



Senior Housing Weekly Recap

September 18, 2026

No Weekly Housing Network Call on September 21! The Housing Network normally 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 [Jules Bilowich](#) or [Brian Stromberg](#).

Housing Sessions at the 2026 Annual Meeting. Registration for the [2026 LeadingAge Annual Meeting](#) is now open! Join us for the sector's only event that brings together the full continuum of aging services providers, including [curated affordable senior housing content](#). The LeadingAge Annual Meeting features a member-driven education program showcasing innovative solutions, breakthrough programs, and proven practices. [Register to join 6,000+ changemakers](#) in aging services for the can't-miss event in our field.

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 following expiration of the current Continuing Resolution (CR) on December 11. [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.

HUD Report Highlights BABA Implementation, Monitoring Issues. On September 10, the Department of Housing and Urban Development (HUD) published a report by its own oversight entity, the Office of the Inspector General (OIG), evaluating the agency's implementation of Build America, Buy America (BABA) requirements throughout HUD programs. The Buy America Preference within BABA requires federal agencies to limit federal infrastructure spending unless the iron, steel, manufactured, and construction products used were domestically sourced in the U.S., which has proven infeasible for LeadingAge members developing new affordable housing units. The report, titled "[HUD Needs to Improve its Monitoring of the Buy America Preference of the Build America, Buy America Act](#)," called out HUD's lack of compliance monitoring for BABA; OIG recommends that HUD designate an official responsible for overseeing BABA implementation and consistency across HUD program offices. BABA is applicable to four HUD program offices, including the Office of Multifamily Housing Programs, which administers the Section 202 Supportive Housing for the Elderly program, as well as the Green and Resilient Retrofit Program (GRRP), both of which are subject to BABA requirements. LeadingAge continues to urge HUD and Congress to fully exempt affordable housing developments from the Buy America requirements because they are too difficult to execute and the original statute did not intend to BABA requirements to affordable housing.

Court Temporarily Allows HUD to Proceed with Homelessness Overhaul. On September 16, a federal appeals court temporarily lifted a block preventing the Department of Housing and Urban Development (HUD) from issuing homelessness grants using new and controversial criteria that LeadingAge opposes. Previously, a [district court had issued a stay on the agency's overhaul](#) of the Continuum of Care (CoC) funding, through which HUD attempted to steer funding away from Permanent Supportive Housing used by LeadingAge members and instead toward transitional housing and services. Following the stay, HUD appealed and also asked for temporary relief while the case continues in court. In response, the appeals court granted HUD's request, allowing the agency to issue homelessness funding under new guidelines, in part because the court thinks HUD will ultimately succeed on the merits of its appeal, and in part because HUD has a statutory obligation to make the awards by December 1, 2026 under the Consolidated Appropriations Act, 2026, which is much earlier than any final ruling is likely to be issued. The bottom line is that HUD can now move forward making awards under the challenged CoC NOFO for FY26. However, whether HUD complied with the law in issuing the NOFO still needs to be determined by the court, but a full determination may arrive too late to adjust any already-issued awards. LeadingAge is [deeply concerned with the new direction of the funding grants](#) and will continue to advocate for proven, long-term homelessness interventions for older adults, like Permanent Supportive Housing.

House Committee Considers Housing Bills. On September 16, the House Financial Services Committee [held a markup](#) on Capitol Hill, during which lawmakers considered several affordable housing bills prior to the midterm elections. One of the bills considered, [HR 10325](#), introduced by Ranking Member Maxine Waters (D-CA), would create the equivalent of \$300 million in new funding for housing without increasing appropriations by increasing mandated affordable housing funding from each Federal Home Loan Bank. Chair French Hill (R-AR) and Housing and Insurance Subcommittee Chair Mike Flood (R-NE) both spoke in opposition to specific bill but acknowledged the importance of the funding. LeadingAge supports strong investment in affordable housing investment through the Federal Home Loan Banks and will monitor any future efforts on this topic closely. Two other bills of interest were advanced during the markup: First is [HR 4936](#), the Taskforce for Recognizing and Averting Payment Scams (TRAPS) Act, introduced by Representatives Zach Nunn (R-IA) and Jim Himes (D-CT). The TRAPS Act would create an interagency task force to evaluate trends in payment scams on older adults and develop concrete strategies to prevent them. The second bill of interest is [HR 5889](#), the Eviction Helpline Act, introduced by Representative Ayanna Pressley (D-MA). This bill would authorize a support helpline for residents of federally subsidized housing facing eviction. Both of these bills were given a positive report by the Committee with bipartisan support, including from Chair Hill.

HUD's Matt Jones Nominated as FHA Commissioner, Assistant Secretary of Housing. President Trump has [nominated Matt Jones](#), currently the Deputy Assistant Secretary for Single Family Housing at the Department of Housing and Urban Development (HUD) to serve in a top role for the agency. If confirmed by the Senate, Mr. Jones would serve in a dual role as HUD's assistant secretary and as the Federal Housing Administration (FHA) commissioner, which is an agency within HUD that insures single family and multifamily homes. Mr. Jones already oversees the Office of Single Family Housing and would likely bring continuity on the single family side while also newly overseeing the Office of Housing. The Office of Housing has jurisdiction over HUD's project-based subsidy programs, such as Section 8 Project-Based Rental Assistance, Section 202 Supportive Housing for the Elderly, and Section 811 Supportive Housing for Persons with Disabilities, as well as manufactured housing and housing counseling. Overall, the role oversees more than \$2 trillion in mortgages insured by HUD; specifically, the FHA insures more than 23,000 mortgages, including multifamily mortgages, many with HUD subsidies, and mortgages for residential care facilities. Previously, Mr. Jones worked in the housing finance industry at the Mortgage Bankers Association and at Amerifirst Home Mortgage; he also served as senior counsel for both the

Senate Banking, Housing, and Urban Affairs Committee and the Senate Finance Committee. LeadingAge looks forward to working together with Mr. Jones to advance affordable senior housing solutions.

Reminder: Join the 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](#).