



Senior Housing Weekly Recap

November 22, 2024

Housing Network Call: Monday, November 25. Join our next Housing Network Call on Monday, November 18, 12:30 – 1:30 p.m. ET. We'll host a discussion the end-of-year outlook for the fiscal year 2025 HUD funding bill and what we expect (and don't) from the current Administration's HUD in its final time in office. The Housing Network meets weekly on Mondays at 12:30pm ET. Participation in the Network is open to all provider members of LeadingAge. For details on joining the Network contact [Juliana Bilowich](#) or [Linda Couch](#).

LeadingAge Year-end Affordable Housing Survey. [Please fill out this six-minute survey](#) on key issues facing LeadingAge affordable senior housing providers. Your anonymous input helps us make the case for strong affordable housing investment and improved policies with the Department of Housing and Urban Development (HUD) and in Congress. Help us understand and prioritize the issues faced by affordable senior housing communities in 2025. Please complete the survey by midnight, December 6.

LeadingAge Sends Letter to Congress Urging Action on 2024 Year-End Priorities. LeadingAge President and CEO Katie Smith Sloan [sent a letter to Congressional leaders](#) on November 18 requesting that they pass key legislative and funding priorities to strengthen aging services and supports before Congress adjourns for the year. The letter highlighted priorities across various areas of aging services, including providing more funding for affordable senior housing; making improvements to home health, hospice, and Medicaid programs; extending telehealth flexibilities; addressing challenges in Medicare Advantage; correcting misguided nursing home staffing policies; and investing in the aging services workforce. As Congress finalizes its legislative agenda for the 2024 session and prepares for the beginning of the new Congress in 2025, LeadingAge will continue advocating for policies that improve accessible, quality care and services for our country's aging population.

Bill Promotes Housing Zoning. On November 19, Representative Adam Smith (D-WA), who also introduced the Expanding Service Coordinators Act in 2023, introduced H.R. 10171, *The Prefabricated Housing and Zoning Enhancement Act of 2024*. The bill would create a HUD grant program to encourage local governments to reform zoning and permitting, with \$10 billion allocated annually from 2025, including support for community land trusts, provide \$30 billion over 10 years for grants supporting prefabricated housing, and provide \$15 billion in grants over 10 years for community and affordable housing projects using prefabricated methods, prioritizing low- and moderate-income households. As it does the [Expanding Service Coordinators Act](#), LeadingAge supports the PHAZE Act as an effort to encourage the streamlining of local zoning processes and to promote innovative housing solutions to expand the supply of housing. See a fact sheet about the bill [here](#).

Expanding Project-Based Vouchers. A new bill introduced November 15, from Representative Jimmy Panetta (D-CA), the *Housing Access Improvement Act*, would increase the share of Housing Choice Vouchers that public housing agencies can "project-base" (i.e., PHAs can enter into contracts with apartment owners to commit a voucher to a unit for up to 15 years (a term that is renewable)) by 10%, to 30%. Today, PHAs can project-base up to 20% of their vouchers, with some exceptions for additional increases when used to assist people in properties with supportive services, people experiencing

homelessness, and veterans. LeadingAge supports the voucher program and allowing PHAs to increase the share of vouchers they can project-base. For example, vouchers can be project-based in Low Income Housing Tax Credit buildings, which otherwise might not be affordable to extremely low income older adults. Attaching project-based vouchers to multiple units in the same property can allow service providers to work more efficiently with residents and increase access to services, as explained in this [brief](#) on PBVs by the Center on Budget and Policy Priorities.

HUD Announces Final Round of GRRP Awards. On November 20, HUD announced its final round of Green and Resilient Retrofit Program awards. This is the last of 12 rounds of \$1.43 billion in GRRP awards HUD has made since 2023 to HUD multifamily housing providers, including many LeadingAge members, to fund energy efficiency and climate resiliency improvements. The funds were authorized by the 2022 Inflation Reduction Act. Read HUD's press release [here](#). See more information on green and climate resilient housing [here](#).

New Administration Seeks to Cut the Federal Workforce, Regulations, and Spending. In a November 20 opinion piece in the *Wall Street Journal*, Elon Musk and Vivek Ramaswamy, who President-elect Donald Trump named to head a new Department of Government Efficiency (DOGE), outline their three goals: regulatory rescissions, administrative reductions, and cost savings. Referencing the Supreme Court's 2024 *Loper Bright* decision, which overturned the Chevron doctrine's reliance on federal agencies to realize statutory intent, the authors say they will present President Trump with a list of thousands of federal regulations that "exceed the authority Congress has granted under the law" for him to nullify. Certainly, LeadingAge counts CMS's 2024 final rule imposing minimum staffing standards in nursing homes to be among these types of regulations. Mr. Musk and Mr. Ramaswamy also envision actions to reduce the federal workforce through "large-scale firings to relocations of federal agencies outside of the Washington area" and say that "[r]equiring federal employees to come to the office five days a week would result in a wave of voluntary terminations that we welcome: If federal employees don't want to show up, American taxpayers shouldn't pay them for the Covid-era privilege of staying home." Mr. Musk and Mr. Ramaswamy say they will act as voluntary advisors to DOGE, which will be staffed with a "lean team of small-government crusaders" who will work to reduce regulations, cut the federal workforce, and reduce federal spending, in part by taking aim at unauthorized expenditures and programs being used in ways never intended by Congress. President-elect Trump has tasked DOGE with identifying \$2 trillion in spending cuts. LeadingAge will be monitoring and engaging in the DOGE's work, to both provide regulatory relief needed by aging services providers and to ensure resources needed to provide services are not curtailed. Read the opinion piece [here](#) (account access required).

Reminder: HUD multifamily providers can get free, weekly deliveries of COVID tests for their properties via <https://www.hud.gov/COVID-testing>