

Senior Housing Weekly

May 13, 2022

LeadingAge Housing Network Call. Join us on Monday, May 16, at 12:30pm ET, for our weekly Housing Network call. On May 16, we will provide some updates from HUD and the Hill, and discuss programs from area agencies on aging, capturing resident stories, and Hill advocacy. Any LeadingAge member can join the Housing Network or submit advance questions by emailing Linda (lcouch@leadingage.org) or Juliana (jbilowich@leadingage.org). Read more about all LeadingAge member groups [here](#).

LeadingAge COVID Update Calls May 16 & 18. Now that the National Academies of Sciences, Engineering, and Medicine (NASEM) report on nursing homes has been released, now we are looking for next steps and what lies ahead. Policy makers and providers of aging services will need to work together to make changes happen and LeadingAge members can play an important role in this process. On **Monday, May 16, at 3:30pm ET**, we will be joined by leading NASEM report researcher Dr. David Grabowski as he shares his insights on the study's goals and addresses the path forward. LeadingAge members will be able to ask questions and find new ways to help shape the future of aging. On **Wednesday, May 18, at 3:30pm ET**, we will welcome LeadingAge member Zachary Richards from the Jenkins Senior Living Community and The Neighborhoods at St. Elizabeth Rehabilitation and Nursing Center in Baltimore that recently hosted CMS Administrator Brooks-LaSure. He will talk about the experience and provide some insights on how CMS is looking for feedback on policy proposals. 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.

39 Senators Call for Greatly Expanded 202 Housing Program. On May 11, Senator Robert Menendez (D-NJ) transmitted his sign on letter to Senate Appropriations Subcommittee on Transportation, Housing and Urban Development Chair Brian Schatz (D-HI) and Ranking Member Susan Collins (R-ME) with 39 Senators joining in the letter. The letter seeks "full funding for contract renewals for the Section 202 Housing for the Elderly program and an additional \$600 million for capital advances and operating subsidies for new 202 homes to keep up with existing and increasing need" for fiscal year 2023 funding. LeadingAge is deeply appreciative of Senator Menendez' championing of this letter and of the 39 Senate offices who joined it. Affordable senior housing stakeholders urged their Senators to join the letter over the last few weeks, resulting in six more sign-ons than a similar letter last year received. Read more about the letter [here](#).

HUD Secretary Says 202 Program Must Expand. "As we look at housing in general across the country, programs like 202 and 811 are going to be more and more important as our society continues to age and people want to age in place. And, the fact that our homeless population is growing and a large portion of that is senior citizens and persons with disabilities," HUD Secretary Marcia Fudge said when she testified before the House Appropriations Subcommittee on Transportation, Housing and Urban Development on May 11. "That's why we're asking for increases for 202 and 811 [for fiscal year 2023]. For many, too many, years we've not done the kind of work in those particular areas that we should

have,” Secretary Fudge continued. The hearing focused on a wide variety of HUD programs, but the exchange between Chair Price and Secretary Fudge provided insight into the Subcommittee and HUD’s appreciation of the need to expand the supply of affordable senior housing to meet the existing and growing need. A webcast of the May 11 hearing is [here](#) and an article is [here](#).

HUD to Host Listening Session on Proposed Revisions to Section 8 Renewal Guide. On Friday, May 20, from 12-1:30pm ET, HUD will host a live listening session on the agency's proposed revisions to the Section 8 Renewal Guide. A revised draft of Chapter 9, which covers Rent Comparability Studies, was posted to the Multifamily Policy Drafting Table on April 21, with public comment due to HUD by May 23. Stakeholders can request a three-minute speaking slot during HUD's listening session by pre-registering [here](#). More information about HUD's proposed Chapter 9 revisions and LeadingAge's efforts to safeguard HUD's investment in services through Section 8 rent setting is available [here](#). To share your feedback with LeadingAge, reach out to Juliana (jbilowich@leadingage.org).

Hearing Highlights Waiting Lists, Need for More Affordable Senior Housing. “I know we have to deal with budget constraints, but one area where I would like to see increase is in the area of senior housing, the 202 program,” Senator Chris Van Hollen (D-MD) said during a May 12 Senate Appropriations Subcommittee hearing on HUD’s FY23 budget. “If you look at our state of Maryland, not too far from here in Largo, the wait for housing for senior housing is at least 2 years long. It would be even longer except for the fact that some of the seniors who’ve been on that waiting list have passed away. This is a desperate situation around the country and I hope that we will support an increase beyond what’s in the President’s budget. I think the President had a \$100 million increase [for new Section 202 homes],” Senator Van Hollen continued, referring to the waiting list of a LeadingAge member. Read more about the hearing [here](#).

HUD FHA Commissioner / Assistant Secretary for Housing Confirmed. On May 11, the Senate confirmed Julia Gordon to serve as Assistant Secretary of Housing and Commissioner of the Federal Housing Administration. At the helm of HUD’s Office of Housing, Commissioner Gordon has jurisdiction over HUD’s largest suite of programs, including Section 8 project-based rental assistance, Section 202, Section 811, housing counseling, and other programs all, of course, in addition to overseeing the FHA’s single and multifamily housing programs. During her August 2021 [hearing](#) before the Banking Committee, Ms. Gordon, who most recently served as president of the National Community Stabilization Trust, said that her mother lives in a subsidized apartment building for seniors, and that her mother’s rent would exceed her monthly income if not for additional housing assistance she receives from the county. “This lived experience undergirds my commitment to promoting homeownership, which is the best path to family stability and prosperity, and to ensuring that we support safe, affordable, and habitable rental housing,” Ms. Gordon said.

