



Senior Housing Weekly

December 2, 2022

LeadingAge Affordable Housing Network Meeting on Dec 5. The LeadingAge Affordable Housing Member Network will meet on Monday, December 5, from 12:30 – 1:30 PM ET. This coming Monday, we'll host a deep dive on HUD's rollout of the new NSPIRE protocol for REAC physical inspections. 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).

Upcoming LeadingAge Coronavirus Calls. All calls are at 3:30 PM ET. On Monday December 5, Ryan Brooks, Senior Principal, Healthcare Strategy at National Investment Center for Seniors Housing & Care (NIC) will join us to talk about NIC's latest WAVE of its survey of senior living and nursing home operators. We'll talk to ryan about the new questions that were added in this wave about portfolio diversification and about the finding that 25% of respondents said they are planning to downsize or close their nursing home and or short-term rehab units. **On Wednesday, December 7,** Dr. Dan Kelly, from the University of California, San Francisco (UCSF) will join us to discuss their latest study on the impact of vaccines and boosters. Kelly and his team identified 1.6 million people who were fully vaccinated. Three quarters of them were over age 65 and 70% had a pre-existing condition that put them at greater risk of becoming seriously ill from COVID. Even while Delta and Omicron were circulating, these vaccinated and boosted individuals, reported in JAMA, were less likely to experience breakthrough infection and serious illness than those who had not been vaccinated and boosted. 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 Urges HUD to Improve RAD Financials, Process. In response to a request for comment by HUD, LeadingAge urged the agency to improve key parts of the Rental Assistance Demonstration (RAD) for PRAC properties. RAD is an important affordable housing preservation tool, and HUD is now expanding and improving the program for Section 202 properties serving older adults and for Section 811 properties serving people with disabilities. Several LeadingAge members have successfully participated in RAD, but many face challenges of financial feasibility. In our comments, LeadingAge urged HUD to adjust the initial rent-setting process for RAD-participating properties, take steps to provide access to better ongoing budget adjustments, improve Operating Pro Forma rules, and adjust internal HUD processes to better work with housing stakeholders. LeadingAge also recommended that HUD consider robust incentives to steer preserved properties toward energy efficiency and climate resilience, as well as design standards that better support independent aging. LeadingAge's comments are available [here](#).

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.](#)

Aging and Families Task Force Chair to be Next Minority Leader. On November 30, House Democrats officially elected New York Representative Hakeem Jeffries as House minority leader for the next congressional session, making him the most powerful Democrat in the House. LeadingAge has worked closely with incoming Minority Leader Jeffries in his current role as the chair of the House Democratic Caucus Task Force on Aging and Families.

Your Home, Your Internet ACP Pilot Announced. On November 21, the FCC announced that applications are now open for a \$5 million “Your Home, Your Internet” pilot program to increase awareness of, and encourage participation in, the Affordable Connectivity Program by households receiving all kinds of federal housing assistance. Affordable senior housing nonprofit providers are perfect partners for state and local agencies, including your local public housing agency, who might be applying as the lead applicant. We encourage affordable senior housing providers to reach out to their local public housing agency and/or their state broadband effort and show yourself off as a key ingredient to any successful application for this pilot. Among the long list of activities these grants can be used for are ACP application assistance, digital campaigns, outreach materials, direct mail, ACP service provider locator, and personnel / benefits. For the YHYI pilot program, the FCC will prioritize applications that target a broad geographic area and/or large number of people in the target audiences for ACP outreach and encourage participation by those in the applicant’s target community(ies) that have a low participation in the ACP, including participation by those in federal housing programs, among other factors. The grants will cover activities undertaken from March 2023 to March 2024. Applications are due January 9, 2023. The pilot application is [here](#).

CDC Updates Guidance on Management of COVID-19 in Specific Congregate Community Settings. Today, CDC updated COVID-19 guidance for certain congregate community settings, including homeless shelters and assisted living communities (the guidance DOES NOT apply to healthcare settings; elements of the updated CDC recommendations might be helpful for independent senior living communities, like HUD Section 202). During a call with agency leaders, CDC told LeadingAge and other stakeholders that the updates focus mainly on streamlining guidance for homeless shelters and correctional facilities; the guidance now incorporates “enhanced” prevention strategies for times of higher risk, as well as other updates that align with guidance for the general population. For example, a risk framework has been added based on community COVID levels and substantial structural or operational characteristics of the setting that could increase the spread of COVID. During the call, CDC noted that Assisted Living communities that are licensed by their state as health care facilities should reach out to their state and also review the health care setting guidance to see if they fall within the definition of health care setting provided by CDC. The updated guidance is available [here](#).

Senators Seeking Data and Recommendations to Better Serve Duals. On November 22, Senators Cassidy, Tim Scott, Cornyn, Warner, and Menendez, released a [request for information](#) (RFI) seeking data and policy recommendations to improve care and coordination for individuals who are dually eligible for Medicare and Medicaid. While dually eligible individuals comprise only 19% of all Medicare beneficiaries, they constitute 34% of Medicare spending; they are 14% of Medicaid beneficiaries

accounting for 30% of the program's spending. These individuals were the most likely to contract COVID and were three times as likely to be hospitalized to treat it. LeadingAge will consult with members through member network meetings and other venues as we develop comments to submit.

LeadingAge Hosts "Office Hours" on HUD COVID-19 Supplemental Payments (CSPs). HUD's fifth round of COVID-19 Supplemental Payments (CSPs) is currently open for request. 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 hosted "CSP Office Hours" this week; we will host another session soon. Reach out to Juliana (Jbilowich@leadingage.org) with questions.

Last Call: 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](#). Reach out to Juliana (jbilowich@leadingage.org) with ideas for an affordable housing session proposal.