



## Senior Housing Weekly

November 11, 2022

**LeadingAge Affordable Housing Network Meeting on November 14.** The LeadingAge Affordable Housing Member Network will meet on Monday, November 14 from 12:30 – 1:30 PM ET. The call will focus on **HUD’s COVID Supplemental Payments round 5 awards**. Call in information is available for members who belong to the Affordable Housing Member Network. Participation in the Network is open to all members of LeadingAge; for details on joining the Network (and attending Monday’s meeting) contact Juliana ([JBilowich@leadingage.org](mailto:JBilowich@leadingage.org)) or Linda ([LCouch@leadingage.org](mailto:LCouch@leadingage.org)).

**Upcoming LeadingAge Coronavirus Update Calls. All calls are at 3:30 PM ET.** How does HUD support preservation and recapitalization of federally assisted housing? Hear it straight from HUD! **On Monday, November 14, Tom Davis, Director of the Office of Recapitalization at HUD** will join us. The Office of Recapitalization (“Recap”) supports the preservation and recapitalization of federally-assisted housing and rental assistance. Recap structures, reviews, and implements transactions to ensure long-term physical and financial viability, often through public-private partnerships and the use of tax-incentivized financing. Programs currently or recently implemented by Recap include the Rental Assistance Demonstration ([RAD](#)). **On Wednesday November 16, Ashley Z. Ritter, APRN, PhD Director of Clinical Care Research at NewCourtland** will join the call. NewsCourtland is a Philadelphia-based, non-profit organization that provides thousands of low-income seniors with affordable housing, healthcare, and supportive services which are customized to meet each individual’s unique needs. 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.

**ACP Outreach Grant Announced; HUD Pilot Coming November 21.** On November 10, the FCC announced \$70 million in available awards for a new Affordable Connectivity Program Outreach Grant Program and said that a separate \$5 million “Your Home, Your Internet” pilot program to target signing HUD-assisted residents up for the Affordable Connectivity Program will be announced on November 21. Nonprofit affordable housing providers are eligible to apply for both the \$70 outreach grants and the forthcoming \$5 million HUD-focused pilot program. Asked by LeadingAge during a November 10 briefing if the FCC and HUD have removed barriers that make it impossible for HUD multifamily residents to automatically qualify for the ACP program (like public housing and housing choice voucher residents can), FCC officials responded that HUD and the FCC hope to have this done in the near future. Almost 15 million households have signed up for the ACP program since it began this year. At the November 10 briefing, FCC officials said the program has capacity for about 40 million households to participate. For more information, [see this article](#).

**LeadingAge Joins National Policy Coalition for Energy Efficiency and Climate Resilience.** On November 10, LeadingAge participated in a new coalition group planning equitable distribution of Inflation Reduction Act funding for energy efficiency and climate resilience. The new funding is being administered by various federal agencies, including HUD, the Department of the Treasury, and EPA, as

well as by state and local governments. In recent comments to HUD, LeadingAge advocated for equity and scalability of green initiatives impacting older adults with low incomes living in HUD-assisted housing; stay tuned for more information as the funding distribution planning continues.

**Hill Expresses Concerns on PBCA Procurement Plan.** In a November 10 letter, House Financial Services Chairwoman Maxine Waters (D-CA) notes her support for efforts to improve HUD’s Performance Based Contract Administrators program and urges HUD to consider her concerns about the draft solicitation as well as stakeholder feedback before moving the solicitation process forward. HUD’s draft solicitation of the PBCA re-bid process, which was out for public comment until September 28, would reform how HUD procures contractors to provide Housing Assistance Payments contract support services to HUD and service approximately 16,000 project-based rental assistance contracts. The draft solicitation resulted in a flood of comments from stakeholders, including LeadingAge. In her November 10 letter, Chairwoman Waters expresses concern that HUD’s proposed PBCA procurement plan could put mission driven entities like state housing finance agencies and public housing authorities at a disadvantage from becoming PBCAs if they provide financing for HUD-assisted properties. “Given the sensitive nature of the responsibilities of PBCAs, it is important to ensure the participation of mission driven entities that often reinvest contract funds into affordable housing preservation and development as well as supportive services,” the letter says. Chairwoman Waters also says that the “federally assisted stock of affordable housing is aging and now is not the time to reduce the number of PBCAs, which may diminish the quality of oversight and response to tenants’ needs.” Read more in [this article](#).

