



Senior Housing Weekly

November 18, 2022

LeadingAge Affordable Housing Network Meeting on November 21. The LeadingAge Affordable Housing Member Network will meet on Monday, November 21, from 12:30 – 1:30 PM ET. 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) or Linda (LCouch@leadingage.org).

LeadingAge Coronavirus Calls. "I love when Dr. Monica Gandhi appears on your LeadingAge calls!" We hear this whenever Monica joins us, which she will be doing on Monday, November 21 at 3:30 PM ET. Monica Gandhi MD, MPH, Professor of Medicine and Associate Division Chief of the HIV, Infectious Diseases, and Global Medicine at UCSF/ San Francisco General Hospital will talk about what to expect in the fall and will unpack the idea of the "Tripledemic" of Flu, COVID and RSV. She'll talk about her sense that we were "lucky" with the Omicron variants and give us a sightline to endemicity...and of course, answer your questions. **No Call on Wednesday November 23. On Monday November 28, Dr. Ali H. Mokdad,** Professor of Health Metrics Sciences at the Institute for Health Metrics and Evaluation (IHME) and Chief Strategy Officer for Population Health at the University of Washington will join us to share new projections for COVID cases going into the fall and winter. 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.

Action Alert: Urge Your Senators and Representatives to Enact Key Aging Services Priorities Before Congress Adjourns. On November 15, LeadingAge issued an action alert urging Congress not to adjourn its session without enacting key services and supports for older adults. "In the remaining weeks of 2022, Congress must not leave key supports and services for older adults unfinished. Severe shortages in the aging services workforce and affordable senior housing, coupled with inefficient and burdensome Medicare Advantage (MA) prior authorization processes that often result in inappropriate care denials, mean that older adults do not have access to needed services and supports. Congress can and must take action to address these crises before it adjourns," the alert says. [Read and take action on this alert here](#).

New HUD Calculation Doubles Annual Budget Increase. After advocacy from LeadingAge and others, HUD proposed a change in the calculation of Operating Cost Adjustment Factors (OCAFs) for 2023, improving budgets for affordable housing communities. OCAFs are annual factors used to adjust project-based Section 8 rents annually, including rents in Section 202/8s, based on market-driven cost components. LeadingAge advocated for changes to HUD's budget-setting approach based on general inflation and rising insurance costs; the new annual increase rate for 2023 is projected to be double that of 2022. In its proposed adjustment for 2023, HUD accounted for "historically high inflation levels" by relying on more recent data that reflects a period longer than one year. HUD also proposed to use more time-relevant data to calculate OCAFs in future years. To calculate the inflation factor for the insurance component, HUD is proposing to switch from using the Consumer Price Index to relying on Producer Price Index, among other data, to better reflect the cost of property insurance. HUD is currently

accepting comments for 30 days on the proposed changes to the OCAF calculation. Unless HUD receives comments that would lead to the reconsideration of these proposed changes, the changes will become effective on February 11, 2023. More information is available [here](#).

LeadingAge Hosts Member Call, Office Hours on HUD's COVID-19 Supplemental Payments (CSPs). During this week's LeadingAge Housing Network call, members heard examples from three affordable senior housing providers who have leveraged HUD's COVID-19 Supplemental Payments (CSPs) in previous funding rounds. The CSPs are available to HUD-assisted Multifamily Housing providers to cover unbudgeted COVID-19 costs at properties, including staffing, security, and cleaning costs, as well as internet installation and back-up generator installation costs. CSP-eligible costs must be completed by January 31 and requested for reimbursement from HUD by February 21, 2023. During the current and likely last round of CSPs, HUD has allowed two extra reimbursement categories: costs related to training residents on the use of technology, and costs related to creating outdoor gathering spaces for residents to socially distance. **To answer additional questions, LeadingAge is hosting "CSP Office Hours" on Wednesday, November 30, from 12:00 - 1:30 PM ET. Register here in advance:** https://us02web.zoom.us/meeting/register/tZUsdOmsqz0rHNJlsgTuyanHG4d_SzFPXu and reach out to Juliana (Jbilowich@leadingage.org) with questions. To join LeadingAge's weekly Housing Network calls, reach out to Linda (lcouch@leadingage.org) or Juliana.

Housing Groups Urge Strong HUD Subcommittee Allocation. On November 18, a sign on letter coordinated by the Campaign for Housing and Community Development Funding, a coalition of more than 70 national organizations dedicated to the highest possible funding for housing and community development programs, sent appropriators a letter urging robust FY23 funding for the appropriations subcommittee that funds HUD programs, the Transportation-Housing and Urban Development subcommittee. Without adequate overall funding to the THUD subcommittee, housing and community development programs don't stand much of a chance securing the resources they need when Congress finally enacts an FY23 appropriations bill. LeadingAge, which serves on the steering committee of CHCDF, several LeadingAge state affiliates, and many LeadingAge members joined more than 1,900 organizations on the letter. Read the letter [here](#).