Bill Allows Fiscal Recovery Funds for Housing Credit Projects. Legislation was introduced on May 11 to allow the use of Coronavirus State and Local Fiscal Recovery Funds as long-term loans to Low Income Housing Tax Credit developments. The Senate bill, S. 4181, the LIHTC Financing Enabling Long-term Investment in Neighborhood Excellence Act (LIFELINE Act), follows House introduction of a similar bill in March (H.R. 7078). The 2021 American Rescue Plan Act’s allocated \$350 billion via State and Local Fiscal Recovery Funds for state and local governments to respond to COVID-19 impacts. The bill would fix

statutory and regulatory hurdles for using SLFRFs in housing credit communities by allowing their use as long-term loans. More in this article [here](#).

NTIA Publishes Grant Opportunities for Internet Infrastructure Funding. The National Telecommunications and Information Administration (NTIA) published three separate grant opportunities for the distribution of billions in federal broadband investment. The publication makes nearly \$50 billion in internet infrastructure funds available to states and territories to improve middle mile and last mile internet infrastructure, as well as diversity and equity in bridging digital connectivity gaps across the country. The funding was originally approved by Congress in November 2021 through the Infrastructure Investment and Jobs Act, also known as the Bipartisan Infrastructure Law; next, the funding will be directed to states, territories, and local governments for distributions within their jurisdictions. Eligible states and territories must submit letters of intent for the key program, called the Broadband Equity, Access, and Deployment (BEAD) program, to NTIA by July 18, 2022. The BEAD Program NOFO specifically includes housing organizations as Community Anchor Institutions, and requires state-level collaboration with these institutions to develop their Five Year Action Plans for the funding. Earlier this year, LeadingAge worked with our membership and with our Internet Connectivity Workgroup to provide feedback to NTIA on the rules for funding distribution, emphasizing equitable access to the funds and an emphasis on bridging the digital divide in affordable housing. Click [here](#) for more information from LeadingAge on the rollout of the funds.

Ask Congress to Pass More COVID-19 Funding. Now is the time to ask Congress to fully fund additional support for the nation’s ongoing efforts to fight COVID-19—especially for older adults who have been disproportionately affected by the pandemic. Congress must act now so communities across the nation are prepared to deal with the coming surges. [Contact your Members of Congress now](#).

Healthy Homes for Older Adults. As part of Older American’s Month, HUD’s Office of Lead Hazard Control and Healthy Homes is sharing a webinar it coordinated by Sarah L. Szanton, PhD, ANP, FAAN, Patricia M. Davidson Health Equity and Social Justice Endowed Professor, and Director, Center on Innovative Care in Aging, Johns Hopkins School of Nursing. Dr. Szanton’s presentation was on “Equity Through the Built Environment: Healthy Home for Healthy Aging.” Dr. Szanton examined the challenges and opportunities for aging in community with a specific emphasis on addressing health equity. HUD says the webinar “will be useful to patient advocates, social workers, healthcare professionals, community action agencies, state health department staff, state Medicaid programs, Area Agencies on Aging, and others.” Watch the free webinar [here](#).

White House Announces Free Internet Under Affordable Connectivity Program. On May 9, the White House and HUD announced improvements and expansion of the FCC’s Affordable Connectivity Program (ACP). The White House has negotiated broadband packages of \$30 a month or less, which after the ACP program’s \$30 discount, would make these programs free for ACP participants. Also on May 9, HUD reiterated that participation in the ACP will not impact eligibility for HUD programs or tenant rent determinations. Read more in this [article](#).

Video Celebrates First RAD for PRAC Closing. A new video from LeadingAge member National Church Residences has produced a video celebrating the nation’s first RAD for PRAC closing at Hopeton Terrace,

a 1994 Section 202 Project Rental Assistance Contract (PRAC) community in Chillicothe, Ohio. LeadingAge championed the expansion of HUD’s Rental Assistance Demonstration (RAD) housing preservation program to include Section 202 PRACs, which was enacted by Congress in 2018. The video describes the \$2.5 million in renovations completed at Hopeton Terrace because of its RAD for PRAC conversion. See the video [here](#).

Breaking Down Stereotypes Between Young and Old: A Creative Campus Program. [View a short QuickCast](#) about a creative engagement program designed to help organizations build positive intergenerational relationships with high school and college age students.

LeadingAge Members Demonstrate the Nonprofit Difference: Affordable Housing + PACE. Our [latest member story](#) describes a partnership between LeadingAge member 2Life Communities and a public housing authority to replace an outdated affordable housing complex—to include an on-site PACE center to serve dual-eligible residents. Could this model lead to a better way to provide services to moderate-income elders who are not PACE-eligible? *Do you have a story demonstrating the mission-driven, nonprofit difference? Use the [Story Collector](#), powered by Greystone, to share your innovations.*