



Senior Housing Weekly

September 30, 2022

Guest Speaker on Housing Network Call Next Week! Join us on Monday, October 3rd for our regular Housing Network Call for affordable senior housing providers. We'll be joined by Todd Nedwick, Senior Director of Sustainability Policy with the National Housing Trust, to hear about new federal funding for green and climate resilient initiatives for the country's affordable housing stock. We'll also review key HUD updates from the week. Reach out to Juliana, jbilowich@leadingage.org, or Linda, lcouch@leadingage.org, with topic suggestions or to join the Housing Network; any LeadingAge member is welcome to join.

Coronavirus Update Calls October 3 and 5. All calls are at 3:30 PM. The aging services direct care workforce is evolving and we all wish we had a crystal ball to see what the future holds and how organizations can adapt to meet the changing demographics of our workforce. On **Monday, October 3, Dr. Kezia Scales, Senior Director of Policy Research, PHI**, will share the results of [PHI's annual report](#) on direct care workers and will talk about job quality challenges and projected openings, and provide overviews of different segments of the direct care workforce. On **Wednesday, October 5**, we will be joined by **Richard Quartarone**, a health communicator in the Immunization Services Division at the CDC, to discuss the new bivalent vaccines, the importance of talking about all vaccines, and how LeadingAge providers can prepare for the upcoming flu season and also stay vigilant with 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.

Older Adults in Florida Need Our Help. Hurricane Ian continues to cause damage, severe flooding, and critical situations for LeadingAge member communities as it blows through Florida, now a tropical storm building momentum again.

"To our members in Florida: We're here for you. We know the impact of disasters can be far-reaching and long-lasting, and your LeadingAge community will support you in every way possible as many older adults and families in the communities you serve rely on your care."

- Katie Smith Sloan, LeadingAge president and CEO

Our thoughts are also with members up the coast as we watch the storm path and hope there is no further impact. [Please consider a donation to the LeadingAge Disaster Relief Fund](#), as 100% of all donations will go directly to members and their staff. The need for food, water, and other supplies is immense and is likely to worsen in the coming days.

HUD announces disaster assistance to Puerto Rico. HUD announced the implementation of federal disaster assistance, including a new package of waivers offering regulatory and administrative relief, to supplement recovery efforts in areas of Puerto Rico affected by Hurricane Fiona beginning on September 17, 2022, and continuing. The Biden-Harris Administration also issued a major disaster

declaration for municipalities on the island. According to a HUD press release, Hurricane Fiona caused extensive damage and destruction to a large number of housing units; to expedite the rebuilding process, HUD is suspending normal rules to enable CDBG grantees to replace affordable housing units that were lost as a result of the hurricane and flooding with new construction. HUD is also adding flexibilities that permit emergency grant payments for items such as food, clothing, housing (rent or mortgage), or utilities for up to six consecutive months. HUD will share information with FEMA and the Commonwealth on housing providers that may have available units in the impacted counties, including Public Housing Agencies and Multifamily owners. More information is available [here](#), and LeadingAge is following up with HUD for additional resources for displaced residents.

HUD and Census Bureau Release New American Housing Survey. On September 29, 2022, HUD and the Census Bureau released the 2021 American Housing Survey, which is conducted every two years and represents the most comprehensive analysis of the nation's housing inventory. The 2021 American Housing Survey (AHS) results provide new insights on how our relationship with our homes changed during the COVID-19 pandemic and associated lockdowns of 2020 and 2021 when compared to the data from before the pandemic. The 2021 AHS showed that since 2019, homeowners saw sharp increases in home values and were able to borrow at low interest rates. Renters, in contrast, experienced significant cost increases, such that the median renter now pays nearly the same as the median owner in total housing costs; however, owners have many more square feet per person. Data show that in 2021 relative to 2017, renter inability to pay their rent was similar: about 7 percent, likely due to the CARES Act and other interventions. In 2021, roughly 800,000 renters reported being threatened with an eviction. More information about the American Housing Survey is available [here](#).

Deadline Extended: Housing Provider Survey Open Until Tuesday, October 4. Please complete [this quick LeadingAge survey](#) on key issues facing affordable senior housing providers. The information you provide helps us advance our advocacy efforts with the U.S. Department of Housing and Urban Development (HUD) and the U.S. Congress and gives LeadingAge members insight into the issues faced by your affordable senior housing provider peers. Please complete [the survey](#) by midnight, October 4.

