



Senior Housing Weekly

August 13, 2021

Housing Advisory Group call on Monday, August 16. Please join us on August 16 at 12:30pm ET for the weekly call of LeadingAge's Housing Advisory Group. Any LeadingAge member can join this call. Email Linda (LCouch@leadingage.org) or Juliana (JBilowich@leadingage.org) to learn more.

What's new with the Delta Variant (it changes daily) and what does the surge mean for aging services providers? Check out upcoming LeadingAge Coronavirus Update Calls to find out. All calls are at 3:30pm ET. On **Monday, August 16**, we will welcome **Dr. Megan Ranney**, an emergency room physician and researcher who will share her thoughts on what is happening on the ground with the surge in new cases. She also is the founder of Get Us PPE and will share her thoughts on resources to help providers obtain PPE. On **Wednesday, August 18**, we will welcome back **Dr. Ali Mokdad** from the Institute of Health Metrics and Evaluation at the University of Washington. He will provide the latest updates on the trending data on COVID and take your questions on what we can expect in the fall. If you haven't registered for the calls, [you can do so here](#).

New Paper on Home Modification Assistance. On the heels of HUD announcing \$30 million in home modification assistance grants, the Urban Institute has issued an overview of the modification and accessibility needs of older adults. The brief, *For Owners and Renters, Home Modification Assistance can be a Lifeline*, describes the dearth of accessible housing in the U.S., both for homeowners and renters. From LeadingAge's perspective, it is very unfortunate that HUD's new modification program is only for homeowners when 22% (and growing) of older adults rent their home (this restriction was required by Congress). The Urban Institute piece looks at the cost of the most needed home modifications and how many owners and renters are likely unable to afford these modifications. Read the Urban Institute report [here](#). Read about the new HUD home modification grants [here](#).

Making the Case for Aging Services Investments. On August 9, LeadingAge sent a letter to Senate Majority Leader Chuck Schumer (D-NY) and all Senate Democrats, urging them not to short-change older adults and the providers who serve them in the \$3.5 trillion package, which passed the Senate on August 11. The letter calls for the budget reconciliation instructions to accommodate investments for the nation's most pressing aging services needs, including \$400 billion for Home and Community Based Services to allow more older adults to get the help they need to grow older wherever they call home, including increasing pay for the staff who provide the help; \$7.5 billion to address the nation's shortage of affordable housing for older adults with very low incomes through HUD's Section 202 Supportive Housing for the Elderly program; \$55 billion to increase Medicaid reimbursement for nursing homes so they can pay wages that enable them to recruit and retain staff, especially front line workers; and a \$1 billion investment in the aging services workforce to implement strategies to strengthen recruitment, career, and training opportunities that our nation's direct care workers need to care for millions of older Americans and people with disabilities. "For millions of older adults who are skipping meals to make the rent, or who need help with essentials like getting in and out of bed, bathing and eating, or who require affordable, 24/7 care —every dollar makes a difference," said Katie Smith Sloan, president and CEO of

LeadingAge, which represents more than 5,000 nonprofit aging services providers across the country in an August 10 statement on the Senate's consideration of the historic package. "The upcoming reconciliation package must specifically provide for investments to address the nation's most pressing aging services needs." Read LeadingAge's statement [here](#). Read LeadingAge's letter [here](#).

CFBB: Hundreds of thousands of older renters are still behind on their rent payments. In a paper released August 12, the Consumer Financial Protection Bureau says approximately 583,400 older adult renters were behind on their rent payments in July 2021 and that even as the economy begins to recover there has been no consistent decline in the number of older renters behind on their payments. The CFBP also found that low income older adult renters of color are more likely to be behind on their payments than their counterparts (for example, 6% of white vs. 19.1% non-white older adult renters); many older renters who are behind on their payments live in multigenerational households and report a job loss by at least one household member; over one fourth of older renters who are behind on their payments fear eviction; and, older renters behind on their payments also face food insecurity, difficulty meeting expenses, and frequently feel anxious. Read the new brief [here](#).

