

Senior Housing Weekly: Recap of LeadingAge Updates

July 10, 2020

HUD announces Service Coordinator CARES Act allocation – On July 10th, HUD released a [memo](#) outlining plans to allocate the \$10 million in Service Coordinator funding approved by the CARES Act at the end of March. The funds will support approximately 1,600 properties with grant-funded Service Coordinator programs. Grantees with an approved 2020 Service Coordinator grant extension will receive a one-time grant supplement; the amount will be directly proportionate to each grantee’s approved 2020 budget, resulting in an estimated 9% of each program operating budget. The agency said they plan to issue guidance for budget-funded Service Coordination and other COVID-related expenses soon.

Affordable Housing Action Alert on COVID-19 Relief – We sent an action alert nationwide to all members asking you to tell your U.S. Representative and Senators to co-sponsor The Emergency Housing Assistance for Older Adults Act (S 4177, HR 6873). The \$1.2 billion in financial support provided by the Emergency Housing Assistance for Older Adults Act (S 4177, HR 6873) must be included in Congress’ next COVID-19 relief package. Take action here: <https://p2a.co/Zf3LZDQ>

HUD update on physical inspections in senior housing – LeadingAge hosted a call with HUD leadership about returning to physical inspections. Inspections were halted four months ago due to COVID-19 risk, and REAC has developed a plan to restart operations, likely after the end of the current federal fiscal year. The restarted inspections would initially exempt senior housing and other communities serving populations at higher risk for the virus. More information is available in our summary [here](#).

HUD issues vacancy flexibility – In response to requests by LeadingAge members and other housing providers across the country, HUD issued new flexibility for turning over units in affordable housing communities during the health crisis. The temporary and retroactive flexibility allows owners of senior housing communities, as well as Section 8 and 811 properties, to prioritize the health of residents and staff over financial losses by delaying unit readiness if necessary. Providers would have to justify COVID-19 impacts on vacant units, and the flexibility is available from March 27 – September 30, 2020. Our summary of the memo is available [here](#), and a view of how the new policy fits into other HUD flexibilities during COVID-19 is available [here](#).

HUD releases “light touch” MOR memo – HUD has publicly shared an [internal memo](#) from June 23rd to restart Management and Occupancy Reviews (MORs) at HUD-assisted properties. Effective May 22nd, HUD lifted the suspension on MORs in locations where there are no health restrictions by state or local law. The memo included guidance for an alternative approach for MORs, or “light touch” reviews: Among other flexibilities, the alternative guidance temporarily allows PBCAs to conduct on-site MORs without entering resident units, and will allow the file review to be completed without contact with management staff. LeadingAge has pushed back on the restarting of MORs, regardless of an area’s “reopening” status, because of the ongoing health risk at older adult communities.

HUD issues evictions guidance - HUD published additional information for owners and residents of HUD-assisted housing about the expiring evictions moratorium. To help communities navigate what could be an impending “evictions cliff” after the CARES Act moratorium expires on July 24th, HUD’s Office of Multifamily Housing issued a [Notice on tenant protections and forbearance](#) for HUD-assisted housing communities; HUD also issued a [brochure to help multifamily property owners promote housing stability](#) during the pandemic.

Appropriations Subcommittee approves new Section 202 funds – The House HUD Appropriations Subcommittee passed, by voice vote, its FY21 HUD spending [bill](#). The bill includes \$860 million for new Section 202 homes, which would be a massive increase over the current year’s \$90 million for new 202 homes. A final HUD funding bill will not be enacted at least until the post-election lame duck session, or perhaps not even until 2021 when a new Congress comes to D.C. Until then, we’ll keep pushing our priorities for “regular” appropriations funding and for COVID-19 relief for affordable senior housing.

PPP Loan data – The SBA published borrower data on the PPP loans. Borrowers who received more than \$150,000 are individually listed with a range attached of how much they got (e.g., “\$1 million to \$2 million”). Borrowers who received less are not listed by name, but are listed individually by zip code and industry code. The files are linked here: <https://www.sba.gov/funding-programs/loans/coronavirus-relief-options/paycheck-protection-program>

Housing Advisory Group Call – Join your LeadingAge housing policy team and other housing providers for federal updates and peer-sharing about COVID-19. Our next Housing Advisory Group call will be held on Monday, July 13, at 12:30 EST and will discuss the latest issues from the field. To join our Housing Advisory Group, email [Linda](#) or [Juliana](#).

LeadingAge Daily Calls – We have extended our daily 3:30pm EST live call updates through July. Every week, we feature affordable housing and other aging services provider members to share their COVID-19 experiences. Need to adjust your registration or sign up? Visit the [registration page](#) (again) so you’ll never miss an update. You can also access recordings of these Monday – Friday calls under “[Member Communications](#).”