

**AFFORDABLE HOUSING**

SUGGESTED SESSIONS + SITE VISITS

**SUNDAY, NOVEMBER 05, 2023**

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**1:00 – 2:00 p.m.****28-A. Providing Equitable, Person-Centered Care for Veterans**

Understanding the unique experiences and needs of military Veterans is critical to providing them with equitable and quality care across all care settings. During this session, leaders from the Veterans Health Administration will outline how their agency is prioritizing the delivery of quality, person-centered care for all Veterans. Presenters will explore the unique needs of older adult Veterans experiencing post-traumatic stress disorder, those living with dementia, and suicide risks. They will also present strategies for creating affirming and welcoming environments for the growing number of older Veterans who identify as LGBTQ+. Participants will learn how to implement policies and procedures to help their organizations prepare for and provide inclusive, age-friendly care for our growing and changing older adult population, both Veteran and civilian.

- *Kimberly Church, Age-Friendly Systems National Lead, U.S. Department of Veterans Affairs*
- *Amanda Merski, National Program Manager, Community Nursing Home Quality & Oversight, U.S. Department of Veterans Affairs*

**54-A. PACE and the Power of Partnerships**

Nearly 26 million Americans aged 50 and older live alone, up from 15 million in 2000. This demographic trend points to the need for a new approach to supporting a growing population of older adults who are aging in the community. The Program of All-Inclusive Care for the Elderly (PACE) provides a viable way to support these older adults, especially when PACE providers work with community partners to ensure that PACE participants have access to quality housing and healthcare. This session will highlight the integral role that organizations providing housing support and assistance play in the success of PACE programs. You'll also learn how PACE programs work with healthcare providers to coordinate participant care, prevent unnecessary hospitalizations, and ensure that participants receive the support they need.

- *Stephen Gordon, CEO, Edenbridge PACE*
- *Aileen Tinney, CEO & President, Keswick Multi-care*

## 89-A. Building a Sustainable Service Coordinator Budget

Research shows that service coordinators working in affordable senior housing communities help improve the wellness and resiliency of residents. But securing funding to employ a service coordinator isn't always easy. This session will provide an overview of the service coordinator workforce landscape, policies that determine funding availability for service coordinators, and processes involved in securing that funding. In addition, learn best practices for building and submitting service coordinator budgets that are more likely to receive approval from the U.S. Department of Housing and Urban Development (HUD) and understand how you can meet HUD expectations for service coordinator funding and financial reporting.

- *Melissa Harris, Director of Government Affairs, American Association of Service Coordinators*

**2:45 – 3:45 p.m.**

## 2-B. Bringing Broadband to Affordable Housing: Challenges and Solutions

Affordable senior housing communities have long recognized the value of providing internet access to their residents. Unfortunately, these communities face significant infrastructure and financial barriers as they try to give residents access to affordable and robust broadband service, internet-enabled devices, digital literacy training, quality technical support, and interactive, web-based content. This session will offer solutions that housing communities can use to overcome these barriers. Presenters will share details about two federal programs providing \$44 billion in funding to enhance connectivity and digital inclusion efforts across housing portfolios and communities. They will also explore steps for building a coalition of cross-sector stakeholders that could develop long-term approaches to increasing connectivity by removing regulatory and operational barriers.

- *Ryan Elza, Vice President of Innovation & Technology, Volunteers of America*
- *Michelle Norris, Exec. VP External Affairs & Strategic Partnerships, National Church Residences*

## 108-B. Ensuring Behavioral and Mental Health Across the Continuum

The Substance Abuse and Mental Health Services Administration reports that 20% of older adults will experience mental health issues, and up to 4.8% will have a serious mental illness diagnosis during their lifetimes. Clearly, behavioral and mental health must be a part of the conversation as we think about the future of aging services. During this session, you'll hear from providers across the continuum who have implemented interventions to serve older adults with behavioral and mental health needs, whether they live in the community, in residential care settings, or in affordable housing.

