



Senior Housing Weekly

April 8, 2022

LeadingAge Housing Network Call. Join us on Monday, April 11, at 12:30pm ET, for our weekly Housing Network call. On April 11, we will review insurance premium issues at HUD properties, Service Coordinator training and funding, and other updates from HUD. 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 Coronavirus Calls Next Week. What can we expect in this latest phase and what does the “next normal” look like? Should older people get a fourth shot now or later? Is the answer different for those in residential care compared to those not in residential care? Alongside the Biden Administration’s latest COVID-19 recovery plan, a group of leading experts came together to create a plan to map out the next phase. On **Monday, April 11**, we will be joined by **Dr. Michael Mina**, one of the leading authors of the COVID-19 roadmap and assistant professor of epidemiology and a faculty member in the Center for Communicable Disease Dynamics at the Harvard School of Public Health. He will talk about steps we need to take for the “next normal” of the pandemic and answer your questions. On **Wednesday, April 13**, we will talk with **Dr. Paul Reinbold**, vice president & chief medical director at Acts Retirement-Life Communities (Acts). He will talk about the timing and importance of the 4th COVID-19 shot for older adults and will talk about how his community is working to keep residents and staff safe. **All calls are at 3:30pm ET.** If you haven’t registered for LeadingAge Update Calls, [you can do so here](#). You can also find previous call recordings [here](#).

Key HUD Nomination Moves Forward. With Vice President Kamala Harris placing a tie-breaking vote on April 5, the Senate has discharged, from committee to the full Senate, the nomination of Julia Gordon to be the next Federal Housing Administration Commissioner / Assistant Secretary for Housing at HUD. The Senate may now vote to confirm Ms. Gordon at any time (the Senate is on recess until April 25). President Biden first nominated Ms. Gordon for this position in June 2021. Ms. Gordon has worked for the Center for Responsible Lending, the Federal Housing Finance Agency, and most recently was president of the National Community Stabilization Trust. Ms. Gordon is a well-respected housing policy leader. During her nomination hearing, Ms. Gordon said that if she were to be confirmed, she “would prioritize increasing the supply of affordable housing for both rental and ownership.” HUD’s Office of Housing is HUD’s largest office. In addition to the FHA, the office has responsibility for multifamily housing programs like Section 8 Project-Based Rental Assistance, Section 202, and Section 811, as well as housing counseling and the Rental Assistance Demonstration.

Senator's Report Calls Greater Federal Housing Spending a "Disaster." Senator Tim Scott (R-SC) released a report, *Housing for the Golden Years: Trends, Gaps, and Solutions for Older Americans*, on April 1. The report seems to acknowledge how important HUD’s Section 202 Supportive Housing for the Elderly program is to meet the housing and aging-in-community needs of older adults and praises the latest rounds of new Section 202 funds for their emphasis on leveraging non-federal resources, including with the Low Income Housing Tax Credit (LIHTC). The report says there are federal roles toward solutions for affordable senior housing, but that funding is not one of them. “Spending more taxpayer dollars to further stoke demand in an already overheated housing market is a recipe for disaster.

Reforming and reducing federal intervention in the housing market will better protect taxpayers against losses and allow the private sector to develop market- based solutions to expand U.S. housing supply and help make housing more accessible and affordable to seniors and vulnerable populations,” the report says. Read more about the report [here](#).

LeadingAge Joins Amicus Brief to Protect Nonprofit Housing Ownership. LeadingAge has joined an Amicus Brief in support of nonprofit ownership in special right of first refusal disputes in the low income housing tax credit program. LeadingAge has joined several other national organizations as well as members Preservation of Affordable Housing, Human Good, Transforming Age, and Mercy Housing, in an Amicus Brief supporting the dismissal of an appeal to an August 2021 ruling from the U.S. District Court for the Western District of Washington that upheld certain policies of the Washington State Housing Finance Commission’s meant to protect nonprofit ownership of low income housing tax credit properties after the tax credit’s 15 year compliance period. Read more about this issue and the Amicus Brief [here](#).

HUD Commemorates 54th Anniversary of the Fair Housing Act. HUD kicked off April as Fair Housing Month with a broadcast ceremony honoring the past year’s progress toward fair housing protections. During the broadcast, HUD Secretary Marcia Fudge and Principal Deputy Secretary for Fair Housing and Equal Opportunity Demetria McCain spoke to this year’s Fair Housing Month theme, *Fair Housing: More Than Just Words*. The ceremony also featured the U.S. Department of Justice Assistant Attorney General for Civil Rights Kristen Clarke; HUD General Counsel Damon Smith; and Executive Director of the Interagency Task Force on Property Appraisal and Valuation Equity (PAVE) and FHEO Regional III Director Melody Taylor. During the program, HUD leaders discussed broadened housing protections on the basis of gender identity; the ceremony also honored progress made toward racial and economic equity through the home appraisal process. More information will be available [here](#).

HUD Publishes Guidance, New 2022 Limits for HOME Maximum Per-Unit Subsidies. HUD has adjusted the basic statutory mortgage limits for Multifamily Housing Programs for CY2022. These limits are effective for the HOME Program starting on March 17, 2022, and until basic statutory mortgage limits for the MFH Programs are published for calendar year 2023. HUD also published an interim policy to establish an alternative to the Section 221(d)(3) limits and guidance for Participating Jurisdictions that are not included on the list of “Base City High Cost Percentages” to determine the maximum per-unit subsidy limits for HOME. View the 2022 Section 234 limits and guidance on the HOME maximum per-unit subsidy limits [here](#).

Sign on Letter for Housing Funding. Each year, the full House and Senate Appropriations Committees must decide how much of their limited funding for all government spending will go to each of their respective 12 appropriations subcommittees, including the “Transportation, Housing and Urban Development, and Related Agencies” subcommittee. These subcommittee allocations are called “302b” allocations. The higher a subcommittee’s 302b allocation, the greater likelihood that our housing priorities can be funded. LeadingAge and our partners with the Campaign for Housing and Community Development Funding ([CHCDF](#)) are circulating our [annual 302\(b\) letter](#), urging Congress to provide the highest possible funding for affordable housing and community development programs in FY23.

National, state, and local organizations are urged to join the letter by May 13. You can review a copy of the 302(b) letter and sign your organization on [at this link](#).

Coverage of At Home Tests by Medicare Announced. The Biden Administration announced coverage of eight over the counter at home covid tests per month under Medicare Part B. Coverage of at home tests under private insurance and Medicaid were announced in January and the Administration promised to work on coverage for Medicare beneficiaries. The program started April 4 and continues until the end of the public health emergency. More information is [here](#).

White House Plan to Address Long COVID. The Biden Administration has rolled out a plan to increase awareness and the response to the long-term effects of COVID-10, directing HHS Secretary Becerra to lead an interagency effort to coordinate research and support for long COVID patients. [Here](#) is an article on the release and here is the [White House fact sheet](#).

Aging Services Provisions in Administration's Proposed FY 23 Budget. We shared an analysis of the [housing related provisions of the President's proposed FY23 budget](#) and what they could mean for aging services organizations last week. [Here](#) is the Department of Health and Human Services counterpart, with some Department of Labor, USCIS, and other elements too. (Note: Medicare and Medicaid, along with other entitlement/mandatory programs are not part of this discretionary budget.) The President's budget is not the final word, of course. Congress has a lot of work to do on the budget before it is finalized. However, it is possible to get insights into what the Administration is planning to prioritize and focus on by looking closely at the proposed budget. It is more likely than not we'll see some Continuing Resolutions as we move closer to midterm elections, rather than a final FY23 budget enacted by the October 1 start of FY23.