



## Senior Housing Weekly

September 2, 2022

**No Housing Network Call Next Week!** There will be no Housing Network call next week in honor of Labor Day. Join us next week (9/12) at our regular time! Reach out to Juliana, [jbilowich@leadingage.org](mailto:jbilowich@leadingage.org), or Linda, [lcouch@leadingage.org](mailto:lcouch@leadingage.org), with topic suggestions or to join the Housing Network.

**LeadingAge Coronavirus Update Call Next Week. NO CALL ON MONDAY, LABOR DAY. LeadingAge is closed.** Older workers (those over age 50) are leaving their jobs in far greater numbers than younger workers. What's going on and what does it mean for aging services providers? On **Wednesday, September 7** at 3:30 PM ET we'll talk with **Kaifeng Jiang** a professor of management and human resources at the Ohio state university about some research on this topic, as well as other workforce issues. . 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.

**HUD Home Modification Grants Open Until October 13.** On August 29, HUD announced the competition for the latest round of grants for the Older Adult Home Modification Program (OAHMP). HUD has \$15 million in OAHMP grants to distribute to eligible entities, including nonprofit organizations. The grants will fund "comprehensive programs" that make safety and functional home modification repairs and renovations to meet the needs of low income older adult homeowners (62+). The goal of the home modification program is to enable low income older adult homeowners to remain in their homes through "low cost, low barrier, high impact home modifications" to reduce older adults' risk of falling, improve general safety, increase accessibility, and to improve their functional abilities in their home. Grants will range in size from \$1.25 million to \$500,000; the application deadline is October 13, 2022. Services made available under this NOFO must be for the benefit of eligible low-income homeowners who are at least 62 years old for work in their privately owned primary residence. LeadingAge has urged Congress to expand eligibility to rental units that serve older adults as 22% (and increasing) of older adults rent their homes. LeadingAge is pleased that the Senate's FY23 HUD funding bill would expand the program to include older adult renters. More information about the current NOFO is available [here](#).

**HUD Publishes FY2023 Fair Markets Rent with 10% Average Increase.** This week, HUD published Fair Market Rents (FMRs) for Fiscal Year 2023, effective October 1, 2022. FMRs are used in a variety of HUD programs and are published annually as an estimate of the amount of money that would cover gross rents (rent and utility expenses) on 40 percent of the rental housing units in an area. Nationally, FMRs will increase by an average of approximately 10 percent in FY23, a significant increase over the usual 4 percent increases, enabling more households with housing vouchers to access affordable, stable housing. Nationally, rents have skyrocketed since the start of the pandemic and have exacerbated housing instability and housing cost burdens across the country. To address a temporary data availability challenge because of COVID-19, and to align with rapidly changing rental market conditions, HUD is using private sector data to estimate changes in 2023 FMRs.

**HUD Extends Deadline to Comment on PBCA Rebid Draft Contracts.** HUD recently extended the comment period on the Housing Assistance Payment (HAP) contract support services draft solicitation until 4 PM ET September 28, 2022. The original deadline was the end of August, and LeadingAge had previously joined a coalition letter urging HUD to extend the deadline. After years in the making, HUD recently 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. More information is available [here](#).

**White House Publishes Federal Implementation Plan for National HIV/AIDS Strategy.** Ahead of [National HIV and Aging Awareness Day](#), the White House published its new [National HIV/AIDS Strategy \(NHAS\) Federal Implementation Plan](#). The document reflects the collaborative work of representatives from 10 federal departments, including HUD, and details more than 390 action items they will implement individually and collaboratively between 2022 and 2025. In a statement about the plan, HUD Secretary Marcia Fudge said: "The strength of the federal government went into developing this plan because we know it will take all of us working together to prevent new infections and improve health outcomes for all people living with HIV. Access to safe, stable, and affordable housing is a critical social determinant of health. I am proud of the role HUD will play to prevent discrimination against people living with HIV and AIDS, expand access to HIV education and testing, and, ultimately, reduce stigma." In 2018, over half (51%) of people in the United States and territories with diagnosed HIV were aged 50 and older. LeadingAge recently hosted staff from HUD's Office of HIV/AIDS Housing to join a call with members and will continue to provide related resources for housing and services providers. More information is available [here](#).

**Update: Free at-home COVID-19 tests for blind/low-vision people.** *Order online or by phone while supplies last; Sept. 2 deadline does not apply to these tests.* Since June, blind and low-vision users have been able to order Ellume COVID home tests, which were found by blind users to be more accessible than the other at-home tests currently available, at no cost through [COVIDtests.gov](#). More than 800,000 of these tests have been distributed to date. Online ordering was briefly suspended to ensure that these tests were being directed to people who are blind or have low vision, but online ordering has resumed. However, supplies of these tests are becoming limited, so people are again asked to order these tests only if they do not have a way to use the other types of tests, such as assistive technology or a trusted family member or friend who can assist (in person or via video call). Accessible tests can be ordered online through [a dedicated webpage](#) or by calling 1-800-232-0233. **These tests will be available for order until supplies run out.**

**Three-fourths of middle income older individuals won't be able to afford long-term care in 2033.** The cohort of middle income older individuals will double by 2033 and three quarters of that group will not be able to afford the cost of assisted living. For 40% of them, even home equity will not cover the costs. These and other findings were spelled out in a [report](#) released August 31 by NORC. The report updates NORC's "Forgotten Middle" study of 2019. Like the first study, this work examines the number, demographics, health status, and financial resources of middle income older individuals. The nearly 16 million people over age 75 in 2033 will be more diverse, with people of color representing 22% of the group. It is likely that around 56% of the group will have mobility limitations and 31% will have cognitive

impairments. The researchers suggest these findings should be considered by policy makers as they consider solutions to address the needs of the aging population.

**National Telehealth Resource Center for Policy 10 Year Anniversary Report.** This [report](#) from the Center for Connected Health Policy (CCHP) provides context on how telehealth policy came to be where it is today, particularly for those who may be newer to the field. This document is not only a report of what has transpired, but a means of setting the stage for the next chapter in state and federal policy, while the pandemic continues, and after the end of the PHE.

**Register for LeadingAge Annual Meeting to see Abby Wambach as keynote address!** In just a couple months, LeadingAge members will come together in Denver for [four days of strategic discussions, education, and networking](#) focused on the long-term growth of the field—and on strengthening ourselves as aging services professionals. From October 16-19, we'll hear from thought leaders across our field, focusing on key topics for affordable housing providers, such as:

- Redeveloping Affordable Housing Against All Odds
- Section 202 Awards: Lessons from Successful Applicants
- The Evolution of Service Coordination
- Affordable Housing: Policy and Operations Update
- Housing-Based Services: Impact on Health and Well-Being
- Asset Management in Affordable Senior Housing
- How Can Affordable Housing Promote Digital Inclusion?
- Bringing Technology to Affordable Housing through Partnerships
- J.J. Carroll: A Case Study of Housing and Healthcare Integration
- It Takes a Village to Build Staff Morale

The full education program is available [here](#). There are several opportunities for site visits, including to Eaton Senior Communities, and Daily Huddles for affordable housing providers. [Register today to join us at the Annual Meeting + EXPO](#).