- *Jen Drake, Vice President of Business Development, Cascade Park Communities*

**4:30 – 5:30 p.m.**

## 125-C. Policy and Operations Update: Affordable Housing

More than 2.5 million older adults receive some form of housing assistance through a variety of federal programs. This session will focus on Congressional actions to fund affordable housing, expand the number of service coordinators working in federally assisted housing, and improve existing housing conditions. Members of the LeadingAge Policy Team will review the provisions of key housing bills supported by LeadingAge and evaluate the likelihood of their enactment. Presenters will share the latest regulatory and operational updates from the U.S. Department of Housing and Urban Development regarding inspections, new funding opportunities, fair housing, housing-based services, the internet, the Rental Assistance Demonstration, and implementation of the 2016 Housing Opportunity through Modernization Act. They will also explore hot topics in affordable housing and research.

- *Linda Couch, Vice President, Housing and Aging Services Policy, LeadingAge*
- *Juliana Bilowich, Director, Housing Operations and Policy, LeadingAge*

# MONDAY, NOVEMBER 06, 2023

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11:00 a.m. – 12:00 p.m.

## 19-D. Biophilic Design: Connecting to the Outdoors and Others

A growing number of senior living communities are taking steps to address biophilia, the human instinct to connect with nature and other living beings. Communities practicing “biophilic design” ensure that residents have deep and meaningful connections to outdoor and architectural spaces that support and encourage enhanced socialization. This session will present multiple examples illustrating how biophilic design concepts can elevate daily life in senior living environments. Presenters will walk you through the design process and demonstrate how biophilic design decisions are influenced by residents’ everyday life, including their care needs, routines, paths of travel, and social activities. Find out how an environment enriched with biophilic features can improve your community’s marketability and provide an enhanced experience for residents, families, and staff.

- *LuAnn Holec, Principal Owner, Thoma-Holec Design*
- *Joe Sweitzer, Senior Project Manager, NAVIGATE Building Solutions*
- *Andrew Alden, Senior Associate/Senior Project Designer, AG Architecture*
- *Clare Hahneman, Senior Business Development Project Manager, Ecumen*

## 60-D. A Proactive Approach to Providing Supportive Services and Service Coordination

Affordable housing is a critical platform for providing supportive services and service coordination to help older residents remain healthy and independent for as long as possible. During this session, representatives of United Church Homes will provide an overview of how their organization grew its housing-based service coordination program to serve more than 4,000 residents in 15 states. Presenters will discuss their proactive approach to developing and implementing an outcomes-based service coordination model, including how they link residents with community supports, address social determinants of health that can negatively influence health outcomes, and develop partnerships with community-based providers to improve residents’ health and social experiences. Discover how to offer a variety of housing-based services, including service coordination, congregate meals, transportation, social engagement, technology, and emergency response systems.

- *Terry Spitznagel, Senior Vice President, Chief Growth Officer, United Church Homes*
- *Daniel Fagan, Director of Population Health, United Church Homes*

## 142-D. Build and Sustain an Inclusive Employee Wellness Program

Successful employee wellness programs have the potential to boost morale, increase retention and productivity, decrease health insurance costs, and promote inclusion in the workplace. But how do organizations build a sustainable wellness program that addresses each employee’s individualized wellness needs? Representatives of A.G. Rhodes in Atlanta will share how they created and branded their organization’s wellness program, which focuses on physical, financial, spiritual, social, nutritional, and mental well-being. Discover how the wellness program allows community leaders to discuss burnout and stress management and promote mental health awareness. Learn how to create, enhance, and sustain a wellness program to meet the demands of an increasingly diverse workforce.

- *Mary Helton, Chief Human Resources Officer, A.G. Rhodes Health & Rehab*
- *Kim Beasley, Director of Communications and Outreach, A.G. Rhodes Health & Rehab*
- *Sonya Williams, Director of Life Enrichment and Culture Change, A.G. Rhodes Health & Rehab*

**2:45 – 3:45 p.m.**

## **62-E. Expanding Access to Aging Services in Rural America**

A national collaborative led by Lutheran Services in America is working to make sustainable community-based services and supports more widely available to underserved older adults in rural communities of Minnesota, Montana, North Dakota, and South Dakota. This session will provide an overview of the Rural Aging Action Network and how it builds partnerships with local organizations to connect low-income older adults with services and supports in their homes and communities of choice so they can age in place with dignity and respect. Join researchers from the LeadingAge LTSS Center @UMass Boston and the director of aging initiatives at Lutheran Services in America for a close-up look at this grassroots initiative.

