

# Affordable, Service-Enriched Senior Housing



The number of cost-burdened senior households is high and rapidly rising, forcing seniors with low incomes to choose between housing costs, health care, and food, and resulting in increased homelessness among older adults.

## FY 2019 Appropriations Priorities

	FY17 Enacted	FY18 Enacted	President's Request FY19	LeadingAge Request FY19
<b>HUD Funding</b>				
Section 202 Housing for the Elderly Renewal Funding	\$502M	\$678M	\$601M	\$678M
Section 202 Housing for the Elderly New Funding	\$10M	\$105M	0	\$630M
Project-Based Rental Assistance	\$10.6B	\$11.5B	\$10.9B	\$12.2B
<b>HHS Older Americans Act</b>				
Supportive Services	\$350M	\$385M	\$350M	\$385M
Nutrition: Congregate, Home-Delivered, and Incentive Programs	\$838M	\$897M	\$838M	\$897M
National Family Caregiver Support Program	\$151M	\$181M	\$151M	\$181M

## Reject Reforms Proposed by HUD

- As part of its FY19 request, HUD has proposed increasing rents to newly assisted seniors in all HUD programs, including the Section 202 program. HUD is also requesting authority from Congress to not provide contract funding increases to owners, as is currently required by law. LeadingAge opposes these proposals.

## Preserve existing housing affordable to very low-income seniors by fully funding 12-month contracts for:

- Project Rental Assistance Contract (PRAC) Renewals, service coordinator Renewals, Senior Preservation Assistance Contracts. Full funding for the Section 202 account in FY19 is \$632 million, including \$90 million for existing Service Coordinators.

## Project-Based Rental Assistance/Section 8 Contract Renewals.

- Fully fund Project-Based Rental Assistance contracts at \$12.2 billion. Section 8 Project-Based Rental Assistance provides operating subsidy for about 3,800 communities (more than 200,000 units) in the Section 202 Housing for the Elderly portfolio, in addition to providing operating subsidy for more than one million additional homes.

## Expand the supply of service-enriched affordable senior housing by:

- Expanding the number of existing Section 202 communities with service coordinators by 500 communities (\$30 million new funding for FY19).



- **Funding for a new HUD-administered program, the Service-Enriched Affordable Living (SEAL) program (\$600 million for FY19).** The SEAL program will serve as a leveraging source of construction funds to nonprofit sponsors for the development of housing affordable to very low-income seniors. In addition to providing a share of capital funding, SEAL funds would include, from HUD, Project-Based Rental Assistance and, from the Department of Health and Human Services, enriched services financing. Providing traditional Project-Based Rental Assistance jointly with funds.
  - **Financing from the Centers for Medicare and Medicaid Services** of proven housing plus services models in new, federally-assisted senior housing.
  - Funding special purpose vouchers for older adult households. Similar to special purpose vouchers for other particularly vulnerable populations, such as the highly successful Veterans Affairs Supportive Housing voucher program (VASH), there should be **special purpose vouchers for older adult households.**
- The OAA Supportive Services Program provides information and referrals, case management, in-home care, transportation, adult day care, chore services, and legal services for seniors wishing to age in community. Supportive Services should be funded at \$385 million in FY19.
  - The OAA Nutrition Program (Congregate, Home-Delivered, and Incentive Programs), delay adverse health conditions for older individuals and promote socialization of older individuals, among other benefits. Nutrition programs should be funded at \$897 million in FY19.
  - The OAA National Family Caregiver Support Program provides information to caregivers about available services, individual counseling, caregiver training, and respite care. The National Family Caregiver Support Program should be funded at \$181 million in FY19.

### **Support Low Income Housing Tax Credits**

**The Low Income Housing Tax Credit Program (LIHTC) is a critical housing production program affordable to low and moderate-income seniors.**

**Support legislation (S. 548, H.R. 1661) to restore and improve the LIHTC program.** Senators Maria Cantwell (D-WA) and Orrin Hatch (R-UT) have introduced S. 548, which would expand the LIHTC program by 50% and make many improvements to the program. A 50% LIHTC expansion should make up for the decline in the housing credit's value because of the 2017 tax reform bill. Representatives Carlos Curbelo (R-FL) and Richard Neal (D-MA) are leading the House bill, H.R. 1661, which would make mostly the same improvements to the LIHTC as the Senate bill. LeadingAge supports these bills.

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### **Urge Sufficient Funding for Tenant-Based Rental Assistance and Public Housing**

- Funding is necessary to renew all 2.2 million Tenant-Based Rental Assistance vouchers; fully 24% of voucher-assisted households are headed by someone 62 or older. Sufficient funding and preservation tools are also required for the nation's 1.1 million units of public housing; fully 33% of public housing-assisted households are headed by someone 62 years or older. Together with Project-Based Rental Assistance, these three programs serve more than 1.3 million senior-headed households.

### **Preserve Medicaid and Older Americans Act funding to ensure that all seniors, including HUD-assisted seniors, can receive the community-based services they need.**

The President's request to level-fund OAA Supportive Services, Nutrition, and Family Caregiver Support Programs does not acknowledge the inadequacy or effectiveness of current programs. LeadingAge supports modest expansion of HHS's Older Americans Act programs to ensure people age in community with dignity and choice.