HUD Notice Shifts Section 202 PRACs to 5-Year Renewal Contracts. On September 29, HUD issued an eagerly anticipated Notice establishing a process to move all Section 202 Supportive Housing for the Elderly PRAC properties from the current annual contracts to contracts with a 5-year term, phased in over the next three years. Properties in multi-year contracts retain the ability to request an annual rent adjustment based on operating cost expenses, a key priority for LeadingAge. The Notice describes the phase-in process, as well as adjustments to mid-month expiration dates and contract renewal language for Section 202 and Section 811 PRACs. In an email about the update, HUD said that the change "will enable a more efficient annual funding process and reduce paperwork burdens for both owners and HUD." HUD went on to say that "conversion of Section 202 PRACs to five-year renewal terms is the first step in a broader plan for streamlining PRAC renewal and rent adjustment processes." LeadingAge had advocated to HUD for streamlined PRAC renewal processes, including multi-year contract renewals, and applauds HUD for taking steps to streamline senior housing. More information will be available [here](#).

LeadingAge Urges Improvements, Transparency in HUD Contract Administration Overhaul. On September 28, LeadingAge submitted comments to HUD on its draft solicitation for Project-Based Contract Administrators (PBCAs), to be renamed Housing Assistance Payment Contract Support Services (HAPPS). Currently, HUD partners with PBCAs to conduct 90% of the day-to-day monitoring and oversight of the HAP contracts to housing providers to serve more than 1.2 million households

throughout the project-based Section 8 program. After years in the making, HUD took official steps earlier this summer to develop a new solicitation for the contract administrators. The current draft solicitation proposes several major changes, including a shift in procurement based on regional geography, which would take the current state-driven PBCA universe of more than 50 contractors down to 15, and significantly alter the eligible entities for the procurement. The proposal also requires HUD involvement in routine property transactions previously delegated solely to PBCAs.

LeadingAge's comments state: "LeadingAge remains a strong advocate for the value of the Contract Administration program...in addition to ensuring quality contract administration and robust oversight of housing provision throughout the HUD Multifamily Housing portfolio, LeadingAge's primary interest in the proposed new HAP contract services procurement effort is to ensure a non-disruptive transition to improved, stabilized, and streamlined contract administration." More information about the draft solicitation, as well as LeadingAge's comments to HUD, are available [here](#).

HUD Publishes RFI on Green and Resilient Retrofit Program. Seeking feedback on its new Green and Resilient Retrofit grant program for multifamily assisted housing, HUD, as planned, has formally published a 30-day Request for Information in the September 27 Federal Register. In response to the passage of the Inflation Reduction Act of 2022, HUD is designing the new \$1 billion GRRP program and expects to make multiple rounds of funding available to support energy, and water efficiency retrofits and climate resilience of HUD-assisted multifamily properties. Through this RFI, HUD is seeking input on funding rounds as well as on utility benchmarking. Information provided in response to this RFI will inform prioritization of work, treatment of cost-benefit analyses, and key design elements that will help ensure program goals are met. LeadingAge will be submitting comments to ensure the program meets the energy efficiency and climate and disaster resiliency needs of HUD-assisted affordable senior housing. Read more about the GRRP [here](#); see the RFI [here](#).

Government Shutdown Likely to be Averted. Senate Sends Short Term Funding Bill to House. On September 29, the Senate voted 72 – 25 to pass a short term funding bill or Continuing Resolution (CR) to keep federally appropriated programs funded at FY22 levels absent enactment of any of the FY23 appropriations bills. The House is expected to pass the CR and President Biden is expected to sign it before midnight September 30 to avoid a government shutdown. The CR would keep federal programs funded at FY22 levels until December 16, several weeks into FY23, which begins October 1. The CR also includes \$12 billion for Ukraine but does not include any of the \$22.4 billion requested by the Biden Administration to meet COVID-related short-term domestic needs, including testing, to accelerate the research and development of next-generation vaccines and therapeutics, to prepare for future variants, and to support the global response to COVID-19.

HUD Webinars on Section 202 NOFO. HUD's Section 202 Capital Advance NOFO Team is hosting a series of webinars on key application topics. Register for each of the sessions individually: [NOFO Overview on Wednesday, October 12, 2-3 pm ET](#); [NOFO Scoring on Thursday, October 13, 2-3 pm ET](#); [NOFO Toolkit on Tuesday, October 18, 2-3 pm ET](#); [Environmental Screening on Thursday, October 20, 2-3 pm ET](#); and, [Site and Neighborhood Standards on Thursday, October 27, 2-3 pm ET](#). Read more about the new Section 202 NOFO [here](#).

Poll Finds Food Inflation Hits Older Adults Hardest. A new National Poll on Healthy Aging from Michigan Medicine and AARP [found](#) that more than a third of people 50 to 80 say the rising cost of groceries has impacted them a lot. Food insecurity was more common among those with people in fair or poor physical and mental health, incomes under \$30,000, and those with high school education or

less. Respondents who lived alone were more likely to say they had run out of food before they had money to get more.