- *Verena Cimarolli, Health Services Research and Partnerships, LTSS Center, LeadingAge*  
*Robyn Stone, SVP, Research/Co-Director, LTSS Center, LeadingAge*
- *Ashley Washington, Director, Aging Initiatives, Lutheran Services in America*

## **96-E. Get NSPIREd about Meeting HUD's New Inspection Standards**

Providers of affordable housing and the U.S. Department of Housing and Urban Development (HUD) are moving forward with the most significant property compliance overhaul in 20 years. Don't miss this opportunity to hear about the new National Standards for the Physical Inspection of Real Estate (NSPIRE). You'll get the latest operational updates on the NSPIRE implementation, including inspection schedules, scoring, and online reporting. A housing provider will offer their perspective on the new NSPIRE standards and will describe the challenges their organization faced in meeting the new requirements. You'll leave this session with more insight into HUD's expectations and more confidence about the steps you can take to ensure a successful inspection.

- *Tim Braunscheidel, Assistant National Operations Manager, CSI Support & Development COOP*
- *Ashley Sheriff, Deputy Assistant Secretary, Real Estate Assessment Center, HUD*

**4:30 – 5:30 p.m.**

## **21-F. Can Design Impact Social Health in Affordable Housing?**

Awareness is growing about the power of social connections to improve the health and well-being of older adults living in affordable senior housing communities. But, until now, housing designers and owners have not had access to robust criteria and clear metrics to help them evaluate how specific design elements impact social health. This session will highlight findings from a six-month study designed to fill this gap. Members of the research team will explain how they worked with two affordable senior housing communities to develop a set of criteria for design elements that can support social connection while keeping residents safe during an infectious disease outbreak. Session participants will take home an actionable, evidence-based design framework they can apply to new or existing housing projects.

- *Katrina Summersett, Director of Risk Management & Quality, Presbyterian Villages of Michigan*
- *Maggie Calkins, President, IDEAS Institute*
- *Upali Nanda, Global Director of Research, CADRE*



# AFFORDABLE HOUSING RECEPTION

Monday, November 6 | 5:30 – 6:30 p.m.

Join your colleagues for an hour of affordable housing revelry! No RSVP necessary.

## 98-F. Understanding and Navigating RAD for PRAC

In September 2019, the U.S. Department of Housing and Urban Development issued a notice updating the Rental Assistance Demonstration (RAD) program so owners of affordable housing communities could convert a Project Rental Assistance Contract (PRAC) to a 20-year Section 8 contract. This conversion process paves the way for a housing provider to take on new financing, keep surplus cash flow, and receive rent increases in exchange for providing additional support services. This session will explain the ins and outs of RAD for PRAC, including the program's benefits and limitations, its rent-setting rules, and features that often confuse owners and complicate the conversion process. Learn how to navigate the RAD for PRAC program to your best advantage.

- *Gates Kellett, Principal, Gates Development Group, LLC*

## TUESDAY, NOVEMBER 07, 2023

8:30 – 9:30 a.m.

## 115-G. IWISH: Delivering Support Services in Affordable Housing

The Integrating Wellness in Supportive Housing (IWISH) program was implemented by the U.S. Department of Housing and Urban Development from 2017 through September 30, 2023. IWISH uses HUD-assisted housing communities as a platform for delivering supportive services to older residents. This session will share boots-on-the-ground information about how the IWISH pilot benefitted residents receiving services. Presenters will report on resident outcomes and evaluate additional data collected during the last years of the pilot. You'll hear about the challenges and successes of implementing IWISH in diverse communities, program components that should be continued, and alternative sources for continued funding of an IWISH program.

- *Karina Barragan, Director of Resident Services Programs, TELACU Residential Management*
- *Brenda Carney, National Service Coordinator Manager, CSI Support & Development COOP*
- *Alisha Sanders, Director of Program Design, Evaluation & Strategy, Volunteers of America*

## 146-G. Attracting Purpose-Driven People to Your Purpose-Driven Organization

Did you know that today's employees, regardless of age, are focused on finding purpose and giving back? This workforce revolution puts providers of aging services in a great position to use their purpose-driven cultures to attract purpose-driven employees. During this session, a workforce consultant and two providers of aging services will use data, research, and case studies to describe and help you tap into the new purpose-driven economy. Learn how your community's culture can help it stand out as a purpose-driven organization and attract a workforce similarly focused on purpose. You'll think differently about the "staffing crisis" when you discover how to position your organization to attract and retain the best employees in this new era of purpose-driven work.