**Research Supports CAPABLE Model.** HUD and its contractor the National Council for Healthy Housing has completed research on how well the CAPABLE program can be implemented by other organizations serving clients of different backgrounds and still achieve its successes. The CAPABLE program, begun by Johns Hopkins University School of Nursing several years ago, offers a three-pronged approach: (1) the support of in-home occupational therapists (OTs); (2) the support of registered nurses (RNs); and (3) home modification services from handymen or home repair (HR) professionals to address health and safety issues. In the CAPABLE program, these three interventionists work with each other and the client to individualize the fit between the client and their home. Prior research has shown that because clients define their own goals, they are more likely to be engaged in the services and show greater function improvements. The new evaluation found that, yes, it is feasible for smaller organizations to successfully implement the program. Importantly, the study found that the program was effective at reducing falls and increasing the percentage of study group clients who reported no difficulty with bathing, lower body dressing, getting in and out of beds and chairs, using the toilet, and walking across a small room. These impacts were achieved with a modest implementation cost, ranging from roughly \$300 to \$12,000 and averaging \$2,600 per client, with the higher costs for single-family homes. Of the 132 clients who completed the programs by these four organizations, one of which is LeadingAge member Cathedral Square Corporation, one-half had incomes less than or equal to 30% of area median income, clients had lived in their homes a mean of 20 years (range less than 1 to 75 years), and 69% lived alone at baseline. Overall, 51% of clients lived in apartments or condominiums in multi-unit buildings versus single-family homes. As a companion to the [research](#), NCHH prepared an [implementation brief](#) to highlight lessons learned by the four partner organizations during this demonstration. LeadingAge also believes this research buttresses our effort to expand HUD’s older adult home modification program beyond only homeowners to include renters as well.

**“Test Soon, Treat Early” Resources.** The CDC has developed a flyer to educate people on how important it is to “TEST SOON – TREAT EARLY.” With COVID cases expected to rise in the coming weeks and months, the importance of testing and of early treatment cannot be overstated. Here is the [CDC’s new](#)

[flyer](#). If there is an available “test to treat” site nearby, [this jpg](#) from HHS’s Administration for Strategic Preparedness Response will also be useful.

**White House Summit on COVID-19 Equity and What Works Showcase, November 16.** On November 16, the White House will hold a Summit on COVID-19 Equity to highlight interventions and approaches that have moved the needle on equitable COVID outcomes and map a path forward. Panel discussions will be live streamed. You can register [here](#).

**QuickCast for Members on How to Educate Residents and Clients on their Medicare Choices During Current Open Enrollment Period Through December 7.** It is Open Enrollment Time right now for Medicare beneficiaries, this is the one time of year when all Medicare beneficiaries decide how they want to receive their Medicare benefits –either through traditional FFS Medicare or a Medicare Advantage or Special Needs Plan. Open Enrollment happens every year from October 15 through December 7. We heard from members that many beneficiaries enroll in MA/SNP plans but don’t really understand what that means for accessing post-acute care services later. So, this is a great time for members to do some pre-education with residents and clients in all their settings to help beneficiaries and their families make informed choices. LeadingAge has put together a member-only QuickCast with resources entitled, [The Importance of Medicare Open Enrollment](#). In this 18-minute QuickCast, Nicole Fallon reviews what providers can (and cannot) do to educate older adults and their families about Medicare and Medicare Advantage plans.

**Falls Prevention Grants.** The Administration for Community Living has released a new falls prevention Notice of Funding Opportunity. The “2023 Empowering Communities to Deliver and Sustain Evidence-Based Falls Prevention Programs” will distribute \$3.5 million to six awardees to reduce falls and/or falls risk among older adults and adults with disabilities in their community through the implementation of evidence-based falls prevention programs, focusing on those older adults in underserved areas/population. The two primary goals of these awards are to develop capacity to increase the number of older adults and adults with disabilities who participate in evidence-based falls prevention programs to empower them to reduce falls and/or their risk of falls and to identify and implement one or more robust strategies that will promote the sustainability of evidence-based falls prevention programs. Eligible applicants include nonprofit organizations. View the grant announcement [here](#). An informational conference call will be held on November 16, at 1pm ET: 888-455-0043, passcode: 9989425. A recording will be available approximately one hour after the call concludes at the following number: 800-835-8069.

**Proposals Due Soon for LeadingAge 2023 Annual Meeting Sessions.** 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](#).