Housing-Related Resources from 2021 Infrastructure Law. The National Council of State Housing Agencies has published a 23-page presentation, “The Bipartisan Infrastructure Law: Implications for Affordable Housing.” In addition to the November 2021 bill’s affordable broadband access programs LeadingAge is deeply engaged in, the overview describes the bill’s transportation programs through the Department of Transportation (DOT), including funding for transportation-oriented development; clean water programs through the Environmental Protection Agency (EPA), including investments in clean water infrastructure, with a focus on disadvantaged communities; and, energy efficiency and environmental resilience programs through the Department of Energy (DOE), Department of Health and Human Services (HHS), and Federal Emergency Management Administration (FEMA) through investments in single- and multifamily home energy upgrades, home energy assistance, and disaster and hazard mitigation. Access the new resource [here](#).

Kaiser Health News Holding Event on Long COVID and Older Adults: Kaiser Health News in partnership with the John A Hartford Foundation is hosting a web event entitled “The Long Shadow of Covid: Older People and the Ongoing Pandemic” on October 11. It features a panel of guests including one speaker from LeadingAge member Hebrew Senior Life. Register [here](#).

White House Releases Strategy on Hunger Including Medicare Reimbursement. A strategy paper [released](#) Wednesday, following the White House Conference on Hunger, Nutrition and Health, supports legislation to create a pilot program to test medically tailored meals under Medicare fee-for-service. Currently, some 1,324 Medicare Advantage plans provide food and produce or meals as a nonmedical supplemental benefit, but no benefit exists in traditional Medicare. The pilot would be designed as a “food is medicine” intervention to treat seniors with diet-related health conditions and reduce food insecurity. Other interventions discussed in the paper include expanded research on older adults’ access to the Supplemental Nutrition Assistance Program (SNAP), increasing Congressional funds for Older America Act nutrition programs like Meals on Wheels, and bolstering the healthcare workforce and ensuring medical professionals receive nutrition education.

White House Invite: Convening on American Rescue Plan Funds for Community Health Workforce Investments. The White House will host a virtual convening on Friday, September 30, at 10 AM ET to highlight “the American Rescue Plan’s historic investments in the community health workforce, which is deploying tens of thousands of people over the coming years into underserved communities to address health disparities, COVID-19, and other health needs exacerbated by the pandemic.” This event will feature Biden-Harris Administration officials, members of Congress, local elected officials, community-based organizations, and workers, which included: Gene Sperling, White House American Rescue Plan Coordinator and Senior Advisor to the President; Carole Johnson, Administrator of the Health Resources and Services Administration; Senator Kirsten Gillibrand (D-NY); Representative David Trone (D-MD) and Mayor of Chicago Lori Lightfoot. [RSVP here](#) to join, and please share this invitation with colleagues and members of your community.

PHI Report Outlines Steps to Help Home Care Providers Implement a Care Integration Senior Aide Program. PHI released a guide to assist home and community-based services providers in implementing a Care Integration Senior Aide (CISA) program in their agencies. The new guide, “*Implementing the Care Integration Senior Aide: A Practical Guide for Home and Community-Based Services Providers*” details 10

practical steps for implementing a CISA role in a home care setting, as well as five steps for making a strong business case to sustain the program long term. Read the full guide [here](#).

October Opportunities To Meet With Members of Congress. During the month of October, members of Congress and their staff will be returning back home to meet with constituents and talk about issues that are important to the local community. This is a good opportunity to look for events to meet with local elected leaders and also reach out to local congressional offices to invite them to visit your organization and meet the staff and residents that are served. LeadingAge members are encouraged to host a Coffee Chat With Congress meeting with their local congressional offices so our elected leaders can see the great work that is being done and also hear first hand about the challenges facing aging services providers. Visit www.leadingage.org/coffeechats to download our meeting toolkit and help us educate policymakers in your local community.

Register for LeadingAge Annual Meeting to see Abby Wambach as keynote address! In just a couple months, LeadingAge members will come together in Denver for [four days of strategic discussions, education, and networking](#) focused on the long-term growth of the field—and on strengthening ourselves as aging services professionals. From October 16-19, we'll hear from thought leaders across our field, focusing on key topics for affordable housing providers, such as:

- Redeveloping Affordable Housing Against All Odds
- Section 202 Awards: Lessons from Successful Applicants
- The Evolution of Service Coordination
- Affordable Housing: Policy and Operations Update
- Housing-Based Services: Impact on Health and Well-Being
- Asset Management in Affordable Senior Housing
- How Can Affordable Housing Promote Digital Inclusion?
- Bringing Technology to Affordable Housing through Partnerships
- J.J. Carroll: A Case Study of Housing and Healthcare Integration
- It Takes a Village to Build Staff Morale

The full education program is available [here](#). There are several opportunities for site visits, including to Eaton Senior Communities, and Daily Huddles for affordable housing providers. [Register today to join us at the Annual Meeting + EXPO](#).