of LeadingAge's in many national housing policy issues.