



Senior Housing Weekly

March 24, 2023

LeadingAge Affordable Housing Network Meeting on March 27. Join the LeadingAge Affordable Housing Member Network on Monday, March 27, from 12:30 – 1:30pm ET, for our regular housing call. We'll check-in on important congressional activity on HUD funding, review opportunities at LeadingAge's 2023 Leadership Summit in April, and discuss HUD's work to bring more multifamily contracts onto a unified contract, and other updates. 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 27, at 3:30pm ET. On the Monday, March 27, Policy Update Call we will have **Dr. Alice Bonner from the Institute for Healthcare Improvement (IHI) to talk about Age-Friendly Health Systems**, which are health systems that reliably provide a set of four evidence-based elements of high-quality care, known as the "4Ms," to all older adults in its system: What Matters, Medication, Mentation, and Mobility. Dr. Bonner will be joined by **Kim Church, National Lead for Age-Friendly Health Systems, Veterans Health Administration's Office of Geriatrics and Extended Care, U.S. Department of Veterans Affairs**, to talk about the VA's experience adopting Age-Friendly Health Systems. You can also find previous call recordings of every 3:30 LeadingAge call [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 Quarterly Survey of Affordable Senior Housing Providers. It's here: the latest quarterly [survey](#) of affordable senior housing providers! We urge affordable senior housing providers to take a few moments to fill out this survey. The survey informs our advocacy work with HUD and Congress, and it helps members and other stakeholders understand issues faced by other affordable senior housing providers. Please [fill out the survey by March 31](#). Thank you!

Urge your Representative and Senators to Join These Letters:

- 1. Affordable Senior Housing Letter for Representatives to Join.** House Committee on Financial Services Ranking Member Maxine Waters (D-CA) is circulating an [FY24 appropriations letter](#) to her House colleagues. The letter requests investments in HUD rental assistance programs and is addressed to House Committee on Appropriations leadership. Affordable senior housing advocates and stakeholders are urged to ask their U.S. Representatives to join the letter. "Older adults with such severe housing cost burdens spend significantly less on basic necessities like health care and food than their peers without housing cost burdens and may even be pushed into homelessness. In fact, according to LeadingAge, between 2007 and 2017, the rate of homelessness among individuals 62 and older nearly doubled from 4.1% to 8%," the letter says. The letter urges full renewal funding for Section 8 Project-Based Rental Assistance and Section 202 Project Rental Assistance Contracts, as well as an additional \$1 billion for new capital advances and operating assistance, including service coordinators, to create and support new

Section 202 homes. House offices have until COB Monday, March 27, to join the letter and can do so by emailing Grace Jones with Ranking Member Waters at Grace.Jones@mail.house.gov.

- 2. Affordable Senior Housing Letter for Senators to Join.** U.S. Senate offices have until April 3 to join a letter to the Chair and Ranking Member of the Senate Appropriations Subcommittee on Transportation, HUD, and Related Agencies for strong Section 202 Supportive Housing for the Elderly funding in FY24. LeadingAge is grateful to Senator Robert Menendez (D-NJ) for his leadership of the letter. “As you consider the Fiscal Year 2024 Transportation, Housing and Urban Development, and Related Agencies appropriations bill, we urge you to support the Department of Housing and Urban Development’s (HUD) Section 202 and 811 programs for seniors and persons with disabilities. We respectfully request: full funding for contract renewals for the Section 202 Housing for the Elderly program and an additional \$600 million for capital advances and operating subsidies for new 202 homes to keep up with existing and increasing need,” the letter says. To join the letter, U.S. Senate offices should email alfie_feder@menendez.senate.gov by COB April 3. Advocates can reach their U.S. Senator and ask them to join [the letter](#) through the U.S. Capitol switchboard, 202/224-3121.