House Releases Report Laying Out Work on Hunger, Nutrition. House Rules Chairman Jim McGovern (D-MA) capped an effort to draw attention to hunger in the current Congress with a committee vote to send to the full House a [report](#) of testimony and documents that McGovern said offers solutions to hunger and ways to improve the nation's health. The report comes nearly two months after the Biden administration held the second White House hunger conference since 1969. Representative McGovern, with allies in the House and Senate, was instrumental in securing appropriations for the White House conference, held on September 28th. The report looks at hunger on college campuses, challenges for veterans, creative and effective approaches by state and local governments on hunger, food as medicine and medical school curricula, and changes that officials in U.S. territories say are needed to current programs to function effectively.

LeadingAge Comments on CMS Proposal to Streamline Medicaid Enrollment and Renewal Processes. LeadingAge submitted comments on November 7 in response to a proposed rule from CMS that aims to streamline the processes through which eligible individuals enroll and retain eligibility in Medicaid. While these regulations apply specifically to States, the ways in which enrollment and eligibility processes work affects both beneficiaries and providers who offer services and supports to those individuals. An article about the CMS proposal, with a link to our comment letter, is posted [here](#).

New Employee Retention Credit Explainer. LeadingAge has put together a [one-pager](#) explaining the Employee Retention Credit in consultation, with Attorney Chris Moran from the Venable law firm. This complements the [FAQs](#) and [ERC webinar recording](#) that were previously available. The one-page explainer can help members assess whether the tax credit may be an option for their organization. While the tax credit expired after 2021, eligible members can still take advantage of the credit by filing an amended payroll tax return by April 15, 2024 for the 2020 tax year and April 18, 2025 for the 2021 tax year.

PHE Will Continue Past January. HHS has promised that they will give states 60 days notice before ending the COVID-19 Public Health Emergency (PHE). That 60 day marker to end the PHE in January passed over the weekend; so the PHE will continue past January. It is currently slated to end on January 11. The lack of action this weekend means it will be extended beyond that point but we do not know for how long. HHS has previously done 90 day extensions which would bring us to April. HHS is not required to do 90 days extensions but given their promise regarding 60 day notice to states, the January extension will be for at least 60 days.

“Tripledeemic” Toolkit. Five major medical societies have teamed up to create a toolkit for clinicians addressing public health concerns related to the “tripledeemic” of COVID-19, flu, and RSV anticipated this winter. The toolkit from the Society for Post-Acute and Long-term Care Medicine (AMDA), American Society of Consultant Pharmacists, American Association of Nurse Practitioners, American Society of Physician Associates, and Gerontological Advanced Practice Nurses Association will help increase awareness of the importance, effectiveness, and accessibility of therapeutics and vaccination in post-acute and long-term care settings. Check out the toolkit [here](#).

HUD Finds Oklahoma Providers Engaged in Racial Discrimination and Retaliation. On November 14, HUD announced that a Section 202/8 HUD senior housing provider and its property management firm, neither of whom are LeadingAge members or partners, discriminated against two tenants, a mother and daughter living in separate units, by failing to adequately respond to known serious racial harassment and then also retaliated by moving to terminate their tenancy. The findings reveal repeated racist attacks on the tenants and the daughter’s boyfriend, appeals from the harassed tenants to the property manager and owner to address the attacks, and ultimately retaliation by the management company and the owner against the tenants. Eventually, the property management firm and owner moved to evict the harassed mother and the harassers. After the attacked mother vacated her unit the perpetrators were allowed to remain and were offered new leases. HUD’s investigation found Cushing Housing and Oklahoma Property Management, Inc. are non-compliant with Title VI of the Civil Rights Act of 1964, which provides that “[n]o person in the United States shall, on the ground of race, color, or national origin, be excluded from participation in, be denied the benefits of, or be subjected to discrimination under any program or activity receiving Federal financial assistance.” “HUD will attempt to seek remedial relief for the complainants and public interest relief through changes to policies and procedures through a Voluntary Compliance Agreement/Conciliation Agreement in an effort to make the complainant whole and eliminate discriminatory practices,” HUD said in a statement. “Bigotry and racial discrimination have no place in housing. It is inexcusable for a HUD-funded housing provider to discriminate and retaliate against its tenants while denying them the ability to peacefully enjoy their housing,” Demetria L. McCain, HUD’s Principal Deputy Secretary for Fair Housing and Equal Opportunity, said. “This Letter of Findings of Noncompliance demonstrates HUD’s unwavering commitment to ensuring that entities receiving HUD funding comply with their civil rights obligations and that all

individuals have the opportunity to live in HUD-assisted housing, free from discrimination.” Read [HUD’s Letter of Findings](#) here; read [HUD’s press release](#) here.

White House Requests \$9.25 Billion COVID Funding. In a November 15 briefing with the media, the White House shared it has asked Congress to approve \$9.25 billion in emergency COVID funding during the lame duck session to help prepare for a possible winter surge in cases. Of the \$9.25 billion, \$2.5 billion would go to vaccine access and replenishing the Strategic National Stockpile, \$5 billion would go to further vaccine development, \$750 million for long COVID research, and \$1 billion to international aid combatting COVID.

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](#).

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](#).