



## Senior Housing Weekly

March 17, 2023

**LeadingAge Affordable Housing Network Meeting on March 20.** Join the LeadingAge Affordable Housing Member Network on Monday, March 20, from 12:30 – 1:30 PM ET for our regular housing call. We'll review the latest affordable housing updates from HUD and the Hill. 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](mailto:JBilowich@leadingage.org)) or Linda ([LCouch@leadingage.org](mailto:LCouch@leadingage.org)).

**Upcoming LeadingAge Policy Update Calls. All calls are at 3:30 PM ET. How did REITs affect staffing during the pandemic? Not so fast! You may be surprised that it's not a completely straightforward answer.** On **Monday, March 20**, **David Stevenson**, Professor of Health Policy in the Department of Health Policy at Vanderbilt University School of Medicine and **Tyler Brau**, Assistant Professor of Population Health Sciences, Population Health Sciences at the Weill Cornell Medical College join us to talk about the role of Real Estate Investment Trusts In Staffing US Nursing Homes. They were two of the coauthors on a study published in January in the journal *Health Affairs*. The coauthors created a novel database of REIT investments in the U.S. and used it to study nursing staffing (RN, LPN, and CNA) in nursing homes that did and did not receive REIT investment. **Calling all Thomas Edisons and Steve Jobs wannabes!** Join us on **Wednesday, March 22** as we chat with **Don Blose, CEO of Spanish Cove in Yukon, Oklahoma** about the Never Too Old (N2O) program his organization offers interested residents. Initially started in 2019 as a brain health program that also creates solutions to help older people stay independent and solve problems that create barriers to independence, the program has evolved into a twice monthly gathering of residents who talk about some of the problems of aging they are experiencing and brainstorm solutions ranging from "way out of the box" to so practical it's hard to imagine why no one made this before. The participants – the innovators – design and develop prototypes, test them, and, if they are successful, seek patents and trademarks. 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.

**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](#).

**Details Emerge on Request for HUD FY24 Funding.** On March 13, the White House released appendices and tables to accompany with the fiscal year 2024 budget request overview delivered to Congress on March 9. For housing programs, the new documents provide detail on the Administration’s request. Overall, the FY24 request seeks \$73.3 billion for HUD, approximately \$1.1 billion more than the 2023 enacted funding level. Under the request, HUD’s Section 202 Supportive Housing for the Elderly and Section 8 Project-Based Rental Assistance accounts would receive full renewal funding and funding for new Section 202 homes would be level with FY23 levels. Read more about the details of HUD’s request [here](#).

**Support for Housing Credits at Hearing.** At a March 16 Senate Committee on Finance hearing on the Administration’s FY24 budget request, Committee Chair Ron Wyden (D-OR) highlight a few budget matters he called “important to the Treasury.” Treasury Secretary Janet Yellen was the hearing’s sole witness. As part of Treasury’s FY24 proposals, the Administration is seeking authority to increase state housing credit allocations, lower the bond financing threshold from 50 to 25% of project development costs, repeal the qualified contract provision and replace the nonprofit right of first refusal with a purchase option. LeadingAge strongly supports these proposals. Read more about the hearing in this [article](#).

**Rents Increased for Almost a Third of Older Adult Renters.** According to the Household Pulse Survey held February 1 – 13, 2023, by the U.S. Bureau of the Census, 30% of 65+ renter households experienced a rent increase of \$100 or more over the last 12 months. The Pulse Survey also tells us that about 9% of 65+ renter households are not current on rent payments to their landlords. LeadingAge uses data points like these to make the case to preserve and expand the nation’s supply of affordable senior housing. Read more on the results from the latest Household Pulse Survey [here](#).

**Legislation Introduced to Increase the Work Requirement Age to 65 for SNAP** The Supplemental Nutrition Assistance Program (SNAP) provides cash benefits for use on qualifying food purchases for low-income Americans. Annually, more than 40 million people receive SNAP benefits with more than 12% of them being over the age of 60. Legislation proposed by House Agriculture Chair, Dusty Johnson (R SD) would increase the higher end age threshold for work requirements to be eligible for SNAP from 60 to 65. The legislation would also eliminate some states’ waivers. This would increase the number of individuals required to demonstrate work or work seeking activities within our senior population. The SNAP program resides within the Department of Agriculture, making that committee relevant and jurisdictional. With politics split in Washington, the bill has low likelihood of becoming law.

**American Association of Service Coordinators (AASC) 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.](#)

**Nation is Short 7M Homes for Lowest Income Households.** On March 16, the National Low Income Housing Coalition released *The Gap: The Shortage of Affordable Homes*. The annual report finds a national shortage of 7.3 million affordable and available rental homes for extremely low income renters (renters with incomes at or below either the federal poverty line, or 30% of their area median income

(whichever is greater)) and that just 33 affordable and available homes exist for every 100 renter households with extremely low incomes. Eighty-six percent of all extremely low income renters experience housing cost-burdens and 73% are severely cost-burdened (spending more than half of household income for housing). According to the report, 30% of the nation's extremely low income renters are older adults 62+. Between 2019 and 2021, the shortage of homes affordable to extremely low income renters increased by more than 500,000 rental homes, as the number of renters with extremely low incomes increased and the supply of housing affordable to them decreased. *The Gap* also includes state-level data. Read the report [here](#).

