



## Senior Housing Weekly

July 29, 2022

**Housing Network Call, August 1, 12:30 – 1:30pm ET.** Reach out to Juliana, [jbilowich@leadingage.org](mailto:jbilowich@leadingage.org) with topic suggestions or to join the Housing Network.

**LeadingAge COVID Update Calls.** Join us on **Monday, August 1, 3:30pm ET**, to hear from Dr. Cyrus Shahpar, White House COVID-19 Task Force. On **Wednesday, August 3, 3:30pm ET**, Dr. Ashley Ritter from [Dear Pandemic](#), “a website where bona fide nerdy girls post real info on COVID-19” will be with us to talk all things COVID. (Needless to say, the “nerdy girls” part is not serious; the information is for all.) 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.

**Senate HUD Funding Bill Expands Service Coordinators, RAD Funding.** On July 28, the Senate Committee on Appropriations issued all of its 12 appropriations bills, including the Transportation-HUD bill, via press release. These are partisan bills that have not been negotiated with Senate Republicans. The House passed its FY23 HUD appropriations bill on a party-line vote on July 20. Despite the damage imposed on housing programs by delayed funding bills, the final HUD bill is not expected to be enacted before the October 1 start of fiscal year 2023. For a deep dive into the Senate’s new HUD funding bill, see this [article](#).

**Guidance Widens Use of State and Local Funds for Affordable Housing.** On July 27, the Treasury Department released updated guidance on the use of American Rescue Plan funds to increase flexibility to use the ARP’s Coronavirus State and Local Fiscal Relief Funds to fully finance long-term affordable housing loans and to expand “presumptively eligible affordable housing uses” to further maximize the availability of SLFRF funds for affordable housing. The ARP’s Coronavirus SLFRF program allocated \$350 billion to state, local, and Tribal governments across the country to support their response to and recovery from the COVID-19 pandemic. The July 27 actions update Treasury’s SLFRF final rule, which was issued in January 2022. The January final rule made affordable housing an eligible use of SLFRF, but its structure made it difficult, and often impossible, to use SLFRF funds for Low Income Housing Tax Credit and other long-term housing development. LeadingAge welcomes the updated guidance from Treasury, which will benefit organizations developing and preserving affordable senior housing, including with new Section 202 awards and in RAD for PRAC conversion transactions that have faced significant and ever-increasing costs for construction materials, labor, and, most recently, financing. Read more about Treasury’s updated guidance [here](#).

**HUD Takes Steps on Next Iteration of PBCAs.** On July 27, after years in the making, HUD took public steps to develop a new solicitation for Project-Based Contract Administrator (PBCA) contracts, to be renamed Housing Assistance Payment Contract Support Services (HAPPS). HUD’s new draft solicitation describes how it would procure new contractors to provide Housing Assistance Payments (HAP) contract support services to HUD and service project-based rental assistance contracts. PBCAs are

typically responsible for conducting on-site management reviews of assisted properties; adjusting contract rents; and reviewing, processing, and paying monthly vouchers submitted by owners. There are currently 53 PBCAs; the draft solicitation contemplates 15 HAPPS contractors (three for each of HUD's five multifamily regions). Access the new draft solicitation and read an article [here](#).

**Bill Seeks Public Database of Housing Inspection Information.** On July 28, the House Committee on Financial Services approved H.R. 8476, which would require HUD and the USDA to produce a database and an annual report to Congress regarding various information on federal inspections of federally-assisted housing. The public database would include undefined "unsatisfactory" and failing scores, the name of the federal program/s subsidizing the property, the defects and violations noted in the inspection report, information on appeals of scores, and information on waiting lists of residents requesting to be moved to other units. Inspection scores of HUD-assisted housing are already publicly available. The bill would also require HUD and the USDA to provide an annual report to Congress containing such information. See the [bill text and Committee proceedings here](#).

**A Look at Nonprofit Housing Providers and Services.** New research, "Resident Services Funding & Delivery Models Among Affordable Housing Nonprofits," published by the Joint Center for Housing Studies of Harvard University addresses three questions: (1) what are the resident services offered by affordable housing nonprofits, (2) how are these resident services funded, and (3) how are these resident services delivered? The need for sustained and sufficient services funding is one of the report's findings. Read the report [here](#).

**More People Entering, Rather than Exiting, Homelessness.** "Nationally, an average of 2,500 people exit homelessness every day—almost a million people a year. That is a testament to the incredible work you do. Yet in recent years, more people entered homelessness than exited. That's bad math. If we don't figure out how to stem inflow—to turn off the faucet—we run the risk of being here 20 years from now having these same conversations," USICH Executive Director Jeff Olivet said in a July 26 speech at the 2022 National Conference on Ending Homelessness hosted by the National Alliance to End Homelessness. "Homelessness is a life-and-death crisis, and we need to bring to it the same urgency and focus we bring to other disasters—hurricanes, wildfires, tornadoes, and, yes, pandemics," Mr. Olivet said. The U.S. Interagency Council on Homelessness, a federal agency with the sole mission of preventing and ending homelessness in America, coordinates 19 federal member agencies, state and local governments, and the private sector to create partnerships, use resources in the most efficient and effective ways, and implement evidence-based best practices. USICH is updating the [federal strategic plan to end homelessness](#). LeadingAge has urged the new plan to create a specific goal to prevent and end homelessness about older adults and for the USICH to do all it can to improve data on older adults experiencing homelessness.

**"The COVID-19 pandemic isn't over and it's still dangerous, especially for older people."** Dr. Michael Wasserman, a geriatrician who has appeared on LeadingAge COVID calls published an [editorial](#) today in the San Diego suggesting that the White House "use the president's COVID-19 infection as an opportunity to honestly evaluate where we stand today, rather than get caught up in politics." He argues that this is a great opportunity to make the point that older people (like the president) are at higher risk because of their age. Further, he points out that the pandemic is not over, but the risk of severe illness is much lower (at present) for people who are vaccinated and fully boosted.

**True Cost of Aging Index.** This [KHN article](#) shares that the [Elder Index](#), developed by researchers at the Gerontology Institute at the University of Massachusetts-Boston, shows that more than half of older

women living alone, 54%, are either poor according to federal poverty standards or with incomes too low to pay for essential expenses. For single men, the share is lower but still surprising — 45%.