



Senior Housing Weekly Recap

May 8, 2026

No Weekly Housing Call on May 11; Next Call: Monday, May 18, 12:30 p.m. ET. We will NOT have our weekly Housing Network call on May 11; please join our next weekly housing network call on Monday, May 18, at 12:30 p.m. ET, where we will discuss the latest on affordable housing. 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](#).

Take Action Today! Urge Congress to Invest in Housing Stability for Older Adults. Congress continues to debate funding levels for HUD programs for Fiscal Year 2027, which begins on October 1. On March 18, LeadingAge sent a [letter to House and Senate appropriators](#) outlining our fiscal year 2027 (FY27) appropriations priorities to address the growing crisis of housing unaffordability among older adults with low incomes. LeadingAge called on Congress to address this crisis by providing robust, full-year funding for housing and homeless assistance programs, such as Section 8 Project-Based Rental Assistance (PBRA) contracts, Project Rental Assistance Contracts (PRACs), service coordinators, Permanent Supportive Housing (PSH) programs, and the HOME Investment Partnerships program (HOME). Aging services stakeholders can easily reach out to your own senators and representatives using [this action alert](#).

HUD Revamps Service Coordinator Grant Process; Full Grant Renewal Payments Expected by June. Following a change in leadership overseeing Resident Service Coordinator (RSC) grants at the Department of Housing and Urban Development (HUD), the agency is now projecting full-year renewal funds for Calendar Year 2026 grants by early June. Service Coordinators assist older adults in accessing services and supports as they age in affordable housing communities. Despite the critical nature of Service Coordination work at affordable senior housing communities, the funds for annual grant renewals have historically been paid up to ten months late to housing providers. In conversations with LeadingAge, HUD's Multifamily Housing leadership has confirmed that agency staff are overhauling the grant administration process, including stepping away from the contract with the software system previously used to administer the program and at least temporarily reverting back to a "direct to grantee" approach. In lieu of using a software platform for grants administration, HUD grant specialists across the country have instead begun reaching out to grantees directly to sign their Notices of Award (HUD Form 1044). Rather than submitting budgets for HUD to review, grantees will receive a budget based on the grantee's previous calendar year budget, plus a 2.8% cost of living adjustment allotted to the salaries line item. LeadingAge has expressed the need for grantees to adjust their budgets higher in certain circumstances, and HUD is working on a solution. As of early May, several HUD Multifamily Housing regions have already begun to issue 40% of the grantees' payments, with a second 60% payment distribution expected by June via a separate 1044 – far quicker than the agency's previous time line, which for years led to payments as late as September or October, despite the grant performance year (and grantee costs) beginning months earlier in January. LeadingAge applauds HUD for taking long-overdue steps to improve the program. More information is available [here](#).

LeadingAge Urges HUD to Reverse Course on Work Requirements, Time Limits. In comments to the Department of Housing and Urban Development's (HUD) on its proposed rule, "Establishing Flexibility for Implementation of Work Requirements and Term Limits," LeadingAge on May 1, 2026, urged the agency to withdraw the rule, which would allow work requirements and time limits in affordable housing programs, citing the harm to older adults and the workforce that serves them, as well as the burden and cost on housing providers. Currently, there are generally no work hours requirements or time limits on HUD assisted housing. HUD's proposal would allow certain housing providers participating in HUD's Multifamily Housing programs, as well as Public Housing Authorities (PHAs), to establish work requirements of up to 40 hours per week as a condition of continued receipt of housing assistance. The proposal would also allow housing providers and PHAs to set time limits of as little as two years on HUD assistance. While most older adults would need to be exempt from the requirements, LeadingAge has identified scenarios where older adults would be impacted, including in mixed age households. The aging services workforce would also be directly impacted by housing instability under the current proposal. LeadingAge urged the agency to withdraw the rule, describing the harm on older adults and the workforce that serves them, as well as the burden and cost on housing providers. Read LeadingAge's comments [here](#).

Analysis: President's FY27 Budget Request for HUD. As reported on April 3, 2026, the White House released its FY 2027 budget proposal, requesting \$73.5 billion in gross discretionary funding for HUD, \$10.7 billion fewer funds compared to FY 2026 enacted levels, a 13% decrease. The proposed reductions include harmful cuts to critical programs serving older adults and the aging services workforce, like project-based Section 8, Section 202, and Housing Choice Vouchers. The request also includes a mixed bag of policy proposals, including several policy changes that would be harmful for affordable housing providers and residents. *Funding:* As a messaging tool, the President's budget request seeks to drastically reduce the federal investment in affordable housing through both project-based and tenant-based subsidy, as well as through housing enforcement programs, despite the critical shortage of affordable homes across America. [Take action here](#) by reaching out to your lawmakers in support of strong HUD funding, and read more information about the President's budget request [here](#).

