



Senior Housing Weekly

January 27, 2023

LeadingAge Affordable Housing Network Meeting on January 27. Join the LeadingAge Affordable Housing Member Network on Monday, January 27, from 12:30 – 1:30 PM ET for our regular housing call. We'll review our revised FAQs on COVID-19 Supplemental Payments (CSPs) and discuss HUD's recent announcement impacting housing inspections through the NSPIRE demonstration. 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 Coronavirus Call. On Monday, January 30 at 3:30 PM ET we will talk with Garry Hennis, Chief Operating Officer of the Westminster Communities of Florida. Westminster Woods on Julington Creek reports that 100% of their staff are fully up to date on COVID vaccines and boosters. Garry will talk about the strategies they used to accomplish that and what others can learn from them. 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.

Updated LeadingAge FAQs on HUD COVID-19 Supplemental Payments. LeadingAge has updated our FAQs with the latest info from HUD on COVID-19 Supplemental Payments (CSPs), which reimburse housing providers for COVID-19 related expenses. The deadline to request reimbursement through HUD for COVID-19 expenses is February 22nd for expenditures completed or committed by January 31. The latest FAQs are available [here](#); reach out to Juliana (jbilowich@leadingage.org) with questions.

HUD Announces Change to Inspections of Record for NSPIRE Demonstration Properties. Beginning April 1st, HUD-assisted properties enrolled in HUD's NSPIRE Demonstration program will switch from receiving "advisory" housing safety inspections to receiving "inspections of record." HUD's NSPIRE Demonstration program has been running since 2019 as a pilot to test the agency's new physical inspection standards and scoring through HUD REAC. Because the new NSPIRE safety standards and scoring have not yet been finalized, the pilot program was conducting advisory-only inspections. HUD's January 25th announcement states that the Demonstration program will switch to inspections of record for NSPIRE Demonstration inspections conducted between April 1 and September 30, 2023, after which HUD plans to end the demonstration and fully implement NSPIRE for all applicable properties. Properties who want to opt out of the demonstration program because of the change to scored inspections must do so by submitting a request via email to NSPIRE-Demo-Opt-Out@hud.gov. HUD's announcement is available [here](#). LeadingAge will host a discussion about HUD's announcement during our next monthly workgroup meeting on HUD Oversight and Compliance (February 23, 1-2pm ET). Please reach out to Juliana (jbilowich@leadingage.org) for more info.

CMS announces Special Enrollment Period (SEP) for Marketplace-eligible individuals and families. Today, the Centers for Medicare and Medicaid Services (CMS) announced a Marketplace Special enrollment period. The announcement comes as states ramp up efforts to begin Medicaid

eligibility redeterminations as part of their continuous coverage unwinding. Individuals who have been enrolled in Medicaid and lose coverage through the unwinding process may be eligible for Marketplace plans. Unwinding could result in communications about eligibility redeterminations as early as February 15 for coverage termination on April 1. The special enrollment period allows people who lose coverage to complete their application on [healthcare.gov](https://www.healthcare.gov). Coverage will begin the first of the month following the selection of a marketplace plan. More information is available in this [CMS FAQ](#).

White House Releases “Blueprint for a Renter Bill of Rights” Amidst Effort to Improve Quality of Life for Renters. This week, the Biden-Harris Administration announced new actions to improve fairness in the rental housing market, including a [“Blueprint for a Renter Bill of Rights.”](#) According to the White House, the blueprint lays out principles for action by the federal government, state and local partners, and the private sector to strengthen tenant protections and encourage rental affordability. The main principles of the blueprint includes improving access to safe, quality, accessible, and affordable housing, clear and fair leases, and eviction prevention, among others. More information about the White House’s efforts is available [here](#).

Research Finds Many Older Adults Declined Home Health Visits for Fear of COVID. A [new](#) study out of the University of Michigan, finds that older adults prioritized the dangers of COVID infection over the risks associated with postponing or cancelling medically necessary home-based care. Of the 27 home-based care agencies interviewed for the study, many reported a drop in census including one agency whose patient load dropped 38% due to patients cancelling services. Despite strict infection control guidelines, participants reported patients associated the presence of a home-based care provider with increased likelihood of infection. The research demonstrates a demand for education and evidence-based tools to better address patients’ COVID related fears.

Commonwealth Finds Home Health Beneficiaries of Color More Likely to Rely on Unpaid Informal Caregivers. New [research](#) from the Commonwealth Fund finds that, Medicare beneficiaries of color had greater overall use of home health care services but suggests that these populations may face more challenges managing their health at home and potentially have worse outcomes, with a greater burden on friends and family. Among home health users Black (non-Hispanic) and Hispanic Medicare beneficiaries reported, on average, receiving care from home health care providers more than seven months in a year, about half of that time from unpaid informal caregivers. White Medicare beneficiaries, alternatively, reported receiving in-home provider care for approximately five months per year, and almost equal use of unpaid informal caregivers and agency-sponsored providers.

FAQs on LeadingAge test ordering website available now. To help aging services providers navigate utilization of the LeadingAge test ordering website, we asked a number of FAQs of HHS and wrote them up for those ordering tests. The FAQs can be found at [this link](#).