HUD Makes Eviction Moratorium Penalties Clear; Data Show Risk of Eviction for Older Adults. HUD's Office of Multifamily Housing has updated its Questions & Answers document for COVID-19 to reflect the CDC's eviction moratorium for counties with heightened levels of community transmission until October 3. The updated Q&A points housing providers to the CDC's August 3 order and adds one new question: What are the penalties for a landlord, owner of a residential property, or other person with a legal right to pursue an eviction or a possessory action violating the CDC Order? The answer refers providers to the CDC's Order and the Declaration form itself, which describes both monetary finds and jail time. Meanwhile, the Census Bureau's latest survey shows a very fragile housing situation for 32% of the nation's unassisted older adult renters. For more information, see this [article](#).

Landlords Urged to Apply for Rental Help. The Consumer Financial Protection Bureau is urging impacted landlords to apply for Emergency Rental Assistance. The CFBG gives for reasons landlords should apply: tenants may need your help to apply; if your tenants are eligible for the program, you're eligible; rental assistance can cover up to 18 months of rent; and, there's still time to apply and receive help. For more information, see the CFBP's ERA resource [page](#).

HUD Readies Service Coordinator Grant Funds. HUD is processing grant renewals for the more than 1400 HUD Service Coordinators who receive their funding on a calendar-year basis. On August 9, in the eighth month of calendar year 2021, HUD staff joined a call of LeadingAge's Housing Advisory Group call to discuss the disbursement of the grant funds. HUD staff noted staffing problems that caused this year's grant delays and provided a status update on the approximately \$100 million HUD is distributing for grant-funded Service Coordinators. HUD recommends grantees check GrantSolutions each day, beginning August 11, to see if their award is ready for acceptance. To read more, including about potential additional delays in funding, see this [article](#).

Third Doses for Moderately and Severely Immunocompromised People. On August 13, the CDC's Advisory Committee on Immunization Practices (ACIP) voted unanimously to recommend an additional dose of the Pfizer vaccine for those 12 and older and of the Moderna vaccine for those 18 and older

following a primary series in immunocompromised people. The ACIP took the vote after reaching the conclusion that the desirable consequences of the third dose for this population “clearly outweigh undesirable consequences in most settings.” The ACIP recommendations allow self-attesting moderately and severely immunocompromised people to receive a third dose. People will not need a prescription or a doctor’s signature to receive a third dose. As for the rollout of this decision, CDC staff said they have been working with pharmacies to be prepared should the Committee vote positively today and the CDC is hoping these third doses can be rapidly implemented. An article about the ACIP’s decision is [here](#).

Affordable Senior Housing Providers Adopt Vaccine Mandates for Employees. HUD, USDA, and Low Income Housing Tax Credit programs serve more than 2.2 million low income older adults in subsidized apartment buildings. These buildings don’t have a lot of staff but the ones on site interact closely and regularly with residents who data show are more likely than non-rent subsidized renters to have chronic health conditions. On July 26, LeadingAge joined other organizations in a “Joint Statement in Support of COVID-19 Vaccine Mandates for All Workers in Health and Long-Term Care.” This statement reads, in part, “Due to the recent COVID-19 surge and the availability of safe and effective vaccines, we advocate that all health care and long-term care employers require their workers to receive the COVID-19 vaccine.” Affordable housing providers are stepping up to protect residents and their staff by imposing vaccine mandates on all employees, including HumanGood, TELACU, National Church Residences, Catholic Charities Maryland, Episcopal Retirement Communities, Presbyterian Senior Living, St. Margaret’s House, and Good Samaritan Society. Read LeadingAge’s statement [here](#).

Annual Meeting Sessions: Highlights for Affordable Senior Housing Providers. Join Linda, Juliana, and the rest of the LeadingAge team at our Annual Meeting in Atlanta starting on October 24th! Sessions include bold visions for the future of Service Coordination, new approaches to senior housing preservation, and a primer on equity, diversity and inclusion in the aging services field. To top it off, we’ll host networking receptions, movie screenings, a 5k run, and an “affordable housing huddle” – view the highlights for affordable housing providers [here](#) and get registered for the meeting [here](#).