

AFFORDABLE SENIOR HOUSING

ROBUST FUNDING FOR FISCAL YEAR 2025

Strong funding for HUD's affordable senior housing programs is critical to meeting extensive needs, shortening housing waiting lists, and responding to rapidly rising homelessness among older adults.

IN THE FISCAL YEAR 2025 HUD APPROPRIATIONS BILL, CONGRESS SHOULD:

1. Support \$600 million for 6,900 new Section 202 homes with ongoing Section 8 operating subsidy.
2. Support full renewal funding for Section 8 Project-Based Rental Assistance, Project Rental Assistance Contracts (PRAC), and service coordinator grants.
3. Support housing preservation, including \$10 million for Rental Assistance Demonstration preservation conversions for 202/PRACs, and improved rent-setting and renewal options.
4. Support \$100 million for 400 new, three-year service coordinator grants.
5. Support \$50 million for about 5,000 new Older Adult Special Purpose Vouchers, at least 50% of which could be project-based.

FUND MORE SERVICE COORDINATORS

Despite service coordinators connecting HUD-assisted residents to services and supports they need to age in the community, only half of HUD senior housing communities have one.

ENACT THE EXPANDING SERVICE COORDINATORS ACT (H.R. 5177) TO:

- Authorize \$225 million a year for five years for new multifamily service coordinator grants.
- Authorize a new program for service coordinator grants in low-income housing tax credit housing.
- Make service coordinators eligible for the federal student loan forgiveness program.

EXPAND THE LOW-INCOME HOUSING TAX CREDIT PROGRAM

The low-income housing tax credit program is the main driver of affordable housing production and preservation. It should be expanded and improved to better serve the lowest-income households.

SUPPORT THE LOW-INCOME HOUSING TAX CREDIT PROGRAM:

- Enact the Affordable Housing Credit Improvement Act (H.R. 3238 / S.1557).
- Enact the Tax Relief for American Families and Workers Act (H.R. 7024).