



Senior Housing Weekly Update

June 11, 2021

Housing Advisory Group Monday, June 14. Join us for our regular Housing Advisory Group call on Monday, June 14, at 12:30pm ET. We'll be joined by Christy Zeitz, CEO, Fellowship Square, to discuss staff morale issues and strategies in affordable housing. Any member can join the Housing Advisory Group by adding it to their account's Online Subscriptions or by emailing [Linda](#) or [Juliana](#).

How did the pandemic play out in nursing homes in Indian Country? What's going on now with vaccination rates? Join us for the Coronavirus Update Call on Monday, June 14 at 3:30 pm ET to hear from Debbie Dyjak, the President of UNITE. UNITE advocates on behalf of tribal nursing homes. She and others from UNITE will talk about how they have worked to transform care. They'll also discuss vaccination rates, which are reportedly high among certain tribes, and talk about how providers have worked with residents and staff. If you haven't signed up yet, you can join the call by registering [here](#).

Ask your Senators to Join Sign On Letter for Section 202 Housing. On June 11, Senator Robert Menendez (D-NJ) circulated a "dear colleague" letter among all Senate offices, asking senators to join his letter to the Senate HUD appropriations subcommittee in support of \$600 million for new Section 202 homes in the fiscal year 2022 HUD appropriations bill, and for full renewal funding for Section 202 rental assistance contracts. Senator Menendez has been a long-time champion of the Section 202 Supportive Housing for the Elderly program and has led a letter in support of robust funding for new Section 202 homes for several years. LeadingAge is thrilled that this letter urges appropriators to provide \$600 million for new Section 202 homes. In FY21, Congress provided \$52 million for new Section 202 homes. HUD has requested \$100 million for new Section 202 homes in FY22. LeadingAge's policy goals include a \$600 million ask for new Section 202 homes in the FY22 HUD appropriations bill. Housing advocates are urged to ask their U.S. Senate offices to join [Senator Menendez's letter](#) by June 22, the deadline to sign on. More in this [article](#).

Bill establishes entitlement to housing assistance. House Financial Services Chair Maxine Waters released a discussion draft of legislation to create an entitlement to housing assistance for qualifying households in the United States. The draft bill, which LeadingAge supports, would issue hundreds of thousands of vouchers each year for the next several years and, after 2026, make housing assistance an entitlement to income-eligible households. The bill would all vouchers to be project-based, directs the HUD Secretary to encourage regional consortia of public housing agencies to administer vouchers, requires the use of small area fair market rents to determine the value of the vouchers, prohibit housing discrimination based on source of income, provide additional funding for the national Housing Trust Fund, and provide funding to integrate and coordinate assistance provided through HUD's homeless assistance programs with health care funded by federal programs, in collaboration with the United States Interagency Council on Homelessness and the Secretary of Health and Human Services. More in an article [here](#).

New Action Alert! Congress is back to work and negotiations on the proposed infrastructure bill and funding for key programs is happening now. We need aging services advocates like you to demand funding for safe and affordable housing and home and community-based services for older adults. [Tell Congress](#) to fund our aging services infrastructure now! At a time when millions of older adults—a large proportion of them from marginalized communities—are facing hardships, it's critical for Congress to take action by providing more support and resources.

HUD Publishes Guide for Virtual Service Coordination. On June 10, HUD published an appendix to its Service Coordinator Resource Guide that reviews strategies and considerations for virtual Service Coordination. The publication comes after many HUD-assisted senior housing properties shifted Service Coordinators to off-site or remote job functions during the pandemic. The 6-page document discusses technology and equipment needs and outlines methods for maintaining resident connection throughout remote Service Coordination. The document is available [here](#).

