



## Senior Housing Weekly December 9, 2022

**Housing Network Call on Monday, December 12.** Join us for our regular Housing Network call on December 12, 12:30 – 1:30pm ET. We'll discuss the impacts of the historic Social Security cost of living adjustment increase for 2023 on rent determinations for HUD- and Rural Housing Service-assisted households beginning in January. We'll also discuss current efforts underway by the Federal Communications Commission (FCC) to improve internet connectivity among households receiving federal housing assistance. Any member can join the Housing Network call by adjusting your online subscriptions in your MyLeadingAge.org account, or by emailing Linda ([lcouch@leadingage.org](mailto:lcouch@leadingage.org)) or Juliana ([jbilowich@leadingage.org](mailto:jbilowich@leadingage.org)).

**Upcoming LeadingAge Coronavirus Calls. All calls are at 3:30 pm ET.** On **Monday, December 12**, Alex Goldstein will join us to talk about @FacesofCOVID, an online initiative that has been cataloging the faces and names of those who died from coronavirus. Goldstein started this forum "...as a way to affirm that these people were are more than a statistic and their lives mattered and they had dignity, and that it meant something." On **Wednesday, December 12**, Erin Vigne, Director, Clinical Affairs at AMDA - The Society for Post-Acute and Long-Term Care Medicine, will join us to talk about their new "Tripledemic Toolkit". 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.

**White House Spells Out Housing Needs if There is a Year-Long CR.** On December 5, the White House has transmitted a [list of needed exceptions, or "anomalies," to any possible continuing resolution](#) that keeps federally appropriated programs funded at fiscal year 2022 levels through the duration of fiscal year 2023. Since the start of FY23 on October 1, federally appropriated programs, including most all HUD programs, have been funded by a continuing resolution that expires on December 16, 2022. While funding most HUD programs at FY22 levels for the first several weeks of FY23 is possible without jeopardizing the programs, a subsequent CR that extends beyond early 2023 could wreak havoc on HUD's programs, which generally require increases over the previous year's funding levels to continue to serve the same number of households. For HUD, the White House is requesting "anomaly" funding for any year-long CR (i.e., a CR that goes through the entirety of FY23) for three programs: Housing Choice Vouchers, Homeless Assistance Grants, and Section 8 Project-Based Rental Assistance. For the PBRA program, the White House says an anomaly above FY22 levels is necessary "to maintain project-based rental assistance to over 1.2 million units for low-income families, including support for contract administrators." No anomaly was requested for HUD's Section 202/PRAC program. For the 202/PRAC program, HUD's FY22 funding bill provided an overall amount of \$1.033 billion, sufficient to renew FY23 PRAC and service coordinator renewal needs but likely not enough to provide much, if any, funding for new Section 202 homes or new service coordinators. For USDA's Rural Housing Service, the White House is seeking a \$47 million anomaly to ensure RHS has sufficient funds to renew rental assistance. House and Senate leadership continue to negotiate overall spending levels for FY23 with the hopes of reaching agreement on funding for every one of the 12 FY23 appropriations bills before the CR expires on

December 16. Aging services stakeholders still have time to weigh in with their members of Congress using [LeadingAge's most recent action alert on year-end must-dos for this Congress](#).

**LeadingAge Urges HUD to Improve Senior Housing Preservation.** Read a summary of our recent comments to HUD on the Rental Assistance Demonstration (RAD) for HUD-assisted PRAC properties. RAD is an important affordable senior housing preservation tool; in response to an agency Request For Information, LeadingAge worked with members to generate several recommendations for improvement to RAD for Section 202 PRACs serving older adults with low incomes. The summary of our comments to HUD is available [here](#).

**Rural Housing Service announces temporary waiver on income recertifications below \$200.** Following the announcement of a Social Security increase of 8.7% for 2023, USDA's Rural Housing Service announced a temporary waiver of income recertifications for adjustments under \$200 until December 31, 2023. Because tenant rent contributions in the Rural Housing Service rental assistance programs are based on tenant income, a Social Security increase of that level (estimated to result in a benefit increase of \$140 per month, on average, starting in January) would result in higher rent levels for low-income households, as calculated by a property's regular income recertification process. To avoid rent increases and reduce burden on property management staff, the agency [announced](#) that it is temporarily waiving the interim income recertification requirement for tenants whose monthly household income has increased by less than \$200. "During the period of time this waiver is in place, tenants will not be required to process a tenant certification form unless their household income changes by \$200 or more per month," the agency said in a December 8 email announcement. The waiver applies only to Rural Housing Service programs under Section 515 Rural Rental Housing (RRH) Program and Section 514 Off-Farm Labor Housing (FLH) Program; LeadingAge is advocating with HUD's Multifamily Housing programs for a similar policy.