- *Denise Boudreau, President, Drive*
- *Jayne Keller, Chief Operating Officer, Christian Living Communities*
- *Carol Silver-Elliott, President & CEO, Jewish Home Family*

2:45 – 3:45 p.m.

### **35-H. How to Address the Older Adult Housing and Homelessness Crisis**

Many older adults are projected to enter their later years living on fixed incomes and relying on support from smaller family networks than previous generations. These projections suggest that older adults are living under a growing threat of homelessness as they age. This session will focus on the challenges facing older adults at risk for homelessness and how those challenges can be mitigated. Presenters from Serving Seniors, a nonprofit agency providing housing and case management to low-income older adults, will discuss policy and infrastructure-related solutions that can address and prevent the housing and homelessness crisis. In addition, presenters will review findings and recommendations from their 2021 Senior Homelessness Needs Assessment and discuss how community partners used those findings to address older adult homelessness in San Diego.

- *Paul Downey, President & CEO, Serving Seniors*
- *Melinda Forstey, COO, Serving Seniors*
- *Christina Selder, Director of Community Engagement + Government Relations, Serving Seniors*

### **131-H. Advocacy Messages: Telling Your Story to the Right People**

Despite the global pandemic, nationwide staffing shortages, and legislative mandates, senior living organizations continue to provide high-quality care, offer meaningful employment opportunities, and meet vital community needs. That's why providers of aging services must tell their stories to elected officials, policymakers, and community leaders who can help them continue offering high-quality services and supports to older residents and clients. This session will provide practical guidance for organizations seeking to build an effective advocacy program that reaches the right people with the right messages at the right time. Representatives of one LeadingAge member organization will share their approach to advocacy communication. Learn how to develop and deliver an effective advocacy messaging program that doesn't require significant time and resources.

- *Sallie Williams, Vice President of Advancement, Heritage Ministries*

4:30 – 5:30 p.m.

### **117-I. Let Professional Artists Transform Your Affordable Housing Community**

Discover how the daily presence of professional artists can support the work of aging service providers, improve the well-being of older adults, strengthen communities, and help advance social change. During this session, leaders of an arts organization and an affordable housing community will share the results of their two-year experiment to create and integrate arts activities into an affordable senior housing community that 450 older adults call home. Musicians involved in the experiment built lasting relationships with housing community residents by teaching music lessons; leading lectures, discussion groups, and choirs; and hosting open rehearsals, performances, and a Music Festival. Discover the importance of bringing musicians to housing communities and the potential impact creative placemaking could have throughout the aging services sector.

- *Tiffany Nicolette, Vice President of Housing & Services, Comprehensive Housing Assistance, Inc.*
- *Lauren Latessa, Executive Director, Iris Music Project*

## 134-I. Washington Update: Policy Insights from LeadingAge

You don't have to be a "policy wonk" to stay current on federal policy issues. You just need to spend an hour with the LeadingAge Policy Team. During this session, those team members will tell you what you need to know as we enter election season and the second session of the 118th Congress. Presenters will fill you in on new guidance from the Centers for Medicare & Medicaid and the U.S. Department of Housing and Urban Development, recent executive orders and fact sheets from the White House, and the latest news about pending legislation and Congressional hearings. You'll walk away knowing what's going on in the White House, on Capitol Hill, and in federal agencies—and what it all means for you and your organization.

- *Nicole Fallen, Vice President, Integrated Services and Managed Care, LeadingAge*
- *Mollie Gurian, Vice President, Home Based and HCBS Policy, LeadingAge*
- *Janine Finck-Boyle, Vice President of Regulatory Affairs, LeadingAge*
- *Linda Couch, Vice President, Housing and Aging Services Policy, LeadingAge*
- *Ruth Katz, Senior Vice President of Public Policy/Advocacy, LeadingAge*

## WEDNESDAY, NOVEMBER 08, 2023

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8:30 – 9:30 a.m.

