



Senior Housing Weekly December 23, 2022

The next **LeadingAge Housing Network** call will be on Monday, January 9, 12:30 – 1:30pm ET. Participation in the Network is open to all members of LeadingAge; for details on joining the Housing Network (and how to attend its Monday meetings) contact Linda (LCouch@leadingage.org) or Juliana (JBilowich@leadingage.org)

Upcoming LeadingAge Coronavirus Calls.

- **No Calls on Monday, December 26 and Wednesday, December 28.**
- **On January 4, 2023, at 3:30 PM ET,** Dr. Ashish Jha, the White House COVID Response Coordinator will join us to talk about the White House COVID Team’s activities related to tests, vaccines, treatments, and everything COVID. He will especially highlight the Administration’s focus on bivalent boosters for older adults – why it’s important and some of the science behind waning immunity. Dr. Jha wants to hear your COVID questions – they help the Administration know what’s going on in the field. 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.

Order COVID Tests for HUD Section 202 Communities. On December 22, HUD announced that every HUD Section 202 Supportive Housing for the Elderly community, including LeadingAge members and nonmembers, can order unlimited weekly deliveries of no-cost COVID test kits for residents, staff, and others in their networks. LeadingAge worked with the White House, HUD and HHS to develop this opportunity. “Our national team strives to support members’ efforts to serve residents – our work in this project is a perfect example. Bringing HUD and HHS together to solve a problem and better serve older adults is our members’ primary concern,” says Katie Smith Sloan, president and CEO of LeadingAge, said in a [press release](#). “We are focused on what matters most and use our strong connections and relationships to fight for members and the people they serve.” [Access the ordering portal and learn more here.](#)

Review of FY23 HUD Bill: Affordable Senior Housing. A new article provides a deep-dive into the affordable housing-related provisions of the FY23 HUD funding bill, which is poised for enactment. The bill provides some, but not all, of the resources [LeadingAge has sought](#) for this fiscal year, which began October 1. The article describes funding for new housing, for the preservation and improvement of existing affordable housing, for Service Coordinators, and for other programs. For a run-down of the omnibus bill’s housing highlights, [read the article here](#).

HUD Appropriations Chart: Multifamily Senior Housing

	HUD FY21 enacted	HUD FY22 Enacted	White House HUD FY23 Request	House-Passed HUD FY23 Bill HR 8294	Senate HUD FY23 Bill	Omnibus FY23 Bill

	12/27/20 ¹	3/9/22 ²	3/28/22 ³	7/20/22 ⁴	7/28/22 ⁵	Released 12/20/22 ⁶
Section 8 PBRA renewals	\$13.400B	\$13.940B	\$15.000B	\$14.940B	\$14.690B	\$14.9B
PBRA BBRI for new Service Coordinators	0	0	\$31M	\$31M	\$0M	\$0M
PBRA BBRI for distressed M2M properties	\$0	\$0	\$275M	\$275M	\$53M	Provides authority
Section 202 Account	\$855M	\$1.033B	\$966M	\$1.200B	\$1.033B	\$1.075B
PRAC & SPRAC renewals	\$641M ⁷	“fully fund”	\$742M	“fully fund”	\$742M	fully fund
New Section 202 homes	\$52M	\$199M	\$100M	\$323M ⁸	\$132M	\$110M
<i>Intergenerational</i>	\$10M	\$10M	0	\$25M	\$0	\$25M
Service Coordinators	\$110M	\$125M	\$120M	\$125M	\$145M	\$120M
<i>New grant-funded</i>	yes	yes	?	yes	yes (?\$25M)	?
RAD for PRAC	0	\$6M	\$10M	\$6M	\$10M	\$6M

1. FY21 omnibus appropriations bill: <https://www.congress.gov/116/plaws/publ260/PLAW-116publ260.pdf>
2. FY22 omnibus appropriations bill: <https://rules.house.gov/sites/democrats.rules.house.gov/files/BILLS-117HR2471SA-RCP-117-35.pdf>
3. ¹White House’s FY23 request for HUD: https://www.whitehouse.gov/wp-content/uploads/2022/03/hud_fy2023.pdf
4. ¹House Appropriations Committee’s FY23 HUD bill: <https://appropriations.house.gov/events/markups/fy-2023-transportation-and-housing-and-urban-development-and-related-agencies-labor> ; HR 8294: <https://www.congress.gov/bill/117th-congress/house-bill/8294>
5. Senate FY23 HUD bill: <https://www.appropriations.senate.gov/imo/media/doc/THUDFY2023.PDF>
6. Omnibus FY23 bill released 12/20/22: <https://www.appropriations.senate.gov/imo/media/doc/JRQ121922.PDF>
7. Based on estimates in HUD’s FY21 congressional justifications: https://www.hud.gov/sites/dfiles/SPM/documents/26_FY21CJ_Section202v2.pdf
8. The House Committee’s \$323 million for new Section 202 homes would fund about 3,500 new homes; included in the \$323 million is \$25 million for intergenerational housing.

LeadingAge Policy Brief: Accepted Forms of Rent Payment in HUD-Assisted Multifamily

Housing. LeadingAge’s Housing Network recently discussed HUD’s policy on the forms of payment that residents can use to pay rent. This [LeadingAge policy brief](#) details HUD’s policy and other considerations for properties wanting to establish or modify accepted forms of rent payment.