HUD Issues 2026 Income Limits, Updates Fair Market Rents. The U.S. Department of Housing and Urban Development (HUD) released the official 2026 HUD median family income limits on May 1, which determine eligibility for HUD-assisted programs and low-income housing tax credit (LIHTC) properties for the year. The average annual change in the limit across HUD areas is 3.4%. Any certification that was fully signed by residents and owners prior to 5/1 can remain as is. Any certification after 5/1 should be regenerated to display the correct income limits. Applicable programs include Public Housing, project-based Section 8, Section 8 Housing Choice Vouchers, Section 202 Supportive Housing for the Elderly, Section 811 Housing for Persons with Disabilities, and Section 236. HUD develops annual income limits based on Median Family Income estimates and Fair Market Rent area definitions. Income limits are also adjusted according to family size and in areas with unusually high or low incomes relative to housing costs. More information about income limits is available [here](#). Separately from the 2026 Income Limits, HUD published a [notice](#) in the Federal Register updating fiscal year (FY) 2026 fair market rents (FMRs) for seven areas, effective May 21, 2026. Fair Market Rents (FMRs) are used to determine payment standard amounts for the Housing Choice Voucher program, initial renewal rents for some expiring project-based Section 8 contracts, initial rents for housing assistance payment (HAP) contracts in the Moderate Rehabilitation Single Room Occupancy program (Mod Rehab), rent ceilings for rental units in both the HOME Investment Partnerships program and the Emergency Solutions Grants program, maximum award amounts for Continuum of Care recipients and the maximum amount of rent a recipient may pay for property leased with Continuum of Care funds, and flat rents in Public Housing

units. The adjusted FMRs are in response to a Federal Register notice published Aug. 22, 2025, that requested public comments on the FY 2026 FMRs, to which commenters requested FMR reevaluations. HUD's FMRs are available [here](#).

Web Accessibility Compliance Date Delayed under HHS' Section 504 Regulations: The Department of Health and Human Services (HHS) issued an [Interim Final Rule](#), available for public inspection, which extends the compliance dates for the web content and mobile application accessibility requirements under HHS' Section 504 regulations which prohibit disability-based discrimination in programs and activities receiving HHS funding. The compliance date for recipients with 15 or more employees is extended from May 11, 2026, to May 11, 2027. The compliance date for recipients with fewer than 15 employees is extended from May 10, 2027, to May 10, 2028. This delay is not completely unexpected, given that the Department of Justice recently issued its own [Interim Final Rule](#) that delays the compliance date of its web accessibility rule for Title II entities under the Americans with Disabilities Act (ADA), and many recipients of HHS funding are also public entities under Title II of the ADA.

Register Today for LeadingAge Webinar: "Fair Housing in Focus: From Policy to Practice" on April 30 & May 14. Join LeadingAge for a two-part webinar exploring fair housing issues impacting senior housing. As the federal government rolls out policies, experts from the Fair Housing Institute will help senior housing providers understand current expectations and apply them in day-to-day operations with confidence. [Register today](#) and secure the LeadingAge member rate.

New on the Learning Hub: Immigration Compliance for Aging Services Employers. On Thursday, June 4, from 2:00–3:15 p.m. ET, LeadingAge will host a [webinar](#) to provide practical, employer-focused guidance on key immigration compliance issues facing aging services providers. The webinar will cover employment verification requirements, including Form I-9, as well as how employers can prepare for and respond to immigration enforcement actions while supporting workforce stability. It is intended for aging services providers seeking clear, up-to-date information on their responsibilities as employers amid a changing immigration policy environment.

Reminder: Explore LeadingAge's Policy Priorities for Affordable Housing for Fiscal Year 2026! Our [2026 policy priorities](#) are ready to go! Together with our LeadingAge membership, we advocate on the Hill and with the Trump administration to advance our top goals for senior housing and other aging services settings. Onward!

Reminder: Join LeadingAge Housing Network and Workgroups! LeadingAge's affordable housing policy team is hosting network and discussion groups for peer sharing and federal updates. More information about our calls for 2026 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](#).