### 104-J. Securing Funding for Improving and Greening Affordable Housing

The nation's affordable housing portfolio faces threats presented by its own aging infrastructure and the effects of climate change. Housing providers looking for ways to tackle these threats will get some help during this session. Presenters will review the federal toolbox for housing preservation and resiliency, including the Inflation Reduction Act, which provides \$25 billion in funding that can be leveraged for affordable housing. You'll discover how you can use these funds to improve the cost, quality, and comfort of affordable housing for residents and ensure that climate-related investments provide equitable benefits for low-income households and communities of color. Don't miss this chance to protect and improve your affordable housing portfolio over the long haul.

- *Danielle Arigoni, Managing Director for Policy and Solutions, National Housing Trust*

10:00 – 11:00 a.m.

### 38-K. The Pryde: A Housing Option for LGBTQ Older Adults

Underrepresented populations, including older adults who identify as LGBTQ, don't always feel welcome in traditional senior housing communities. This session will focus on efforts to provide these older adults with housing options designed specifically for them. Presenters will include the architect of The Pryde, an LGBTQ-friendly senior housing community in Boston, the president of LGBTQ Senior Housing Inc., a nonprofit organization that facilitates access to welcoming, safe, and affordable housing for LGBTQ older adults, and Pennrose, a national developer of affordable housing and co-developer of The Pryde. Participants will hear about the partnerships that made The Pryde possible, the project's financial challenges and successes, and its intentional design as an inclusive community that welcomes building residents and those living nearby. Learn how project partners engaged members of the Boston community in developing New England's first LGBTQ-friendly senior housing community.

- *Aileen Montour, President & Chair, LGBTQ Senior Housing Inc.*
- *Karmen Cheung, Developer, Pennrose*
- *Philippe Saad, Principal, DiMella Shaffer*

## 136-K. LIHTC: What Happens When the Compliance Period Ends?

Organizations participating in the Low-Income Housing Tax Credit (LIHTC) program have started challenging the enforcement of important preservation rights that arise when the LIHTC program's 15-year compliance period ends. In many instances, these so-called "15-year issues" have resulted in costly litigation for providers seeking to preserve the affordability of their housing portfolios. During this session, an attorney and aging services providers will use two case studies to educate session participants about the challenges associated with the LIHTC program, including rights of first refusal, purchase option disputes, limited partner removal efforts, refinancing challenges, and appraisal disputes. You'll also gain tips for identifying and addressing these challenges when they arise.

- *David Davenport, Shareholder, Winthrop & Weinstine, P.A.*
- *Roger Myers, President & CEO, Presbyterian Villages of Michigan*
- *Christopher Cherry, Chief Financial Officer, Wesley Housing Development Corp. of Northern Virginia*

**11:30 a.m. – 12:30 p.m.**

## 39-L. Intergenerational Living: Planning for Diversity and Connection

Intergenerational communities are heading for a resurgence due to their ability to reduce social isolation and loneliness, fight ageism, boost residents' quality of life, and attract older adults seeking to age in diverse, dynamic, and connected communities. This session will provide essential information you can use to plan an intergenerational community. Experts in finance, marketing, and architecture will join a senior living provider to describe intergenerational communities around the globe. Panelists will share their experiences developing these communities and offer insights into the challenges of incorporating this living model into existing communities or new developments. They'll also share innovative tools to help you design, finance, and market your intergenerational community.

- *JinHwa Paradowicz, Senior Associate, Perkins Eastman Architects PC*
- *Kendra Roberts, Vice President of Operations, HumanGood Inc.*
- *Tad Melton, Managing Director, Ziegler*
- *Wolf Saar, Perkins Eastman Architects PC*

## 137-L. Aging in Community: A Growing Focus for Section 202 Housing

The Section 202 Supportive Housing for the Elderly Program is more focused than ever on offering older adults the supportive services and design elements they need to remain independent for as long as possible. This session will provide an overview of the program's new requirements for supportive services in Section 202 communities, including building-design components that address fall prevention, universal design, technology, health and wellness, resource efficiency, and climate resilience. Housing providers interested in pursuing a new Section 202 capital advance, and other providers seeking new ways to support older adults, will take home a host of ideas for implementing successful, supportive service models and measuring their outcomes.

- *Mark Oswanski, Vice President, Hampden Park Capital & Consulting, LLC*

## MEMBER SITE VISITS

**Tuesday, November 7 | 2:00 – 5:30 p.m.**

161-TI. Adult Day Services, CJE Senior Life (co-located with affordable housing)

162-TI. Peace Memorial Manor, Embrace Living Communities