**“It’s Getting Scary in Aging Services;” Results of the LeadingAge Member Snap Poll and a Blog Post.** Close to 900 LeadingAge members responded to LeadingAge’s informal snap poll on workforce challenges, conducted between the end of February and the second week of March. Almost all nursing home respondents – 92% - and 70% of assisted living provider respondents said their workforce shortage is significant or severe. Here are a brief article on the [Toplines](#) from the survey results and a [blog post](#) on the results and policy solutions for which we are advocating. The survey results give us more power to reflect member input and first hand experience, significantly increasing the impact of our advocacy with policy makers.

**Webinar: Let’s Talk About Federal Advocacy.** On Thursday, March 23, 2 – 3:15pm ET, LeadingAge is hosting the last of a three-part advocacy webinar series designed to help leaders of color become involved in advocacy, understand the process at the state and federal levels, and examine the importance of their unique perspective in public policy and advocacy. This session will focus on how leaders of color can get involved in advocacy at the federal level. Members of the LeadingAge public policy and advocacy team will provide an overview of the federal advocacy process, discuss their federal advocacy agenda and outline ways leaders of color can work with LeadingAge to meet shared advocacy goals. A leader of color will offer guidance on how other leaders can work with the executive and legislative branches at the federal level to advance better national policy that address the needs of their organizations, the people those organizations serve, and the team members who deliver services and supports. You’ll take home useful resources available to LeadingAge members interested in advocacy. Panelists are: Fernando Torres-Gil, M.S.W., Ph.D., Professor, Social Welfare and Public Policy; Director, Center for Policy Research on Aging at UCLA Luskin School of Public Affairs; Ruth Katz, Senior Vice President of Public Policy/Advocacy, LeadingAge; Linda Couch, Vice President of Housing Policy, LeadingAge; Deke Cateau, Chief Executive Officer, A.G. Rhodes and LeadingAge Board Member; Moniqua Acosta, Director of Volunteer Services, Landis Homes Retirement Community and Vice Chair, LeadingAge Leaders of Color Network Advisory Board; and Karen Gipson, Chief Mission Advancement Officer, Aldersgate and Chair, LeadingAge Leaders of Color Network Advisory Board. Register for the webinar [here](#).

**KFF Releases State-by-State Analysis of Medicaid Unwinding Activities.** On March 16, the Kaiser Family Foundation (KFF) released a [report](#) outlining activities and timelines states will be undertaking during the upcoming 15 months. During the COVID-19 pandemic, states were prohibited from disenrolling Medicaid enrollees in exchange for acceptance of additional federal financial support for states’ Medicaid programs. Through the three-year prohibition from disenrollments, Medicaid roles swelled by approximately 30%. Reminder that all enrollees historically underwent annual eligibility redeterminations for Medicaid; this is the restart of that process. For some individuals dually eligible for Medicare and Medicaid, loss of Medicaid coverage may be costly as they lose access to copay and cost sharing programs. Early and often communication about the threats of losing Medicaid will help people understand messages from trusted sources and be more likely to pay adequate attention to mail from

their states' Medicaid agency. Georgia ([ggoodman@leadingage.org](mailto:ggoodman@leadingage.org)) is happy to answer questions on unwinding. Additional resources on unwinding are available [here](#).

**Call for Data: State of Seniors Housing 2023.** Together with several of our partner associations, LeadingAge asks all members who offer Independent Living, Assisted Living, Memory Support and/ or are a CCRC/ LPC to participate in the annual data-gathering for the State of Seniors Housing publication. This publication offers many of the comparative data sets that members seek throughout the year, including financial, workforce, and service line statistics. The deadline to participate is April 17, 2023, and all participants will receive a free copy of the final report. For more information, you can access more details [here](#) or contact Colleen Blumenthal at [colleen.blumenthal@healthtrust.com](mailto:colleen.blumenthal@healthtrust.com).

**Shortened Life Expectancies Were More Likely to Affect People of Color During the Pandemic.** The Kaiser Family Foundation's [Annual Update of Key Health Data Collection by Race and Ethnicity](#), released today, offers wide ranging measures of health and health care by race and ethnicity. Written in chartbook format, the document offers a graphic plus an explanation of it for each of the measures included. Overall, the analysis found that Black, Hispanic, and American Indian/Alaska Native people fared worse than White people across the majority of examined measures of health, health care, and social determinants of health. For example, while all groups experienced a decrease in life expectancy during the pandemic, people of color experienced a larger decrease. Among the social determinants, home ownership showed huge variance, with a rate of 77% for White individuals and 48% for Black individuals. The document provides a useful guide for health care and social service policy makers looking to target change for the greatest equity impact.

**Vulnerable Populations and Emergency Planning.** CDC's [EPIC Exchange](#) released on March 14 focuses on disparities and vulnerabilities during disaster. Among the populations identified as facing increased risk are people with disabilities or mobility challenges, people facing homelessness, and LGBTQIA+. While many aging services providers likely consider people with disabilities or mobility challenges in emergency planning, it is important to review your emergency plans to ensure accommodation of special needs of each of these identified populations. LeadingAge was recently notified of surveyor attentiveness to general considerations for transgender individuals in at least one state and it is likely more will follow. We encourage providers to review all policies and operations to ensure proper identification and accommodation of the needs of your unique community populations.