**LeadingAge signs onto letter to EPA in support of greenhouse gas reduction in affordable housing.** On December 5, LeadingAge signed onto a coalition letter urging the Environmental Protection Agency (EPA) to ensure that decarbonizing affordable housing and making housing more energy-efficient are priority uses of the new Greenhouse Gas Reduction Fund (GHGRF). The letter also strongly recommends that financing organizations with significant experience and success serving low-income and disadvantaged communities are eligible and priority recipients of GHGRF grants. According to the letter, housing accounted for 21% of total U.S. energy consumption in 2021 and nearly 20% of CO2 emissions; in addition, HUD-assisted properties have the potential to generate over 11,548 GWh of solar electricity annually and reduce carbon emissions by more than eight million metric tons. The coalition letter is available [here](#).

**Racial Equity Agreement for Missouri PBRA Provider.** On December 8, HUD announced a [racial equity agreement](#) with an elderly/disabled Project-Based Rental Assistance affordable rental housing provider. In a compliance review conducted by HUD's Office of Fair Housing and Equal Opportunity, HUD found disparities in the property's tenant screening practices related to credit history and criminal records which disproportionately impacted Black applicants. The agreement requires the provider, not a LeadingAge member, to pay \$156,000 to compensate individuals who were denied due to credit history or criminal records during the review period. In addition, the agreement requires creation of a new waitlist after robust marketing to those least likely to apply, committing a minimum of \$10,000 towards advertising, outreach, and website development; revising all policies that include an evaluation of credit or rental history consistent with civil rights laws and HUD's guidance; and waiving move-in fees for formerly denied applicants who reapply and are admitted. HUD notes that the agreement does not

constitute admissions by the housing providers or evidence of a final determination by HUD of violations of Title VI or any other laws. “Tenant selection policies can create unnecessary barriers that result in illegal discrimination and denials of desperately needed housing. HUD funded housing providers must tailor tenant selection policies to avoid discriminating against applicants because of their race, color, and national origin,” Demetria L. McCain, HUD’s Principal Deputy Assistant Secretary for Fair Housing and Equal Opportunity, said in a [statement](#).

**Missing Middle Housing: Next Steps.** Despite “significant progress” in zoning reforms to allow the construction of small-scale, missing middle homes in what were formerly single-family-only neighborhoods, the authors of a new report from the Turner Center for Housing Innovation at UC Berkeley, find that regulatory, financing, and construction barriers still pose challenges to making such housing a more widespread form of housing development. The report, *Unlocking the Potential of Missing Middle Housing*, examines the obstacles facing developers who specialize in missing middle housing ranging in size from ADUs and duplexes up to twelve-unit multifamily projects. The report draws on insights from roundtable conversations earlier this year and explores the history and benefits of missing middle housing. Finally, the report makes recommendations for state and local policy change to encourage more homebuilding of this housing type. Read the report [here](#).

**COVID Personal Action Plans.** With COVID cases on the rise again during the fall and winter months, it’s more important than ever to have a personal action plan in place for you and your family. Don’t wait until you get sick before deciding what to do. This template has been developed by the Centers for Disease Control and Prevention (CDC) so everyone has the tools and information necessary to put a plan together now. [Check out the COVID Personal Action Plan here](#). The template can be shared with residents, clients, patients, anyone served or cared for by LeadingAge members, too.

**Walgreens, DoorDash, and Uber partner to provide free delivery of Paxlovid.** On December 8, Walgreens launched a new partnership with DoorDash and Uber to provide free delivery of the COVID-19 oral treatment Paxlovid. The announcement noted that free delivery will be available to anyone who lives within 15 miles of a participating location. Since more than 8,000 Walgreens locations offer same day delivery service, Walgreens estimates about 92% of the population would have access to the program. Eligible patients must have a Paxlovid prescription from a healthcare provider. After the pharmacy has filled the prescription and before it gets picked up, individuals can go online to select “Same Day Delivery” by visiting [Walgreens.com/PrescriptionDelivery](https://Walgreens.com/PrescriptionDelivery), the Walgreens app or by calling their store. [Click here for additional information on the announcement](#).