



Senior Housing Weekly Recap

October 10, 2025

Housing Network Call October 13, 12:30pm ET: Join our next Housing Network call on Monday, October 13, at 12:30 pm ET. We will discuss any updates to the government shutdown and to other developments at HUD and in Congress. The Housing Network meets weekly on Mondays at 12:30 p.m. ET and is open to all provider members of LeadingAge. For details on joining the Network and other affordable housing groups that LeadingAge convenes, visit our [website](#) or contact [Juliana Bilowich](#) & [Linda Couch](#).

Government Shutdown: Snap Survey for Affordable Housing Providers. Please help us understand the impacts of the current government shutdown on your affordable housing communities. We created a [very short survey](#) to fill out. This will also help us anticipate challenges the longer the shutdown goes on! Take the snap survey here: <https://www.surveymonkey.com/r/P7ZRFWS>

Updated: Joining LeadingAge for Annual Meeting Boston? Check out our suggested sessions for affordable housing providers! Looking for Annual Meeting sessions that focus on Affordable Housing? We've put together this list to help you find [affordable senior housing content and peers](#). If you have questions about any of the programming, please contact Juliana Bilowich at jbilowich@leadingage.org.

LeadingAge Shutdown Resource for HUD-Assisted Multifamily Housing Providers: Affordable housing contract payments, renewals, and more: Find information to help answer critical shutdown-related questions and access contacts at the Department of Housing and Urban Development (HUD) in this new [resource](#).

Register Now: The Changing Landscape of Service Coordination. Join LeadingAge and the American Association of Service Coordinators (AASC) on December 3 and 7 at 2 p.m. ET for a two-part webinar series on the latest developments shaping Multifamily Service Coordinator programs funded through the Department of Housing and Urban Development (HUD). The webinar series will cover changes to HUD rules and expectations that are already impacting programs, including budget and salary changes, updated reporting requirements, HUD grant specialist staff capacity and structures, and quality assurance strategies. Don't miss these critical updates! [Register today](#).

HUD Delays Scoring for New Housing Standards. On September 30, the Department of Housing and Urban Development (HUD) issued a Notice to delay scoring during inspections of certain new, "affirmative" safety requirements. The Notice, titled "Revised Compliance Date for NSPIRE New Affirmative Requirements," was issued by HUD's Real Estate Assessment Center (REAC) to extend a current, temporary policy that exempts certain new safety standards from receiving a negative score during an inspection. LeadingAge supports the decision to extend the current score-delay policy; LeadingAge had previously advocated for HUD to establish a longer "on-ramp" for certain new standards by exempting them from scoring until 2027. Currently, certain standards were exempt from scoring until October 1, 2026, but the extension pushes the deadline to October 1, 2027. The extension gives more properties the chance to undergo a "phased-in" inspection and better understand and fix deficiencies

before receiving negative scores on certain new standards that were recently introduced by HUD through the National Standards for the Physical Inspection of Real Estate (NSPIRE) protocol. Despite not impacting the overall score a property receives during an inspection, the property will still be notified of – and required to quickly fix - the specific deficiencies subject to the score delay policy. More info [here](#).

LeadingAge LTSS Center Report Shows Relationship Between Net Worth and Mortality. In a report released by the LeadingAge LTSS Center @ UMass Boston and the National Council on Aging, authors show significant differences in anticipated age of mortality based on an individual's net worth. *The 80%*, authored by Jane Tavares, Marc Cohen, Maryssa Pallis, Kerry Glova, and Reena Sethi, through analysis of data from the Health and Retirement Study, found that 80% of Americans over age 60 have tenuous financial stability and would be unlikely to weather a significant financial shock. These shocks include divorce, paying for long term services and supports, or a serious health setback. The data also show that 60% of older adults would not be able to afford paying to age in place if their needs extended beyond two years, particularly with increasing costs for basic living expenses such as housing, food, transportation and healthcare. Summing up the reports major points, "Our updated 2022 report shows that economic inequality has a health cost: the mortality rate is nearly double, and the age of mortality is 9 years lower on average for the bottom 20% as compared to the top 10%." Read the full report [here](#).

CDC Adopts ACIP Recommendations. The Centers for Disease Control & Prevention (CDC) [officially adopted on October 6](#) the recommendations of the Advisory Committee for Immunization Practices (ACIP) to update the adult and child vaccine schedules for 2025/2026. Regarding COVID-19 vaccination, this means that individuals age 6 months and older are recommended to undertake shared decision-making with a clinician when consider whether to receive a COVID-19 vaccination. It is also recommended that these informed consent conversations include a discussion about the risks, benefits, and uncertainties of COVID vaccination, and for individuals ages 6 months to 64 years, there is an emphasis during these conversations that the benefits of COVID vaccination are greatest for those who are at risk for severe illness. The [Stay-Up-to-Date page on the CDC website](#) is expected to be updated on October 7. It is unclear if CDC will release a Quarter 4 definition for Up to Date for NHSN reporting or if this definition will be released closer to calendar year 2026 quarter 1 reporting, as surveillance definitions can only be updated on the reporting quarter but no definition was released for Quarter 4. LeadingAge will continue to monitor this situation and provide updates to providers.

EPI Underscores Immigration is Essential to Addressing Workforce Gaps. In two recent reports, the Economic Policy Institute (EPI) added to the widespread consensus among labor economists that U.S. workforce shortages cannot be solved without immigration. [First](#), the U.S.-born labor force is projected to shrink annually over the next decade due to the population aging. As a result, immigration is forecast to account for nearly all labor force growth over that time. Moreover, EPI [reports](#) that labor force participation rates among U.S.-born individuals are currently near historic highs. Therefore, even the most ambitious policies to boost labor force participation among the U.S.-born—including prime-age workers—would not reverse these demographic trends meaningfully. Structural reforms that target known barriers to participation —like reducing incarceration, improving health, expanding childcare, and investing in education—can help, but their impact would be modest and delayed by years. In contrast, immigration directly offsets demographic decline. EPI also points out the larger economic and social implications of these conclusions about the labor force. Without immigration, the ratio of workers to retirees will worsen, straining programs like Social Security and Medicare. GDP growth would also slow and sectors like long-term care would struggle to meet demand. LeadingAge supports both domestic workforce policy that reduces barriers to labor force participation and immigration reform that

expands pathways for essential workers to come to the U.S. to fill critical roles in sectors like aging services.

Weekly National Policy Pulse Calls. Over 1000 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. The calls are on Mondays at 3:30 p.m. ET If you're interested in signing up for the calls, please sign up using [the link on our National Policy Pulse webpage](#).