



Senior Housing Weekly Recap

December 13, 2024

Housing Network Call: Monday, December 16. Join our next Housing Network Call on Monday, December 16, 12:30 – 1:30 p.m. ET. We'll review the new Operating Cost Adjustment Factors and HUD's final rule on 30-day eviction notifications, as well as additional background on HUD Secretary nominee Scott Turner, our new Medicaid action alert, and the continuing resolution extension into 2025. The Housing Network meets weekly on Mondays at 12:30pm ET. Participation in the Network is open to all provider members of LeadingAge. For details on joining the Network contact [Juliana Bilowich](#) or [Linda Couch](#).

National Policy Pulse: 2024 Holiday Schedule and 2025 Updates. Over 700 of your LeadingAge peers join us weekly for our National Policy Pulse calls when we keep members equipped to navigate the ever-evolving landscape of aging services national policy. Here's how to stay engaged in the new year: If you're currently registered for 2024 National Policy Pulse calls, you'll remain registered for 2025 calls automatically. If you're interested in signing up for the calls (and are currently not registered), please sign up using [the link on our National Policy Pulse webpage](#). Holiday schedule:

- No call on Monday, December 23 or Monday, December 30, 2024.
- Calls will resume on Monday, January 6, 2025, at 3:30 p.m. ET.
- If you would prefer to be removed from the list, please email [Janine Finck-Boyle](#).

HUD Releases 2025 Operating Cost Adjustment Factors. The Department of Housing and Urban Development (HUD) on December 11 announced the [2025 Operating Cost Adjustment Factors \(OCAFs\)](#) with a national average of 4.8% for 2025, half a percent below the current year's 5.3% average. The new OCAFs incorporate feedback on property insurance issues [LeadingAge presented in advocacy](#) to the agency. For instance, HUD adjusted the calculation methods for property insurance expenditures, leading to a higher adjustment to offset rising insurance costs. Read more [here](#).

HUD Finalizes 30-Day Eviction Notification Rule. The Department of Housing and Urban Development (HUD) has published a new rule requiring housing providers to provide written notification to tenants facing eviction for non-payment of rent 30 days in advance of filing a formal judicial eviction procedure. The requirements apply to both Public Housing Agencies (PHAs) and owners of HUD-assisted Multifamily Housing properties, including project-based Section 8, Section 202 PRACs and SPRACs. The final rule finalizes a proposed process initiated by HUD in late 2023 to make permanent certain pandemic-era eviction notification requirements, which LeadingAge supported. In response to comments submitted to HUD throughout the proposal process, HUD made slight adjustments; the final rule will not have a significant impact on LeadingAge members, since a very similar eviction notification requirement is already in place for HUD's project-based rental assistance programs. LeadingAge welcomes the alignment of notification requirements across HUD rental assistance programs as an important step in improving housing stability and due process for households. The rule is effective January 13, 2025.

Action Alert on Medicaid Advocacy 2025. LeadingAge has a new action alert on the need to protect Medicaid from cuts and programmatic changes that would limit access to Medicaid coverage and services. Congress is actively discussing moving forward with budget reconciliation early in 2025 and as part of this process, Medicaid cuts are on the table for inclusion so we are asking that members express their support for the Medicaid program through the alert found [here](#).

Senate Judiciary Committee Holds Hearing Examining Impact of Mass Deportations. On December 10, Senator Dick Durbin (D-IL), Chair of the Senate Judiciary Committee, held a hearing, [How Mass Deportations Will Separate American Families, Harm Our Armed Forces, and Devastate Our Economy](#). Chair Durbin and other lawmakers emphasized the importance of redirecting congressional efforts toward bipartisan solutions that provide border security while offering a pathway to citizenship for long-term residents and DACA recipients. Testimony was provided by a diverse panel of witnesses, including Aaron Reichlin-Melnick, Senior Fellow at the American Immigration Council; Foday Turay, a DACA recipient and Assistant District Attorney; Maj. General Randy Manner (Retired); Art Arthur, Resident Fellow in Law and Policy at the Center for Immigration Studies and Patty Morin. The hearing, marked by several fiery exchanges between multiple Senators and Senator Durbin noted in his opening statement the indispensable role immigrants play across a variety of sectors including caregiving. LeadingAge continues to call for comprehensive immigration reform to expand the aging services workforce recently releasing the [Immigration Imperative](#), a white paper offering practical policy recommendations to increase the pipeline of foreign-born workers in aging services.

The Senate Passes the Older Americans Act (OAA) Reauthorization. On December 10, the Senate passed the [Older Americans Act Reauthorization Act of 2024 \(S.4776\)](#), a critical piece of legislation that strengthens and modernizes services for older adults through 2029. OAA, sponsored by Senator Bernie Sanders (I-VT), includes provisions to enhance access to nutrition programs, caregiver support, elder justice initiatives, and other essential services that promote the well-being and independence of older adults. The bill now advances to the House of Representatives for consideration. LeadingAge influenced the reauthorization responding to Senate Health Education Labor and Pensions (HELP) committee [request for information](#), participated in key meetings with Senate staffers and worked with advocacy groups to shape and advance the OAA reauthorization and will be working to ensure House passage.

OIG Issues Warning Consumers About Marketing Schemes in MA. On December 11, the Office of Inspector General (OIG) issued a [Special Fraud Alert](#) warning Medicare Advantage plans and health care professionals, agents and brokers about fraud and abuse risks associated with marketing arrangements. These schemes involve questionable payments and referrals between MA plans, health care professionals, and third-party marketers such as agents and brokers. These schemes can mislead Medicare enrollees into choosing specific health plans or health care providers that may not meet the enrollees' needs. published a list of "suspect characteristics" that could prompt enforcement action. OIG noted in the alert that it has observed an increase in abusive marketing practices in recent years. As part of the alert, OIG published a list of "suspect characteristics" that could prompt enforcement action, including offering, paying or being paid remuneration in exchange for referrals for enrollment in an MA plan, or for patient information that could be used for marketing. LeadingAge has [flagged](#) significant concerns regarding MA plans offering cash cards to beneficiaries which put their PACE enrollment and/or affordable housing at risk.

Hearing Proceedings Begin Concerning Marijuana Rescheduling. Formal hearing proceedings regarding the Drug Enforcement Administration's (DEA) proposed rescheduling of marijuana began on December

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