



Senior Housing Weekly

March 31, 2023

LeadingAge Affordable Housing Network Meeting on April 3. Join the LeadingAge Affordable Housing Member Network on Monday, April 3, from 12:30 – 1:30 PM ET for our regular housing call. We'll review HUD's Proposed NSPIRE Scoring Notice and discuss the newly updated Section 8 Renewal Guide. We'll also check in on property marketing strategies. 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).

DEADLINE EXTENDED UNTIL APRIL 7! 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 April 7](#). Thank you!

LeadingAge To Host Call on NSPIRE Proposed Scoring Notice, Posts Complete Analysis. HUD is seeking public review and comment on the [proposed NSPIRE physical inspection scoring and ranking methodology](#) to implement HUD's final NSPIRE Proposed Scoring Notice. HUD is accepting public comment to the proposed Scoring Notice until April 27, 2023. LeadingAge is hosting a call with members to discuss the new scoring elements and generate feedback for HUD. The members-only call will take place on Wednesday, April 5, from 1:00-2:30pm ET. Members can [review LeadingAge's complete analysis of the Proposed Scoring Notice](#). Information on how to join the April 5 call is forthcoming. Please reach out to Juliana (jbilowich@leadingage.org) with questions. More information is available [here](#).

HUD Section 8 Renewal Guide Update Addresses Resident Services, Internet. On March 27, HUD announced newly updated guidance for project-based rental assistance properties renewing their Section 8 contracts. The changes to Chapter Nine of HUD's Section 8 Renewal Policy Guidebook update the process for submitting and conducting Rent Comparability Studies (RCS), which are used to establish contract rents. The changes also adjust the valuation of providing supportive services to residents, and how those valuations can be reflected in HUD-supported rents; LeadingAge had pushed back strongly to a devaluation of non-shelter services originally announced by HUD in November of 2021. The updates contained in Chapter Nine of the Section 8 Renewal Guidebook become effective for owners beginning May 1, 2023. LeadingAge is developing an in-depth analysis for members. Reach out to jbilowich@leadingage.org with questions. More information is available [here](#).

Rural Housing Service, SNAP Program at Senate Hearing. On March 29, USDA Secretary Thomas Vilsack testified before the Senate Appropriations Committee on the Administration's FY24 budget request for USDA. In his testimony, Secretary Vilsack noted the importance of the Rural Housing Service's programs and the USDA's Supplemental Nutrition Assistance Program (SNAP). "Affordable housing has been a long-standing problem for low-income residents in rural communities, one that is exacerbated by low energy efficiency of the aging housing stock which means higher costs to families," the Secretary said, adding, "...the budget includes the authority to decouple rental assistance from USDA financed properties to help ensure low income rural tenants in USDA financed properties continue to have access

to affordable rents when projects reach loan maturity and leave the portfolio. This proposal would allow vouchers when we lose rental assisted properties, but these would be processed by HUD to ensure that USDA is not funding vouchers that can leave rural areas.” LeadingAge supports this approach to housing preservation. For the SNAP program, the Secretary noted a projected 1.3 million SNAP participant decrease in enrollment “because of a recovering economy,” and an overall request for SNAP that is \$32 billion less than 2023 because of the expiration of emergency allotment payment boosts and the projected participant decrease. Read more about the hearing [here](#).

Accessible HUD Housing Insufficient to Meet Need. On March 30, the Government Accountability Office released a report on how HUD serves low income households with disabilities through its rental assistance programs. According to GAO, HUD provided rental assistance to an estimated 1.8 million households with disabilities, according to the 2019 American Housing Survey. HUD primarily served these households through the Housing Choice Voucher, public housing, and Project-Based Rental Assistance programs. Among assisted households with a mobility device user, an estimated 72% (about 800,000) reported living in buildings with a no-step entry, meaning they did not have to climb any stairs to enter; an estimated 67% (about 750,000) of assisted households with a mobility device user reported living in buildings with a no-step entry and at least one in-unit accessibility feature. However, more than 300,000 assisted households with a member using a mobility device reported living in units without any accessibility features, according to the 2019 AHS. Read the full report [here](#).

HUD to Host HIV and Aging Webinar Series: Accessing Community Resources for People Aging with HIV. HUD’s Office of HIV/AIDS Housing (OHH) is sponsoring a webinar series focused on HIV and Aging. The first webinar, Accessing Community Resources for People Aging with HIV, will take place on Monday, April 3, 2023, from 1:00-2:30 PM EDT. This webinar will provide information about community resources available and/or targeted to aging people with HIV. It will help HOPWA grantees and project sponsors navigate identifying and developing partnerships with agencies who manage these resources. Register [here](#) for HUD’s webinar.

House Speaker to the President: “You are on the clock.” On March 28, House Speaker Kevin McCarthy wrote a letter to President Biden urging him to negotiate spending cuts in order to raise the debt limit. Speaker McCarthy and President Biden last met to discuss the debt limit in February. Speaker McCarthy and his Republican colleagues have vowed to use the debt ceiling to achieve their own priorities, like major spending cuts, and they want President Biden to come to the bargaining table before the country defaults. In his March 28 letter, Speaker McCarthy laid out five broad ideas to save money: 1) Cut non-defense spending; 2) Claw back unspent pandemic aid; 3) tighten work requirements for entitlement programs; 4) Enact policies to lower energy costs; and 5) Secure the boarder to stop illegal importation of fentanyl. The letter doesn’t go into any details on Speaker McCarthy’s proposals, some of which would result in [devastating cuts to programs that support older adults and their families](#), including [cuts to affordable senior housing programs](#). In response to the letter, the President’s press secretary said in a statement that President Biden is willing to talk about fiscal policy, but not as a condition of raising the debt limit. [Click here to read Speaker McCarthy’s letter in full](#).

10M Could Lose Food Assistance Under Proposed Bill. An analysis of a new bill that would expand the population of people subject to SNAP’s work requirement determines the bill, HR 1581, could limit food stamp access to two million households age 50 – 65. Currently, individuals aged 18 or over and under 50 are limited to three months of SNAP benefits every three years unless they are working or in a work or training program at least 20 hours a week. The bill would raise the age limit for complying with these requirements from 50 to 64. The paper, from the Center on Budget and Policy Priorities, says, “SNAP’s

existing work requirement, which operates as a time limit where, if over three months someone is unable to document they work or participate in a qualifying employment and training program for at least 20 hours a week, they are cut off from SNAP benefits — and aren't eligible again until a total of three years has passed." Many other households would also be negatively impacted by the bill's changes. "Nationwide more than 10 million people, about 1 in 4 SNAP participants, live in households that would be at risk of losing food assistance benefits under this bill," the [paper](#) says.