LeadingAge releases FAQs, schedules Office Hours on HUD COVID-19 Supplemental Payments

(CSPs). HUD is currently accepting reimbursement requests from housing providers for COVID expenses

¹ FY21 omnibus appropriations bill: <https://www.congress.gov/116/plaws/publ260/PLAW-116publ260.pdf>

² FY22 omnibus appropriations bill: <https://rules.house.gov/sites/democrats.rules.house.gov/files/BILLS-117HR2471SA-RCP-117-35.pdf>

³ White House’s FY23 request for HUD: https://www.whitehouse.gov/wp-content/uploads/2022/03/hud_fy2023.pdf

⁴ House Appropriations Committee’s FY23 HUD bill: <https://appropriations.house.gov/events/markups/fy-2023-transportation-and-housing-and-urban-development-and-related-agencies-labor> ; HR 8294: <https://www.congress.gov/bill/117th-congress/house-bill/8294>

⁵ Senate FY23 HUD bill: <https://www.appropriations.senate.gov/imo/media/doc/THUDFY2023.PDF>

⁶ Omnibus FY23 bill released 12/20/22: <https://www.appropriations.senate.gov/imo/media/doc/JRQ121922.PDF>

⁷ Based on estimates in HUD’s FY21 congressional justifications: https://www.hud.gov/sites/dfiles/SPM/documents/26_FY21CJ_Section202v2.pdf

⁸ The House Committee’s \$323 million for new Section 202 homes would fund about 3,500 new homes; included in the \$323 million is \$25 million for intergenerational housing.

completed or committed by January 31, 2023. LeadingAge has complied [FAQs with HUD's latest answers to our questions on CSPs](#); LeadingAge will also host an additional "Office Hours" session on January 19 at 2pm ET. Members can register [here](#) for the CSP Office Hours, and send any advance questions to jbilowich@leadingage.org.

Social Security Increases to Impact Affordable Housing Rents for Older Adults. Following the historic Social Security Cost of Living Adjustment (COLA) of 8.7% announced earlier this year for 2023, some HUD-assisted residents will see their rents increase immediately. In HUD's Multifamily Housing programs, HUD residents generally certify income levels annually to determine their tenant rent contribution, set at 30% of their adjusted income, while HUD subsidies cover the rest of the rent. However, HUD rules state that if a HUD-assisted household's income increases more than \$200 per month at any point within their annual cycle, the housing provider must conduct an off-cycle income recertification, which results in an immediate rent increase for the resident. While the average monthly Social Security increase is projected to reach \$140, some LeadingAge members will see higher increases that trigger HUD's interim recertification limits. LeadingAge members report that essentially all households with dual Social Security incomes will see interim rent increases, because HUD's \$200 threshold is cumulative per household, not per person. Despite advocacy from LeadingAge and other housing stakeholders, HUD has declined to take action to protect older adults from immediate rent increases, and has instructed housing providers to continue following regular HUD requirements related to interim recertifications and rent increases on older adults. More information is available [here](#).

U.S. Seeks to Reduce Homelessness by 25% by 2025. The U.S. Interagency Council on Homelessness released "All In: The Federal Strategic Plan to Prevent and End Homelessness" on December 19. The Plan is a multi-year roadmap "to create the systemic changes needed to end homelessness in our country." The Plan establishes an initial goal to reduce overall homelessness by 25% from the Point-in-Time Count in 2022 by 2025. To drive progress toward this ambitious goal, USICH will develop implementation work plans and begin putting the strategies in the plan into action during this fiscal year. "While housing is the solution to homelessness, the United States suffers from a severe shortage of safe, affordable, and accessible rental housing," the Plan says. With hundreds of others, LeadingAge commented on the Plan's development in December 2021, calling for a national focus on preventing and ending homelessness among older adults, which is on the rise, and improving data on older adults experiencing homelessness. "After steady declines from 2010 to 2016, homelessness in America has been rising, and more individuals are experiencing it in unsheltered settings, such as encampments. This increase stems from decades of growing economic inequality exacerbated by a global pandemic, soaring housing costs, and housing supply shortfalls," the Plan says. As part of the Plan's strategy to maximize the use of existing federal housing assistance, USICH and relevant member agencies will conduct a comprehensive review of available policy mechanisms that can increase access to federal housing programs among people experiencing or at risk of homelessness, including eligibility, admissions preferences, referral partnerships, funding incentives, and administrative fees. Read the Plan [here](#).

ACL Awards Grants to Increase Number of Older Adults who are Up to Date with Vaccines. Only 14% of eligible adults have gotten the bivalent booster. The HHS Administration for Community Living (ACL) announced on December 19 two major grant awards totaling \$125 million to rapidly increase the number of older adults and people with disabilities who are up to date with their COVID-19 vaccines (i.e., have had bivalent boosters). USAging was awarded \$75 million to establish and leverage partnerships with various entities mostly supported by ACL. The National Council on Aging received \$50 million to build and leverage partnerships with senior centers, community centers, and local community organizations. Additional information is available [here](#). These grant programs will be available to

vaccinate and boost community residents, including many served by LeadingAge home care and other HCBS member organizations.

Housing + Services Webinar: Braiding Resources to Collaboratively Develop and Strengthen Partnerships. Looking to build dynamic partnerships that combine rental assistance and access to supportive services for people with disabilities, older adults, and people at risk of or experiencing homelessness? The Housing and Services Resource Center will host a webinar on January 9 from 2:00 - 3:00 PM ET featuring examples of strong collaborations from federal, state, and local levels. Presenters will explore not only opportunities to braid funding and resources but also approaches to developing partnerships that really work. [Learn more and register](#) for this Housing and Services Resource Center webinar.