HUD Reinstates Affirmatively Furthering Fair Housing Rule. On June 10, HUD will publish an interim final rule to reinstate Affirmatively Furthering Fair Housing (AFFH) definitions and certifications, which were revoked under a 2020 rule published under Secretary Carson. Effective July 31, the new interim final rule is narrowly focused to meet what the rule calls an “urgent need” to withdraw the Trump Administration’s actions to roll back AFFH requirements. HUD’s new interim final rule, titled “Restoring Affirmatively Furthering Fair Housing Definitions and Certifications,” is a limited-in-scope rule that does not impose new requirements; it specifically reinstates relevant AFFH definitions. The interim final rule also reinstates the regulatory requirement that certain HUD grantees and program participants certify actions to address disparities in housing needs. While the federal register publication provides notice that HUD will once again offer technical support and other assistance for the voluntary completion of fair housing planning, it does not require HUD program participants to undertake any specific type of fair housing planning to support their certifications. LeadingAge supports further guidance and resources from HUD to fully reinstate the agency’s previous AFFH regulatory framework and requirements. HUD is requesting public comment for 30 days on the interim final rule; send comments or questions to Juliana at jbilowich@leadingage.org. More info [here](#).

HUD, Industry Experts Share Senior Housing Preservation Strategies. During an event hosted by LeadingAge, a HUD recapitalization official and experts from the consulting firm Hampden Park shared strategies for preserving pre-1974 HUD Section 202 direct loan properties, many of which are coming up on loan maturity. HUD's preservation options include tools for the property to receive project-based rental assistance through the Project-Based Voucher (PBV) program. Utilizing PBV assistance can help the Section 202 property improve project revenue, ensure ongoing affordability, and allow owners to leverage debt and equity to recapitalize the property. More information, include speakers slides and a HUD resource, is available [here](#).

Senate Hearing: HUD Staffing, Service Coordinators. At a June 10 hearing on HUD’s fiscal year 2022 budget request, Senate Appropriations Subcommittee on Transportation, Housing and Urban Development and Related Agencies Chair Brian Schatz (D-HI) and Ranking Member Susan Collins (R-ME) questioned HUD Secretary Marcia Fudge on the FY22 HUD budget request, including questions on HUD staffing levels and Service Coordinators. More in this [article](#).

Emergency Broadband Benefit Surpasses 2.3M Households. The Federal Communications Commission has announced a milestone for the Emergency Broadband Benefit (EBB), a program launched this year to increase internet connectivity access for low-income households. Currently in its third week, the federal program has enrolled more than 2.3million households across the country, including in all 50 states. The FCC and its implementation partners also debuted a new dashboard to track progress of the EBB. Because the federal program is currently set to end once the \$3.2m in appropriated federal funding runs out, the dashboard provides monthly updates on funding drawdown, with the first financial update scheduled for late June. LeadingAge will continue to work with Congress and with HUD to implement longer-term solutions to the digital divide in affordable senior housing communities. More info [here](#).

Serving LGBTQ Older Adults: Innovative Approaches to Help LGBTQ Older Adults Engage. On Tuesday, June 22 from 3 – 4pm ET, join a session focused on social engagement among LGBTQ older adults. During the event, from engAGED: The National Resource Center for Engaging Older Adults, SAGE will highlight social isolation in the LGBTQ community and some of SAGE’s efforts to address it. Attendees will also hear from AgeOptions and Elder Services of the Merrimack Valley and North Shore on their programs and services geared toward LGBTQ older adults and how other organizations can develop similar opportunities in their communities to help LGBTQ older adults stay engaged and connected. Register [here](#).

Expanded Eldercare Locator Services Include Vaccine Appointments: Eldercare Locator, a service provided by the Administration for Community Living and the National Association for Area Agencies on Aging (n4a), now has the resources to help older adults to find vaccine appointments in their communities. If older adults or those who serve them need help connecting to potential ways to get vaccine in their community, they can call the Eldercare Locator for assistance. More information can be found [here](#).

Older Adults: CDC [updated their information for older adults on COVID-19](#). CDC clarified and consolidated their information into the following sections: increased risk of severe illness from COVID-19; protect yourself and other from getting COVID-19; if you are sick or think you were exposed to COVID-19; visiting older adults in residential communities; and further resources.

Promoting LGBTQ Inclusivity in Aging Services. In this 9-minute [QuickCast](#), Dan Stewart provides an overview of how the Long-Term Care Equality Index assessment tool can help residential long-term care communities adopt policies and practices that provide equitable and culturally responsive services and supports for LGBTQ older adults.