Cuts a “Five-Alarm Fire” for Older Adults, White House Says. Contemplated House cuts to domestic discretionary programs in FY24 would equate to a [“five-alarm fire” for older adults](#), the White House said on March 23. Individual [departmental assessments](#), requested and received by House Committee on Appropriation Democrats, describe how the House Freedom Caucus’s suggested cuts would impact programs. The March 23, White House assessment takes a cross-department view of the discussed cuts’ impact on older adults and says the suggested cuts would worsen Social Security and Medicare wait times, rob seniors of healthy meals, cut housing for seniors, and reduce other vital services for older adults. “By suggesting cuts that would rob a million older adults of nutrition services, deny thousands of seniors access to paid work opportunities, and put seniors across the country at risk of homelessness, the Republican proposal shows that they are willing to turn their backs on this vulnerable portion of our population at a time when they need the support the most,” a March 23 [press release](#) from Appropriations Democrats says. In a letter to House appropriators, HUD Secretary Marcia Fudge said that funding cuts contemplated by House members to HUD programs would cause hundreds of thousands of HUD-assisted households to lost their housing, if enacted. Read more in this [article](#) about the contemplated cuts and HUD’s internal analysis of their impact on HUD’s programs.

HUD Publishes NTIA Broadband Funding Guide for Affordable Housing. HUD has published a resource for HUD-assisted communities, Public Housing Authorities, and other stakeholders to consider when deploying internet service in affordable housing. The guide is intended to help housing owners and operators understand funding available to states through the National Telecommunication and Information Administration (NTIA) to install internet infrastructure. More information is available [here](#). To get connected with LeadingAge’s advocacy around internet access, reach out to Juliana (jbilowich@leadingage.org).

HUD Publishes Draft Section 8 Contract Bifurcation Notice. HUD has published a new draft Notice addressing project-based Section 8 Housing Assistance Payment (HAP) contract bifurcations. Contract bifurcations occur when a single assistance contract between HUD and a housing provider is divided into two or more HAP contracts, with HUD approval. HUD stated that its intention is to establish clear standards for HUD approval of bifurcation requests, to propose a set of steps for processing requests, and to reduce administrative burden on housing stakeholders and HUD. HUD is seeking feedback on the Notice by April 24, 2023. More information is available [here](#).

HUD Restores “Discriminatory Effects” Fair Housing Rule. On March 17, HUD announced that it has submitted to the Federal Register a Final Rule entitled *Restoring HUD's Discriminatory Effects Standard* and rescinding the Department's 2020 rule governing Fair Housing Act. In the Final Rule, HUD emphasizes that the 2013 rule is more consistent with how the Fair Housing Act has been applied for more than 50 years. LeadingAge supports HUD’s continued efforts to support fair housing and end discrimination in the housing market. More information is available [here](#).

HUD Publishes Memo on VAWA Implementation Changes. HUD's Office of Multifamily Programs has drafted a memo summarizing changes enacted to the Violence Against Women Act as part of The VAWA Reauthorization Act of 2022 (VAWA 2022). The memo identifies changes that are relevant to Multifamily stakeholders, identifying provisions that are effective immediately and those that are yet to be implemented. It also includes a description of a forthcoming VAWA study and identifies VAWA forms that are under revision. The memo is available [here](#).

American Association of Service Coordinators Releases Salary Survey. The American Association of Service Coordinators (AASC) has released the “2023 Salary Survey” to get a clearer understanding of how Service Coordinator salaries rank among peers in similar industries. The survey asks about wages, benefits, retirement, property roles, and educational background. According to AASC, the landscape has shifted dramatically since their last survey was released in 2019, including due to slow-moving federal Service Coordinator funding, COVID-19, inflation, and turn-over rates. [Survey responses are due to AASC by April 4.](#)

Support for Supplemental Nutrition Assistance Program. LeadingAge recently joined with nearly 225 other national organizations on a Statement of Support for the Supplemental Nutrition Assistance Program (SNAP, formerly known as food stamps). At its March 16 USDA oversight hearing, Senate Agriculture Committee Chairwoman Debbie Stabenow (D-MI) entered the statement into the hearing record. Clients, residents, and some staff of LeadingAge provider members rely on the SNAP program. “With an end to SNAP Emergency Allotments, SNAP food benefits have decreased to an average of only about \$6 a person a day. Moreover, SNAP benefits are not available to all people with low-incomes who need them. Going forward it is vital to protect and further strengthen SNAP benefit adequacy and equitable access,” the statement says. Read the full statement [here](#).

HUD Oversight Hearing. On March 28, 10am ET, the House Appropriations Subcommittee on Transportation, Housing and Urban Development, and Related Agencies will hold a hearing, "Oversight Hearing - Inspectors General of the Department of Housing and Urban Development and Department of Transportation." HUD Inspector General Rae Oliver Davis and Transportation Inspector General Eric J. Soskin are the hearing’s witnesses. Visit the Committee’s [website](#) to watch the hearing and for more information.