



Senior Housing Weekly

August 4, 2023

LeadingAge Housing Network Meeting on August 7. Join the LeadingAge Housing Network on Monday, August 7, 12:30 – 1:30pm ET, for our regular housing call. We'll discuss a recent LeadingAge meeting with housing providers and an influential Member of Congress; we'll also continue a recent Housing Network call discussion on resident councils. 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).

LeadingAge Member Calls: On **Monday August 7th**, we will welcome Steve Moran, Publisher, Senior Living Foresight. He will discuss leadership, employee engagement, development, and other strategies and insight on maintaining and growing senior living and the workforce. On **Wednesday August 9th**, we will welcome Mary Munoz, Senior Managing Director, Senior Living Finance Practice. She will talk about trends in business transactions, affiliations, and other factors impacting long term sustainability and survivability.

Members and other interested individuals can sign up to join LeadingAge's Policy Update calls [here](#). 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.

HUD Posts Guidance on Solar Program Benefits for Assisted Residents. On August 3, HUD's Office of Multifamily Housing Programs published guidance on the treatment of financial benefits for HUD-assisted tenants resulting from community solar programs. Specifically, the notice addresses whether and how financial benefits are factored into utility allowance and income calculations for HUD-assisted households. The notice applies to several of HUD's Multifamily Housing programs, including project-based Section 8, Section 202, and Section 811. Many community solar programs and on-site solar incentive programs stipulate that financial benefits must be distributed to tenants as a condition of program eligibility, which can impact tenant income calculations. HUD's new, comprehensive notice builds on previous HUD guidance that indicated support for the use of community solar programs and tenant distributions. More information is available [here](#).

LeadingAge Hosts HUD Leaders for NSPIRE Training and Reception. On July 27, LeadingAge and LeadingAge DC hosted HUD's Real Estate Assessment Center (REAC) for an in-person training on HUD's new housing inspection protocol under NSPIRE, followed by a networking reception. Hosted at the LeadingAge headquarters in Washington, DC, the LeadingAge event helped prepare HUD-assisted senior housing providers for the major new NSPIRE implementation, which will change HUD's housing inspection standards, scoring, and administrative rules effective October 1, 2023. More information about the event, as well as HUD's slides, are available [here](#).

CFPB Guides on Housing Decisions for Older Consumers Available for Download: The Consumer Financial Protection Bureau's Office for Older Americans recently released educational guides designed

to assist older consumers as they address housing decisions at certain times or in connection with certain events. Members may find these materials useful when working with certain clients or customers. The Guides include: [Making Housing Decisions After Losing a Spouse or Partner](#); [Making Housing Decisions When Your Health Changes](#); and [Using Home Equity to Meet Financial Needs](#).

LeadingAge QuickCast on Climate Impacts on Older Adults. LeadingAge has posted a free resource on climate resilience and housing resources for older adults. In this 21-minute QuickCast, Danielle Arigoni takes a closer look at [climate impacts on older adults](#) and the importance of community-scale interventions. LeadingAge is also convening more educational opportunities on the Green and Resilient Retrofit Program – stay tuned for more information about LeadingAge’s affordable housing educational opportunities [here](#).

Summer Recess Means Opportunity for Aging Services Providers. As the House and Senate break for recess, now is the time to invite your members of Congress to experience firsthand the incredible services you deliver and see the impact of workforce challenges. [Sign up for more information](#) and resources from LeadingAge to support **Congress in Your Neighborhood**. After the visit to your community or organization, fill out this short [Congressional Visit Survey](#) to share what you learned—and for a chance at a free registration to the 2023 LeadingAge Annual Meeting in Chicago, November 5-8.

CMS contractor data breach means new Medicare identification numbers being issued for some beneficiaries. CMS sent letters to people with Medicare who may have been affected by a [recent data breach](#). They are mailing approximately 47,000 new Medicare cards with a new MBI to those affected. [Learn](#) what to do if your resident or patient’s MBI changes. Ask your resident/patient for their new Medicare card if you get “invalid member ID” when [checking Medicare eligibility](#). Access your [Medicare Administrative Contractor’s secure internet portal](#) to use the MBI look-up tool if your resident/patient didn’t get a new Medicare card yet.

HHS webinar series on Medicaid unwinding includes August 17th webinar on Medicaid unwinding and older adults: HHS is having a series of webinars on Medicaid unwinding for special populations. The Aug 17th webinar is focused specifically on older adults. This webinar series will provide partners with strategies to reach out to diverse communities and audiences to share information about Medicaid and CHIP renewals. Each webinar will also include a “**train-the-trainer**” presentation, during which CMS will walk-through a set of downloadable slides that partners can use to educate others in their communities about Medicaid and CHIP renewals. All webinars are from 3-4pm ET. Register [here](#) and you will receive a Zoom link upon registration.