



Senior Housing Weekly

October 28, 2022

LeadingAge Housing Network Call. Monday, October 31, 12:30 – 1:30pm ET. Join us on Monday, October 31, for our regular Housing Network call. We'll host a discussion on our comments to HUD on standing up the new Green and Resilient Retrofit Program, HUD's upcoming NSPIRE sessions, and more! Reach out to Juliana, jbilowich@leadingage.org, or Linda, lcouch@leadingage.org, with topic suggestions or to join the Housing Network.

LeadingAge 3:30pm Coronavirus Update Calls October 31 and November 2. Ideas you can use today to increase staff retention. And your pandemic business plan. Join LeadingAge on **Monday, October 31, 3:30pm ET**, to hear from human capital expert **Karl Ahlrichs** and methods to inspire and manage teams. He will challenge your perceptions on managing staff and will shed insights on how we can learn from the experience of COVID to be better managers and recruit and retain new staff. On **Wednesday, November 2, 3:30pm ET**, we will highlight a new Pandemic Toolbox from the Health Action Alliance and hear from **Dan Pasquini**, who authored a Pandemic Business Plan for action. He will share the latest tools being used by major corporations as they respond to COVID-19. 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.

LeadingAge Calls for Scalability and Equity in HUD's New Green and Resilient Retrofit Program. In comments to HUD submitted on October 27, LeadingAge urged the agency to leverage HUD's Multifamily Housing stock to quickly scale equitable climate solutions nationwide. This summer, HUD received \$1 billion dollars in the Inflation Reduction Act to invest in energy and water efficiency and climate resilient retrofits through a new Green and Resilient Retrofit Program (GRRP); a portion of the funding is dedicated to conducting comprehensive utility benchmarking throughout HUD's Multifamily Housing portfolio. Older adults are especially impacted, and people of color are disproportionately impacted, by climate stressors like temperature fluctuations and natural disasters. In addition, HUD spends about 20% of its Public Housing and Multifamily Housing operating budgets on utility costs annually, diverting much-needed resources from new and preserved affordable housing units. In response to the agency's Request for Information to help inform GRRP program design, LeadingAge proposed a two-step approach: first, a simplified "standard retrofit" category of funding made up of easy-to-access small- and mid-sized grants to HUD-assisted MF housing properties nationwide to implement basic energy retrofitting at scale; secondly, a funding category for larger grants and loans to properties undergoing more comprehensive resilience retrofits, targeted to climate-vulnerable areas or properties serving overburdened populations. The comments outline several program elements necessary to achieve energy solutions at scale balanced with targeted environmental justice. Thank you to all the LeadingAge members who informed the comments to HUD; more information about the comments and the forthcoming GRRP is available [here](#).

HUD Opens 2023 Service Coordinator Grant Renewals with Two Funding Rounds. HUD has opened the renewal application period for Calendar Year 2023 Service Coordinator grants. The deadline to submit renewal applications is November 15th, and HUD is strongly encouraging grantees to submit the package before the November 11 federal holiday. This year, HUD is making funding available in two rounds: the first will be 30% of the annual amount, and the second will be 70% (once full annual funding is made available from Congress). This year, HUD is also making a Cost of Living Adjustment (COLA) of 8.7% available, which is historically high but in line with inflationary cost increases. LeadingAge applauds HUD for getting an earlier start to the renewals this year, as well as for providing the adjusted payment approach that could help mitigate the funding delays experienced during the Calendar Year 2022 grant renewal process.

USDA RHS: Wait Before Interim Income Recertifications Based on 8.7% Social Security COLA. Guidance noting the Social Security Administration's recent announcement of an 8.7% cost of living increase to Social Security and Supplemental Security Income (SSI) benefits in 2023, the USDA Rural Development's Office of Multifamily Housing Programs said, on October 27, that it is updating interim income recertification guidance and asked that RD multifamily owners and managers "wait for further information before processing and submitting interim recertifications for January 2023 and beyond" as "the Agency is developing a solution to align with other federal programs and prevent unnecessary work for management agents and tenants." The 8.7% COLA will result increase Social Security benefits by an average of more than \$140 per month starting in January, when the new COLA begins to impact benefit levels. Absent the October 27 email to stakeholders from USDA RD Deputy Administrator for Multifamily Housing Nancie-Ann Bodell, RD regulations require tenant interim income recertifications whenever there is a change in income of \$100 or more a per month. LeadingAge has urged HUD to issue guidance to owners to allow Social Security beneficiaries to hold onto 100% of these COLAs for as long as possible without, of course, any negative impacts to owners.

