



Senior Housing Weekly

October 14, 2022

NO LeadingAge Housing Network call on Monday, October 17. We hope to see you in Denver at our 2022 Annual Meeting & EXPO! Don't forget to come by the Affordable Housing Huddles on Monday and/or Tuesday from 5:30 – 6:30pm MT! Our next Housing Network call will be on Monday, October 24 at 12:30pm ET.

NO LeadingAge 3:30pm COVID-19 Update calls on October 17 or October 19. These 3:30pm Monday and Wednesday calls will resume on October 24.

IRS Publishes Average Income Test Final Rule. On October 12, the IRS published a final rule to implement Congress's 2018 authorization of a third income option for low income housing tax credit communities. Prior to 2018, tax credit developers had two income strategies to choose from: either having at least 20% of the units be both rent-restricted and occupied by households with gross incomes at or below 50% of area median gross income or at least 40% of the units in the project must be both rent-restricted and occupied by tenants whose gross income is 60% or less of AMGI. To better help households with incomes below 50% and above 60% and for other reasons, the 2018 change added a third income strategy for developers to choose: that at least 40% of the units be occupied by tenants whose incomes average no more than 60% of area median gross income. This is the average income test. Read more about the final rule [here](#).

New HUD "Quick Guide on Increasing the Supply of New Affordable Housing." As ironic as the first word of the title may sound, HUD has produced a new "Quick Guide on Increasing the Supply of New Affordable Housing." The resource is for staff or members of state and local governments who are looking to be involved in affordable housing development and implementation in their communities and for those who want to partner with municipalities to explore affordable housing development options (like affordable senior housing developers!). The Quick Guide reviews various financing tools that can be funded through HUD's annual Community Planning & Development programs (CDBG, HOME, Housing Trust Fund, and the Section 108 Loan Guarantee program), commonly used sources for affordable housing production (programs like AHP, risk sharing, various tax credits, etc.), creative affordable housing models (land trusts, limited-equity cooperatives, and others), six project profiles of actual affordable housing developments using CPD funds. One of the profiled projects is from LeadingAge member Preservation of Affordable Housing (POAH). In partnership with others, POAH created housing targeted to people who live in a high-cost Cape Code (MA) town but cannot afford to live there, including healthcare workers. With lots of funding layering, the project also includes project-based vouchers to serve households with incomes below 30% of area median and three Section 811 supportive housing units for persons with disabilities. Read the Quick Guide [here](#).

HUD Funding Supports Research on Gas Appliances, HCBS, and Bed Bugs. October 7, HUD announced a total of \$5.7 million in Technical Studies Grant awards to seven universities and public health organizations. The grants include funding for the National Center for Healthy Housing, Inc. to study the indoor air quality benefits of a gas range replacement program in reducing asthma triggers to improve the health and quality of life of residents who have asthma and other respiratory health issues. Another

grant to the University of Pittsburgh will result in a comprehensive home health assessment and care planning tool to deliver home and community-based services (HCBS), such as home modifications, therapy, and personal assistance care. The University will also capture key environmental health and safety hazards information that can be used as an add-on component to current assessment tools for Medicaid HCBS or other home healthcare services. A grant to the University of South Dakota's grant will be used to investigate the ecological and biological risk of emerging infectious disease transmission by bed bugs using an integrative approach and modern tools. See HUD's announcement [here](#).

The Long Shadow of COVID and Older People. Kaiser Health News released a [recording](#) of an event they hosted today, the "Long Shadow of COVID: Older People and the Ongoing Pandemic." The panel presentation covered many issues, including the differential impact of COVID on older people, particularly those over age 85 and older people of color; vaccinations, boosters, and extra boosters; the confusion around "so many different messages" and questions about whether the pandemic is over; the impact of social isolation during the pandemic and still today; and, the impact of COVID on efforts to improve quality of life for people with dementia.

Sign-up to Host an Intern in the 2023 LeadingAge Summer Enrichment Program. LeadingAge has opened registration for the 2023 [Summer Enrichment Program](#), which promotes diversity, equity, and inclusion in a 10-week immersive internship. Undergraduate and graduate students across the country would have the opportunity to obtain real-world experience in aging services. [Interested in hosting an intern?](#) Contact Christy Kramer, Vice President of Student Engagement and Workforce Partnerships, ckramer@leadingage.org.

Call for 2023 Annual Meeting Sessions is Open. Save the date! Proposals for the [2023 LeadingAge Call for Sessions](#) must be submitted by December 5. If you want to present on stage to hundreds of aging services experts and providers, submit your original session idea for the opportunity to present at the 2023 LeadingAge Annual Meeting + EXPO in Chicago, IL from November 5-8, 2023. [Learn more and submit your proposal](#).