



September 15, 2021

The Honorable Nancy Pelosi
Speaker
U.S. House of Representatives
Washington, DC 20515

Speaker Pelosi:

On behalf of LeadingAge, I write to applaud the work of the House Committees on Financial Services and on Ways and Means to expand the supply of affordable housing for older adults as they complete their reconciliation measures.

LeadingAge represents more than 5,000 nonprofit aging services providers, including affordable senior housing providers and other mission-minded organizations that touch millions of lives every day. Alongside our members and 38 state partners, we use applied research, advocacy, education, and community-building to make America a better place to grow old. Our membership encompasses the continuum of services for people as they age.

There is a dire need to expand the supply of affordable senior housing across the United States. Nationally, 4.9 million 65+ owner and renter households spend more than half of their incomes for their housing. Such severe housing cost burdens impact the lowest income households the most, resulting in older adults with the lowest incomes spending 50% less than their non-housing cost burdened peers on food and healthcare.

Today's shortage of affordable senior housing is expected to worsen. Of all new household formations between 2020 and 2040, the majority will be non-white older adult renter households. In California alone, the number of older adult renter households will increase by 67% between 2020 and 2040. Today, 16% of California's renters are 65+; by 2040, 24% of California's renter households will be 65+.

The reconciliation measures from the Committees on Financial Services and on Ways and Means rise to the occasion and offer critical resources to expand the supply of service-connected, affordable housing for older adults.

The reconciliation bill from the Committee on Financial Services would provide for 37,500 new Section 202 Supportive Housing for the Elderly homes, for new Service Coordinators, for a new technical assistance center for states to improve the ability of older adults to age in community, and provide needed resources for HUD to improve the administration of these funds. HUD's Section 202 program is the only federal housing program dedicated to older adults while providing housing affordable to very low income households 62+ while connecting residents, via Service Coordinators, to the services they need to successfully age in community.

The Financial Services bill would also create new Project-Based Rental Assistance, new energy efficiency investments in multifamily housing, dedicate funds to ensure quality housing, invest in the national Housing Trust Fund and HOME programs, and fund the greatest number of housing choice vouchers in decades. In addition to resources for other critical programs that provide affordable housing to older

adults with low incomes, we believe these resources will be market-shifting and allow aging services providers to aggressively work to address community needs.

The reconciliation bill from the Committee on Ways and Means would temporarily increase state allocations of Low Income Housing Tax Credits, address threats to nonprofit ownership of housing credit homes, temporarily reduce the 50% tax-exempt bond financing requirement to 25% to enable Housing Credit deals to unlock more 4% credits, provide an increase to eligible basis for buildings serving households with extremely low incomes, and, where financially necessary, for rural developments.

The investments in these bills will allow generations of older adults to access affordable housing and to have options on where to live as they age and as their needs may change.

Thank you for your leadership to ensure swift House passage of the reconciliation package.

Sincerely,

A handwritten signature in black ink that reads "Katie Smith Sloan". The signature is written in a cursive, flowing style.

Katie Smith Sloan
President and CEO