



Senior Housing Weekly Recap

January 30, 2026

Housing Network Call - January 30, 12:30 p.m. ET: Our next weekly housing network call will be on Monday, January 30, at 12:30 p.m. ET, where we will discuss the latest on HUD, including related to funding, immigration, and housing provider member questions. 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](#).

HUD to Issue Additional Instructions on Immigration Eligibility Verification; Multifamily Housing Properties to Take No Action at this Time. On January 23, 2026, the Department of Housing and Urban Development (HUD) posted a [press release](#) directing federally-assisted housing providers to immediately “audit” tenant eligibility based on immigration status. HUD’s directive originally said housing providers would need to verify resident eligibility based on immigration status within 30 days of the press release. The Office of Multifamily Housing Programs clarified that further instructions will soon be released to help impacted housing communities take the required actions, and HUD will send letters to individual properties with additional guidance. HUD went on to state that Section 202/811 PRAC properties are not subject to the applicable statute and should not expect to receive letters in any case. According to HUD, “These letters will be directed to owners/agents with residents who have a status in Systematic Alien Verification for Entitlement (SAVE) of ‘need additional verification.’ A new report will be developed in Enterprise Income Verification (EIV) for this purpose. Multifamily expects to send letters in February when the EIV report is ready for use, but no action is needed until an owner/agent receives a letter.” HUD also sent a letter to [PHAs](#) and to [Multifamily Housing owners](#) on January 12 with a reminder of HUD’s current immigration-related rules for subsidy eligibility. HUD has not changed its eligibility policies; in fact, the agency confirmed to LeadingAge that the letter was simply a reminder of existing policy, which requires owners to verify immigration status and prorate subsidy for various household members based on eligibility. More info [here](#).

Senate reportedly reaches a deal to split appropriations package into two votes; short-term partial shutdown still expected. Following a week of rising tensions related to immigration enforcement tactics and the aftermath of two fatal shootings by immigration officers in Minnesota, Congress may have found a path forward to fund the remaining federal agencies set to close beginning January 31. On January 29, it is reported that the Senate reached a deal (blessed by the White House) to split the Fiscal Year 2026 Appropriations package votes into two separate votes — one would be a continuing resolution that would temporarily fund the Department of Homeland Security (DHS) at existing levels for two weeks while negotiations around guardrails for Immigration and Customs Enforcement (ICE) continue. The other vote would be to fully fund for Fiscal Year 2026 the other remaining five appropriations bills as one package — including the funding for HHS, HUD, and the health extenders, among others. This vote in the Senate could occur as soon as Friday January 30th. The House is not due back until Monday February 2 so there would be a short shutdown, but if the House seems set for passage on Monday, the White House’s budget office (OMB) might not trigger shutdown procedures. LeadingAge will continue to monitor progress on FY2026 appropriations. Earlier in January, the House

had passed a [strong funding bill for HUD](#), which LeadingAge supports and expects the Senate to pass once it receives a vote. In the meantime, prepare for a partial shutdown impacting HUD and other agencies [here](#).

HUD Updates Green Program Guidance, Moves Forward with Funding. On January 26, the Department of Housing and Urban Development (HUD) published updated [guidance](#) for the Green and Resilient Retrofit Program (GRRP), as advocated by LeadingAge. The GRRP funds critical preservation projects for affordable housing communities located in climate-vulnerable areas, but parts of the program have been on hold since 2025 due to a change in administration priorities. Recently, following [LeadingAge's call for urgent action](#) on the GRRP, a federal judge ordered HUD to commit to a timeline for advancing the funding. The agency's new guidance allows the program to move forward for the largest GRRP awards, called Comprehensive awards, by creating a work-around to procedure previously halted by HUD; however, the new guidance also makes additional changes to the GRRP that LeadingAge is assessing. LeadingAge's housing team discussed the changes with impacted members during a "rapid response" call on January 28, and we will host an additional call on February 4. Contact Juliana Bilowich, LeadingAge's Vice President of Housing Policy, to join the call or for more information. Follow our GRRP updates [here](#).

