



Senior Housing Weekly

March 3, 2023

LeadingAge Affordable Housing Network Meeting on March 6. Join the LeadingAge Affordable Housing Member Network on Monday, March 6, from 12:30 – 1:30 PM ET for our regular housing call. We'll hear from LeadingAge's Medicaid Director Georgia Goodman, who will share updates on the impacts of changes to Medicaid enrollment and impacts on affordable housing residents. We'll also check in on recent HUD action impacting affordable housing properties, including HUD's proposed implementation schedule of new "Build America, Buy America" requirements. 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 Policy Update Call. On **Monday, March 6**, we will have Sean Slone, Senior Policy Analyst at the Council of State Governments join us to talk about their new [long-term care policy guide](#) that includes case studies highlighting strategies to respond to challenges and transform long-term care. What was the impact of COVID-19 on acceptance of home health services? **On Wednesday, March 8** at 3:30, Jennifer Inloes, BSN, RN and Dr. Sue Anne Bell, will join the LeadingAge member call to talk about their study that explores older adults' decision making around home-based care service continuation during the coronavirus disease 2019 (COVID-19) pandemic. 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.

New Workforce Snap Poll. To better understand the workforce challenges in provider member organizations across the continuum, LeadingAge has released a new quarterly Workforce Snap Poll. The survey will be useful in our advocacy with members of Congress and the Administration, specifically helping to illustrate what the workforce crisis looks like on the ground for LeadingAge members on a variety of issues. Additionally, the Snap Poll will be particularly helpful for developing our response to the Senate HELP Committee's RFI on health care providers workforce shortage. Please take a few minutes to complete the **LeadingAge Workforce Snap Poll**, which can be accessed [here](#), or <https://www.surveymonkey.com/r/LJHPNBH>

LeadingAge Calls on HUD to Delay "Buy America" Requirement for Senior Housing. In a March 2 letter to HUD, LeadingAge called on the agency to protect affordable senior housing from new federal "Build America, Buy America" requirements. In the letter, LeadingAge highlights housing needs across the country, and pushes back on HUD's proposed new timeline for implementing domestic procurement requirements that could stall or halt affordable housing construction, rehab, and maintenance: "With two out of every three eligible older adult renter households remaining housing un-assisted, the country cannot afford to lose a single new or existing unit of affordable housing." HUD had proposed an implementation schedule of less than one year for many HUD programs subject to Build America, Buy America ("BABA"), which was enacted as part of the Infrastructure Investment and Jobs Act in 2021 and which would require domestic procurement of certain building materials used in federally-funded infrastructure projects. The comment letter is available [here](#).

Preparing Affordable Housing Residents for Medicaid Enrollment Changes: Anticipated 2023 State Timelines for Initiating Unwinding-Related Renewals. As of February 24, 2023 CMS released a table outlining the initiation timeframe for each state for Medicaid unwinding. The table shows the first month in which notices will be mailed to participants and the first month any participant will be procedurally disenrolled from Medicaid. Review the table [here](#). More info on the Medicaid enrollment changes and anticipated impacts on affordable housing residents is available [here](#).

CMS releases updated Medicaid and Medicare Enrollment Data. The release includes data from November of 2022 and shows Medicare enrollment over 65 million individuals with 35 million covered by traditional Medicare and 30 million covered by Medicare Advantage plans. Of that 65 million total, 12 million individuals are dually enrolled in both Medicare and Medicaid. Those duals were included in the nearly 85 million enrollees in the Medicaid program. Medicaid enrollment has swelled by almost 33% since February 2020. Approximately two-thirds of residents in HUD-assisted older adults are dually eligible. The full report is available [here](#).

Federal Agencies Seek Public Comment on How Background Screenings Impact Housing Access. The Federal Trade Commission (FTC) and the Consumer Financial Protection Bureau (CFPB) are requesting comment on background screening issues affecting individuals who seek rental housing in the United States, including how the use of criminal and eviction records and algorithms affect tenant screening decisions and may be driving discriminatory outcomes. As part of the Request for Information, the FTC and CFPB are asking current tenants, prospective tenants, advocacy groups, commercial and individual landlords, property managers, background screening companies, other consumer reporting agencies, and others to weigh in on a wide array of issues that affect tenant screening. The Request for Information is part of a whole-of-government effort to reform criminal background screening, including a revision of rules related to tenant screening currently underway at HUD. More information about the FTC and CFPB request is available [here](#).

Senate Finance Committee announces hearing on affordable housing: The Senate Finance Committee announced a hearing entitled "[Tax Policy's Role in Increasing Affordable Housing Supply for Working Families](#)." The hearing will take place at 10:00 a.m. on March 7th, 2023. LeadingAge will monitor and report on the hearing. The witnesses at Tuesday's hearing will be:

- Denise Scott, President, Local Initiatives Support Corporation (LISC)
- Steve Walker, Executive Director, Washington State Housing Finance Commission
- Sharon Wilson Géno, President, National Multifamily Housing Council
- Mark A. Calabria, Ph.D., Senior Advisor, Cato Institute
- Garrett Watson, Senior Policy Analyst and Modeling Manager, Tax Foundation

Separately, on Thursday, March 9 at 10:30 a.m., the Senate Special Committee on Aging will hold a hearing titled, "[Uplifting Families, Workers, and Older Adults: Supporting Communities of Care](#)."

HUD Closes Rental Assistance Demonstration Conversion to Preserve 500 Senior Homes in Chicago. On March 2, HUD announced a Rental Assistance Demonstration (RAD) transaction to preserve 500 senior homes in Chicago, IL. The conversion leverages RAD in partnership with the Chicago Housing Authority to finance the rehabilitation of two Chicago-area properties: the 150-unit Irene McCoy Gaines Apartments (named in honor of the first African American woman to run for a seat in the Illinois Legislature), and the 350-unit Albany Terrace. According to [HUD's press release](#), both properties are 17-

story buildings in need of rehabilitation. Through the RAD transaction, a total of 500 affordable rental homes will be rehabilitated, including updating each tower's building systems, HVAC, electrical, and plumbing, and more. LeadingAge supports the Rental Assistance Demonstration as a critical preservation tool for affordable senior housing.

Senators Tester, Murray, Moran, and Rounds reintroduce the Expanding Veterans' Options for Long Term Care Act. The bill would create a small pilot program to offer eligible veterans who participate the option to have their care needs met in an assisted living community rather than at a Department of Veterans Affairs state home. The bill was introduced by Senate Veterans Affairs Committee Chair Jon Tester (D-MT), along with Sens. Patty Murray (D-WA), Jerry Moran (R-KS) and Mike Rounds (R-SD). The press release about the bill, including a joint quote from LeadingAge along with NCAL, ASHA, and Argentum can be found [here](#).