



## Senior Housing Weekly Recap

June 18, 2026

**Join Our Weekly Housing Network Call: Monday, June 22, 12:30 p.m. ET.** Please join our next weekly housing network call on Monday, June 22, at 12:30 p.m. ET. We will discuss the latest updates on affordable housing, including progress in Congress on the 21<sup>st</sup> Century ROAD to Housing Act, LeadingAge advocacy on the Department of Housing and Urban Development's (HUD) EIV/SAVE Report related to immigration reverification, and a HUD request for information on Build America, Buy America requirements for housing development and preservation. 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: Urge Your Senators to Protect Older Adults' Housing Assistance.** Congress is drafting funding bills for the U.S. Department of Housing and Urban Development (HUD) for fiscal year 2027 (FY27). [Take action](#) now to support a strong Senate HUD funding bill and reject funding reductions proposed by the House. The House has advanced harmful cuts to rental assistance and housing supply programs at HUD—but the Senate can still take action to save and expand housing assistance for the next fiscal year! Act now to urge your Senators to make strong and smart investments in programs our communities rely on. You can personalize your [messages](#) to Congress with stories of how HUD funding directly supports residents and affordable housing communities.

**House and Senate Reach Deal on 21<sup>st</sup> Century ROAD to Housing Act.** After months of negotiations, the House and Senate have [reached a deal](#) on the 21<sup>st</sup> Century ROAD to Housing Act, a major compilation of housing bills that modernize certain federal housing programs. While the wide-ranging housing policy bill does not invest new dollars into housing programs, it authorizes some new programs and reforms rules for a variety of existing housing programs, including the Department of Housing and Urban Development's (HUD) HOME Investment Partnerships Program, Community Development Block Grants (CDBG), the Rental Assistance Demonstration (RAD), rural housing administered by the U.S. Department of Agriculture, and many more. The bill also requires HUD to issue guidelines and best practices for improved state and local zoning to speed up housing production. During the negotiations, a controversial provision that would have required large, for-profit investors in housing to divest of current housing ownership was removed and the institutional investment ban softened. The latest negotiations also produced compromises to bring back language favored by Democrats that codifies support for disaster recovery activities by HUD. The negotiations also added additional guardrails for transactions through RAD, which LeadingAge's initial analysis shows will not limit preservation transactions by our affordable senior housing provider members. The agreed-upon bill text also streamlines requirements under the National Environmental Policy Act (NEPA), which LeadingAge had advocated for, as well as a directive for HUD to reassess implementation of Building America, Buy America (BABA) requirements that have proven problematic for LeadingAge members developing or preserving affordable housing. As of June 18, the Senate is preparing to vote on the bill; LeadingAge expects the bill to pass imminently.

**LeadingAge Urges HUD to Delay, Clarify Immigration Reverification Directive.** In response to the Department of Housing and Urban Development's (HUD) [directive](#) that certain Multifamily Housing

providers reverify the immigration status of certain HUD-assisted tenants, LeadingAge has urged the agency to delay and clarify compliance requirements. In May, HUD stated that properties participating in certain HUD-assisted Multifamily Housing programs (excluding the PRAC programs) were to comply with the reverification directive within 30 days utilizing a new EIV/SAVE report. However, the report has not been operational and HUD has not communicated with housing providers about next steps. In our advocacy with HUD, LeadingAge requested that the agency delay compliance, clarify the expected actions owners are to take, support owners with access to the report, clarify which properties need to take action, protect tenant privacy, and more.

**HUD Requests Feedback on “Buy America” Requirements.** On June 18, the Department of Housing and Urban Development (HUD) published a [Request for Information](#) (RFI) asking for public input on recent domestic sourcing requirements impacting affordable housing development. LeadingAge members have reported significant barriers to developing and preserving affordable senior housing supply as a result of the “Build America, Buy America” (BABA) requirements, which were enacted in 2021 and have recently taken effect. The requirements state that federally-support infrastructure projects need to use domestic sourcing for certain materials. LeadingAge, along with a coalition of housing groups, has been advocating for a BABA exemption for all federally-assisted housing, as well as an improved BABA waiver process. HUD’s RFI signals a growing understanding the agency that more information is needed about the limits of domestic markets in producing certain materials, including certain elevators and heat pumps, that are needed to meet the agency’s building requirements. According to the RFI, the agency is interested in assessing the “availability of BABA-compliant products and product categories used in HUD-assisted housing programs and other infrastructure projects involving buildings and real property.” LeadingAge will work with our members to respond to the RFI by the July 20 deadline, and in the meantime, we’ll continue to advocate for a full BABA exemption for affordable housing programs.

**Bipartisan Bill Introduced to Stay, Study BABA.** On June 15, two bipartisan lawmakers introduced a bill to address barriers for affordable housing development that result from recent “Build America, Buy America” requirements. The bill, titled the Build Housing Affordably Act, would require the Department of Housing and Urban Development (HUD) to gather data before imposing additional costs on affordable housing projects. Specifically, the bill requires HUD to study the cost and time impacts of BABA, as well as the market availability of the products that are now required to be sourced domestically for certain federally-assisted housing developments. The bill would also require HUD to overhaul its current BABA waiver process. LeadingAge members have reported significant issues resulting from BABA, including steep compliance costs and project delays; some members have even returned funding awards and stalled or pivoted away from building affordable housing units. The bill builds on [recent bipartisan action in the Senate](#) calling on HUD to study the impacts of BABA. LeadingAge supports the bipartisan bill, which was introduced by House Financial Services Subcommittee Chairman Mike Flood (R-NE) and Congresswoman Maggie Goodlander (D-NH). At the same time, [LeadingAge continues to advocate for a full exemption](#) of affordable housing from BABA requirements.

**Harvard Report Shows “Profoundly Underfunded” Affordable Housing Nationwide.** On June 17, the Joint Center for Housing Studies of Harvard University released its annual [“State of the Nation’s Housing Report”](#) showing severe housing shortages nationwide, particularly for households with low incomes. The report describes the fragile state of the current affordable housing portfolio: More than half a million homes finances through the Low Income Housing Tax Credit (LIHTC) could lose rent protections in the coming decade. For older adults, the stakes are “especially high,” says LeadingAge president and CEO Katie Smith Sloan in her response to the report. “The report reinforces that America’s most serious and intractable shortage is for homes affordable to households with low incomes. It also makes clear

that while increasing housing supply is important, it is not enough: public subsidy is necessary. The reality is that today's development costs make it impossible to produce and operate affordable housing for low-income older adults as well as many of the professionals who care for older adults without public investment. At the same time, housing assistance remains profoundly underfunded, reaching only a fraction of those who qualify, while federal support continues to fall far short of need," according to LeadingAge. The report also underscores a clear path forward that involves a federal commitment to expanding housing supply and strengthening public funding behind it. Read the report [here](#), and read LeadingAge's statement [here](#).

**Reminder: Immigration Enforcement Preparedness Guide Updated.** In response to feedback from some of our affordable senior housing providers, we have updated the resource on immigration enforcement preparedness to include additional guidance for housing providers on potential enforcement actions targeting residents. You can access the new version [here](#).

**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](#).