

AFFORDABLE SENIOR HOUSING



Require HUD to Release Appropriated Funds & Protect it from Massive Staff Cuts

The Trump administration is terminating funding for most of the U.S. Department of Housing and Urban Development's (HUD) Green and Resilient Retrofit Program (GRRP) awardees. GRRP funds were authorized by Congress as part of the Inflation Reduction Act of 2022. Meanwhile, HUD plans to cut its staff and field offices by as much as 50%. Such dramatic reductions in staff and field offices would endanger the administration of HUD's affordable senior housing programs.

To Resume HUD Funding, Congress Must:

- Urge the administration to release congressionally appropriated funds to produce, operate and preserve affordable senior housing.
 - Insist HUD has the staff capacity to effectively carry out its congressionally directed programs.
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Provide Strong HUD Funding for Fiscal Year 2026

Congress must enact fiscal year 2026 HUD funding to fully renew rental assistance contracts with affordable senior housing providers. In addition to protecting existing affordable housing, Congress must work to meet the nation's severe shortage of affordable senior housing. Inadequate funding will risk the housing stability of older adult residents of HUD-assisted housing, who have annual household incomes averaging \$16,262. Funding shortfalls will also trigger job losses as providers' resources shrink.

For Fiscal Year 2026, Congress Must:

- Fully fund Section 8 Project-Based Rental Assistance, Project Rental Assistance Contract, and Service Coordinator grant renewals without interruption.
 - Provide \$600 million for new capital advances and operating assistance, including service coordination, for approximately 2,000 new Section 202 homes nationwide, including in rural areas.
 - Provide \$10 million for RAD for PRAC conversion subsidy to ensure the successful and long-term preservation of 3,000 Section 202/PRAC homes while improving rent-setting and renewal options.
 - Provide \$125 million for the renewal of existing service coordinator grants and improve leveraging of service coordinator reporting data. In addition, provide \$100 million for 400 new, three-year service coordinator grants.
 - Provide \$50 million for about 5,000 new Older Adult Special Purpose Vouchers, to prevent and end homelessness among older adults.
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Budget Reconciliation: Protect Tax-Exempt Bonds

Aging services providers rely on tax-exempt bond financing to fund capital projects or refinance debt, including paired with Low Income Housing Tax Credits (LIHTC) for affordable senior housing. Proposals to eliminate the tax exemption of state and local bonds through the budget reconciliation process must be rejected.

In Budget Reconciliation, Congress Must:

- Preserve the tax exemption for state and local bonds, which are used for more than half of low income housing tax credit activity annually.

- Protect tax-exempt bonds, which have provided financing to produce almost 1.4 million apartments affordable to lower income households, about 32% of which includes someone 62 or older.

Budget Reconciliation: Expand and Improve Housing Credits

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.

To Increase and Improve Affordable Senior Housing Opportunities, Congress Must:

- Include in any budget reconciliation act at least a 50% increase to state low-income housing tax credit allocations, lower the bond threshold, fund service coordinators, and provide basis boosts for rural properties and properties that serve people with extremely low incomes.
- Enact the *Affordable Housing Credit Improvement Act* (introduction forthcoming).

Prevent and End Homelessness Among Older Adults

Older adults are the fastest growing population of people experiencing homelessness. On a single night in January 2024, during HUD's annual "point in time count," 146,150 older adults were experiencing homelessness. Of older adults experiencing homelessness, 71% are aged 55 to 64 and 29% are 65 and older. In addition to preserving and expanding HUD's multifamily programs, Congress can invest in additional solutions to prevent and end homelessness.

To Address Homelessness Among Older Adults, Congress Must:

- Provide \$50 million for about 5,000 new Older Adult Special Purpose Vouchers, to prevent and end homelessness among older adults.
- Fully fund HUD's homeless assistance programs.

Older Adults with Worst Case Housing Needs

The number of older adult households with [worst case housing needs](#) has surged in the last 15 years, worsened by the shortage of affordable senior housing and resulting in increased numbers of older adults experiencing homelessness.

