



Senior Housing Weekly

June 17, 2022

There will be no Housing Network call on Monday, June 20. LeadingAge is closed on Monday, June 20, for the [Juneteenth](#) holiday.

HUD Funding Votes Scheduled, Advocates Press Congress. The House Committee on Appropriations has scheduled votes on its fiscal year 2023 HUD appropriations bill. The time between now and the votes is an excellent opportunity for housing stakeholders with Representatives on the full appropriations committee or its HUD subcommittee to communicate affordable senior housing priorities to these key decision makers. The FY23 HUD bill will be considered in the Appropriations Subcommittee on Transportation, and Housing and Urban Development, and Related Agencies on June 23; the full Committee will consider the bill on June 30. [Full Committee members](#) and [HUD Appropriations Subcommittee](#) members, especially, should hear from housing stakeholders now. Now is the time to urge your Senators and Representatives to increase funding for affordable senior housing to preserve and expand affordable housing for older adults with very low incomes. Your advocacy matters and your voice makes an impact. Please send an email today [using this link](#). See more in this [article](#).

Bill Would Fund “Health-Care Oriented” Housing Credit Communities. Legislation introduced June 8 by Representatives Terri Sewell (D-AL), Brad Wenstrup (R-OH), Danny Davis (D-IL), and Gregory Murphy (R-NC) would increase state low income housing tax credit allocations for the purpose of providing a 50% basis boost for “healthcare-oriented housing.” Low income housing tax credit housing that meets at least three of five specified attributes would qualify as “health-oriented housing” and be eligible for the 50% basis boost. For more on the bill, see this [article](#).

Workforce Member Snap Poll. LeadingAge is seeking to better understand the workforce challenges in provider member organizations across the continuum, including affordable housing providers. Please take a few minutes to complete [this eight-question workforce snap poll](#) today.

GAO Notes REAC Review as a High Priority for HUD. As it does periodically, on June 15 the Government Accountability Office updated HUD on the status of items GAO has flagged as priority items that need remediation by HUD. While HUD has 121 unresolved GAO recommendations, 11 of these are priority recommendations. Of these, one fits squarely into the multifamily housing sphere: the Real Estate Assessment Center’s (REAC) physical inspection process. On REAC, GAO says, “In March 2019, we found several weaknesses in REAC’s physical inspection process and recommended a comprehensive review of the process. Implementing this recommendation would improve the identification of physical deficiencies at HUD multifamily properties (including public housing).” Read the GAO’s June 15 letter to HUD [here](#).

LeadingAge to Host Call on Policy Changes to Criminal Background Screening. [Register](#) in advance for LeadingAge’s June 22 call at 1pm ET to help provide feedback to HUD about changes to criminal background screening at affordable housing properties. In April, HUD Secretary Marcia Fudge

announced an [agency-wide effort to remove barriers](#) that prevent individuals with criminal histories from participating in HUD programs. As a result, HUD offices are working to identify all existing HUD regulations, guidance documents, and other policies that may pose barriers to housing people with criminal histories; the review includes regulatory and sub-regulatory documents like model leases and other agreements. By October 14, 2022, HUD offices are directed to propose updates and amendments to the agency documents and guidance to make HUD programs as inclusive as possible for individuals with criminal histories. Join LeadingAge for a call to discuss the process of criminal background screening at senior housing properties and the potential impact of HUD's policy changes, and help create feedback for HUD as they undergo their review of agency guidance. Register in advance [here](#).

HUD Requests Additional Comments on NSPIRE Implementation. HUD is requesting additional public comment on the agency's implementation of the National Standards for the Physical Inspection of Real Estate, or NSPIRE, which will replace REAC's current inspection protocol as early as next year. As HUD develops and tests new draft standards for inspections of housing communities, HUD is seeking public review and comment. HUD is also proposing changes to life-threatening conditions originally proposed through HOTMA, and plans to incorporate them into NSPIRE. The public will have 45 days to comment on a number of key questions about new and changed standards; HUD will then consider public feedback before publishing a final notice of new standards in the Federal Register. LeadingAge has worked closely with HUD and with our membership to help develop a robust yet feasible oversight mechanism for the affordable housing portfolio; to assist LeadingAge in submitting feedback to HUD, email Juliana (jbilowich@leadingage.org) to join our monthly HUD Oversight Workgroup, or click [here](#) to register in advance. The next Workgroup meeting is Thursday, June 23, at 1pm ET.

HUD Publishes Updates to Seven NSPIRE Standards. As part of the development of its new NSPIRE physical inspection protocols, HUD has published seven more standards to its bank of (now) 62 standards on which HUD is seeking feedback. Eventually, the bank of standards will be implemented after NSPIRE's demonstration phase but will continue to be updated at least every three years as part of a "continuous improvement process." HUD is working with stakeholders to ensure NSPIRE's standards are "technically accurate, relevant to industry measures, easy to understand, and free of subjective language. Standards are updated to focus on health and safety conditions of residents' homes while reducing regulatory burden on housing providers and keeping abreast of current realities of the housing industry." The seven newly published draft standard are for Call-for-Aid Standard (version 2.2); Carbon Monoxide Alarm Standard (version 2.2.1); Door - Fire Labeled Standard (version 2.2.1); Exit Sign Standard (version 2.2); Fire Extinguisher Standard (version 2.2); Heating, Ventilation, and Air Conditioning (HVAC) Standard (version 2.2); and, Mold-Like Substance Standard (version 2.2). All new standards are available on the [NSPIRE standards](#) web page. LeadingAge members can engage with the [Housing Network](#) and its [HUD Oversight workgroup](#) to get more involved.

Member Story: Helping HUD 202 Residents Receive Free Internet Service. This story features AHEPA 39 Senior Apartments in Haverhill, MA! Learn how creative service coordinators and a community nonprofit organization [helped residents at a LeadingAge-member affordable housing community](#) take advantage of the FCC's new Affordable Connectivity Program to get free or discounted internet service. Have you

found innovative ways to bring more services to residents? Use the [LeadingAge Story Collector](#) to tell us how.

Supporting the Housing Choice Voucher Program. This week, LeadingAge signed on to support two Housing Choice Voucher efforts. First, we have endorsed the forthcoming [Fair Housing Improvement Act](#), to be introduced by Senator Tim Kaine (D-VA) and Representative Scott Peters (D-CA), which would prohibit housing discrimination based on source of income (e.g., paying for rent with a Housing Choice Voucher) or on military / veteran status. Second, LeadingAge joined a letter coordinated by the Center on Budget and Policy Priorities supporting HUD's FY23 request for [200,000 new Housing Choice Vouchers](#), which would be the largest amount new general vouchers in more than 50 years. More than 25% of the nation's Housing Choice Voucher program is occupied by older adults. And, the voucher program is HUD's largest housing assistance program (2.6 million of HUD's 5.1 million assisted homes are through the voucher program). <https://leadingage.org/legislation/support-housing-choice-voucher-program>