LeadingAge to HUD: Publish OCAFs Immediately. On January 26, LeadingAge joined a coalition letter to the Department of Housing and Urban Development (HUD) requesting immediately release of the agency's Operating Cost Adjustment Factors (OCAFs) for 2026. Published each year by HUD, the OCAFs determine how much federal subsidy affordable housing communities with project-based Section 8 rental assistance receive each year to meet operational expenses and keep rents affordable for residents with low incomes. The OCAFs are used to set and adjustment property budgets by property owners and managers serving hundreds of thousands of low-income households nationwide. The Department usually posts the factors in October or November, but was delayed due to the shutdown in early fiscal year 2026, according to HUD leadership. The interruption has caused budget approvals to be significantly delayed for Fiscal Year 2026 for those with budget cycles that begin in the Spring, and will result in funding delays for updated rent schedules for impacted properties. Additionally, properties have not yet been able to fulfill their obligations to notify tenants 30 days in advance of certain financial changes at the property associated with the OCAFs, leading to further funding delays. With another shutdown looming and the effective date for the factors quickly approaching, LeadingAge and other groups, including the National Leased Housing Association, who led the effort to write the letter, call on the agency to immediately publish the critical OCAFs. The delays show not only the "real world impacts" of the regulatory process, but also highlight the consequences of government shutdowns and staff reductions at the agency. HUD's Office of Multifamily Housing lost approximately 30% of its staff in 2025, and the office that handles the regulatory clearance process is now also thinly staffed, according to the agency. More info [here](#). ***Update: LeadingAge expects HUD to publish the OCAFs imminently, as early as the afternoon of January 30. If not published on January 30, any subsequent lapse in federal appropriations for HUD (currently expected beginning January 31) will further delay the posting of OCAFs.***

CDC Provides New "Up to Date" Definition for COVID Vaccination. The Centers for Disease Control & Prevention (CDC) has provided a new definition of what constitutes "up to date" with COVID vaccination. The previous definition expired at the end of Calendar Year 2025 Quarter 3 reporting period on September 28. At that time, CDC had not yet endorsed COVID vaccine recommendations for the 2025/2026 respiratory virus season. Vaccine recommendations were endorsed in early October but CDC was unable to update the reporting definition and had been advising providers to report "in the way

that [was] most meaningful” to them. This directive meant that data involving classification of vaccination status of nursing home residents and healthcare personnel reported from September 29 going forward could not be standardized and was essentially meaningless. LeadingAge addressed this issue with both CDC and the Centers for Medicare & Medicaid Services (CMS) and [a new definition](#) has now been provided. Effective for the reporting period that began on December 29, 2025, individuals aged 65 years and older are considered “up to date” with COVID vaccination if they have received two doses of the 2025/2026 vaccine or at least one dose in the past six months. Individuals under the age of 65 are considered up to date if they have received one dose of the 2025/2026 COVID vaccine. This definition will remain in effect through the end of the reporting period, March 29, 2026 and CDC reminds providers that they can go back to update data that was reported during this period prior to the release of the new definition. It is unclear at this time if CDC will continue this definition for subsequent reporting periods or if a new definition will be provided for the reporting period that begins March 30. LeadingAge will continue discussions with CDC and CMS on this matter.

Reminder and Corrected Links: HUD Requests Damage, Vacancy Reports Following Arctic Storm. In a message to stakeholders on January 23, the Department of Housing and Urban Development (HUD) alerted housing communities to the possibility of an arctic storm predicted to begin over the weekend. The stakeholder message requested [damage self-reporting](#) from all housing communities participating in HUD Multifamily Housing programs, like project-based Section 8, Section 202, and Section 811, even if no damage occurs. The agency will utilize the self-reporting to prioritize post-storm outreach to properties where damage has been reported or no report has been submitted. In addition, HUD requests ongoing reporting of any [vacant units](#) to assist rapid housing placements for any resident displaced by the winter storm; communities do not need to submit a vacancy report if the property does not have vacant units to offer. HUD also reminded owners to review their emergency preparedness plans and to revisit guidance provided in Chapter 38 of HUD Handbook 4350.1. Owners can direct questions to mf_disaster_team@hud.gov. ***Update 1/30/26: Based on the number of properties that self-reported so far to HUD, the storm’s damage to the agency’s Multifamily Housing portfolio is minimal. Those that were impacted have had their utilities restored and/or are stabilizing in response to damage.***

Reminder: LeadingAge Housing Calls Resume for 2026! LeadingAge's affordable housing policy team will restart our network and discussion groups in early January. More information is available [here](#).

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](#).