

Senator Robert Menendez invites all U.S. Senators to sign the letter below in support of full funding for contract renewals for the Section 202 Housing for the Elderly program and an additional \$600 million for new construction of Section 202 units to keep up with increasing need, as well as full funding for Section 811 mainstream tenant-based vouchers to renew all existing vouchers, \$100 million for new 811 Mainstream vouchers, full funding for all expiring 811 Project-Based Rental Assistance Contracts (PRACs) and \$245 million for new Project Rental Assistance. The Section 202 Housing for the Elderly program provides funding to create and support multifamily housing for very low-income seniors. The Section 811 Housing for Persons with Disabilities program allows very low- or extremely low income persons with disabilities to live independently by providing affordable rental housing that is paired with supportive services and integrated into local communities.

Senate offices wishing to sign onto the letter should contact Alfie Feder in Senator Menendez's office: ([Alfie\\_Feder@menendez.senate.gov](mailto:Alfie_Feder@menendez.senate.gov)) **Deadline to sign is COB June 22**

June XX, 2021

The Honorable Brian Schatz  
Chair  
Subcommittee on Transportation, Housing  
and Urban Development, and Related  
Agencies  
Committee on Appropriations  
United States Senate  
Washington, DC 20510

The Honorable Susan Collins  
Ranking Member  
Subcommittee on Transportation, Housing  
and Urban Development, and Related  
Agencies  
Committee on Appropriations  
United States Senate  
Washington, DC 20510

Dear Chair Schatz and Ranking Member Collins:

As you consider the Fiscal Year 2022 Transportation, Housing and Urban Development, and Related Agencies appropriations bill, we urge you to support the Department of Housing and Urban Development's (HUD) Section 202 and 811 programs for seniors and persons with disabilities. We respectfully request: full funding for contract renewals for the Section 202 Housing for the Elderly program and an additional \$600 million for new construction of 202 units to keep up with increasing need; and full funding for Section 811 mainstream tenant-based vouchers to renew all existing vouchers, \$100 million for new 811 Mainstream vouchers, full funding for all expiring 811 Project-Based Rental Assistance Contracts (PRACs) and \$245 million for new Project Rental Assistance. Section 202 and 811 funding supports the development of new housing and the continuation of rental assistance for very low-income seniors and persons with disabilities.

Section 202 provides a sensible and necessary approach to meeting our nation's growing affordable housing needs for seniors. As HUD's most recent *Worst Case Housing Needs Report* finds, 1.93 million very low-income elderly households are paying more than 50 percent of their income in rent. Moreover, a 2021 report from the Urban Institute, *The Future of Headship and*

*Homeownership*, predicts there will be 13.8 million new older adult households between 2020 and 2040, and 40% (5.5 million) of these new older adult households will be renter households.

By leveraging other funding sources, combining affordable housing with access to supportive services, and focusing on the most vulnerable segments of the population, the Section 202 program helps more seniors to live independently and age in place. To date, Section 202 has helped produce nearly 400,000 homes for low-income seniors. We believe that continued investment in low-income affordable housing for the elderly is both cost-effective and critical to ensuring seniors can live in supportive, decent, and affordable housing.

HUD's Section 811 Housing for Persons with Disabilities program targets vulnerable persons with disabilities who need affordable housing in order to effectively access community-based support and services. Without Section 811 housing, HUD reports that many of those served by the program would be forced to live in an institution, with aging parents, in a homeless shelter, or on the streets. According to HUD's *Worst Case Housing Needs Report*, about one in seven renters with "worst case" housing needs – meaning they had incomes below half of the median in their area and paid more than half their monthly incomes in rent, lived in severely substandard conditions, or both – included a nonelderly person with disabilities. This funding level will allow the Department to renew all current rental assistance as well as fund new project rental assistance awards supporting affordable units for persons with disabilities.

Federal investments in affordable housing for the nation's most vulnerable holds promise for significantly reducing Medicaid and Medicare costs while also providing low-income elderly the opportunity to age in place and persons with disabilities the opportunity to live in the most integrated setting possible.

As Congress makes difficult decisions about our nation's budget, we encourage you to continue bipartisan support of protecting our most needy and vulnerable populations. We thank you for your attention and consideration.

Sincerely,