Sign-On Letter for Housing Funding. Appropriators are working to finalize the FY23 HUD appropriations bill. First, the full appropriations committees must decide how much each subcommittee receives. LeadingAge is working to convince appropriators to give the Transportation-Housing and Urban Development subcommittees the highest possible funding to ensure the affordable senior housing programs we're fighting for can be well-funded in FY23. As part of this effort, the Campaign for Housing and Community Development Funding is circulating a sign on letter for national, state, and local organizations to express their support for the highest possible funding for the Transportation-Housing and Urban Development subcommittee. LeadingAge is on the Steering Committee of CHCDF. Affordable senior housing stakeholders can [view the letter and sign on here](#) by November 11.

HUD Announces "NSPIRE Get Ready" Sessions Nationwide. HUD announced a series of in-person "Get Ready" sessions about REAC's new NSPIRE protocol for physical inspections of HUD-assisted properties. The series aims to prepare HUD-assisted housing providers, residents, HUD field staff, inspectors, and other housing stakeholders for the shift to HUD's new physical inspection protocol, including by clarifying the new scoring model and the NSPIRE timeline. The session series runs from October 31 to February 14 and goes through each Multifamily HUD Region at least once, including sessions in Cleveland, New Orleans, New York, Seattle, Kansas, Honolulu, and San Juan, Puerto Rico, among other locations. Each session runs from 8:30am - 6pm and is run by key REAC staff. LeadingAge encourages members to register [here](#); each session has limited capacity. LeadingAge members can also join LeadingAge's monthly workgroup on REAC and MORs by emailing Juliana (jbilowich@leadingage.org).

HUD to Host Webinar on Affordable Housing Development for Newer Nonprofits. HUD announced a webinar on November 9th from 12-1pm ET for small, newer, or prospective non-profit developers of affordable rental housing. The webinar is intended to help newer and prospective affordable housing developers to understand the development timeline, learn how to describe potential challenges, and understand potential funding sources. After HUD remarks, a moderator will ask two experienced local developers to share how they developed affordable rental housing in their communities and barriers they experienced and how they overcame them. Register [here](#) for the HUD webinar.

AASC Report on Service Coordinator Turnover and Vacancy Rates. On October 27, the American Association of Service Coordinators released a [new report](#) that demonstrates the impacts of high service coordinator turnover and vacancy rates on older adults living in affordable housing. In conjunction with the report's release, AASC is hosting a [virtual panel discussion](#) about the impact of service coordinator turnover on operations and residents. We'll also be discussing best practices to attract and retain service coordination staff. If you'd like to join the free virtual event on Tuesday, November 15, 2- 3:30pm ET, please [register here](#).

FEMA Assistance for Accessibility Items for Homeowners and Renters. Replacing adaptive or accessibility items damaged during a disaster is an important part of the recovery process. It helps people maintain and/or re-establish their independence and quality of life after experiencing a disaster. FEMA assistance for specific accessibility items does not count toward Housing Assistance or Personal Property maximum awards and is limited to the following items for homeowners and renters. For homeowners: exterior ramp, grab bars, and paved pathway to the home's entrance from a vehicle. For homeowners and renters: accessible beds, raised toilet seats and shower chairs, accessible refrigerators and washers, computers or adaptive technology, such as screen readers or adapted keyboards, motorized or manual wheelchairs, or walkers, and visual and/or vibrating fire signals. Assistance for other damaged accessibility items or medical equipment, such as CPAP, oxygen supplies, and catheters may be covered by FEMA's Medical and Dental Assistance. For more information, visit www.fema.gov/expanded-assistance or call FEMA's Helpline at 800-621-3362.

Start Planning Your 2023 Annual Meeting Sessions. Save the date! Proposals for the [2023 LeadingAge Call for Sessions](#) must be submitted by December 5, 2022. Submit your original session idea for the opportunity to speak at the 2023 LeadingAge Annual Meeting + EXPO in Chicago, IL from November 5-8, 2023. [Learn more and submit your proposal here](#).

HUD Section 202 NOFO Resources. HUD's Section 202 Notice of Funding Opportunity team has held several webinars on the \$175 million NOFO for capital advances and Project Rental Assistance Contracts. Here are the sessions, with associated resources, held over the last couple of weeks:

- NOFO Overview
 - [Slides](#)
 - [Q&A](#)
 - Recording: <https://attendee.gotowebinar.com/recording/7633030048739577357>
- NOFO Scoring
 - [Slides](#)
 - [Q&A](#)

- Recording: <https://attendee.gotowebinar.com/recording/4929791651432544515>
- NOFO Toolkit
 - [Q&A](#)
 - Recording: <https://attendee.gotowebinar.com/recording/3769032828053469964>
- NOFO Environmental Screening
 - [Slides](#)
 - [Q&A](#)
 - Recording: <https://attendee.gotowebinar.com/recording/3028612901860341771>
- NOFO Site and Neighborhood Standards
 - Thursday, October 27, 2-3 pm ET
 - <https://attendee.gotowebinar.com/register/6936000149360663311>