



The Honorable Scott Turner
Secretary
U.S. Department of Housing and Urban Development
451 7th Street S.W.
Washington, DC 20410

March 19, 2025

Dear Secretary Turner,

We are writing to request urgent action from the Department of Housing and Urban Development (HUD) to continue funding and administering successful affordable senior housing programs.

We request that HUD immediately disburse funding for communities serving tens of thousands of older adult households with low incomes across the country; in addition, we urgently call on HUD to reverse and halt any further staffing cuts across the agency so that our country's effective affordable housing programs can continue to operate.

About LeadingAge

We represent more than 5,400 nonprofit aging services providers and other mission-driven organizations serving older adults that touch millions of lives every day. Alongside our members and 36 partners in 41 states, we use advocacy, education, applied research, and community-building to make America a better place to grow old. Our membership encompasses the entire continuum of aging services, including skilled nursing, assisted living, memory care, affordable housing, retirement communities, adult day programs, community-based services, hospice, and home-based care. We bring together the most inventive minds in the field to lead and innovate solutions that support older adults wherever they call home. For more information visit leadingage.org.

Harmful HUD Workforce Reductions

Beginning in February, HUD began significantly reducing staff at both HUD Headquarters and HUD field offices. According to internal memos from HUD and from the Department of Government Efficiency, the administration **plans to cut 50% of HUD's workforce**—including the closure of field offices and the nationwide dismantling of affordable housing program administration.

Our nonprofit providers of affordable housing rely on HUD employees to carry out their housing programs. Large, swift reductions in HUD staff will effectively make the administration of housing programs impossible. We urgently request that HUD maintain a robust federal workforce to administer these vital housing programs.

Legally Obligated Funding for Highly Successful Housing Programs

In recent years, LeadingAge members have been awarded federal loans and grants to help address the housing crisis across the nation. Among the highly effective and urgently needed funding serving extremely low income older adults are the following two programs:

- **Funding for Affordable Senior Housing Supply (Section 202 Capital Advances):** \$97 million to build and operate affordable housing for older adults with very low incomes, approved by Congress in Fiscal Year 2023.
- **Funding to Preserve Affordable Housing (Green and Resilient Retrofit Program, or GRRP):** \$1.4 billion in housing preservation and resilience funds provided to affordable senior housing providers through HUD's Green and Resilient Retrofit Program (GRRP), which provides grants and loans to preserve affordable housing in climate-vulnerable areas and funding to support energy benchmarking in affordable Multifamily Housing communities.

In most cases, HUD's Section 202 and GRRP **funds have already been legally obligated** to critical affordable housing projects and communities across every state, including in rural areas and to communities serving proportionally high rates of veteran households.

Mission-driven affordable housing and services providers are counting on these resources to produce, operate, and preserve affordable senior housing for tens of thousands of older adults with low incomes. The funding ensures that units remain affordable for the long-term by requiring additional decades of affordability restrictions to ensure that the housing serves low income households far into the future. The legally obligated federal investment in these projects also successfully boosts state and local economies by generating additional, non-federal investment:

- **Leveraging Private Investment:** The Section 202 and GRRP funding leverages millions more in non-GRRP investment.
- **Creating Local Jobs:** HUD's Section 202 and GRRP funding creates hundreds of jobs per project, including permanent and direct FTEs.

On behalf of LeadingAge's nationwide membership of affordable senior housing providers, we urge HUD to immediately disburse these congressionally approved and legally obligated funds without delay.

GRRP Preservation Funds for HUD-assisted Multifamily Housing Communities

HUD's Green and Resilient Retrofit Program (GRRP) is a highly efficient preservation program for affordable Multifamily Housing properties in climate-vulnerable areas. While the U.S. battles a housing supply crisis, the GRRP's grants and loans provide long-term preservation options for existing homes on the brink of disrepair, focusing on the much more cost-effective approach of saving the homes we have instead of building brand new housing.

Overall, the funding is used for critical preservation projects, like repairing or upgrading heating and cooling systems and installing weather and disaster-resilient features, so that existing properties can be repaired and sustained for the long-term.

The federal grants and loans are used for smart investments, designed to result in significant operational savings across the federal affordable housing portfolio. In fact, the program is uniquely effective at saving money for the federal government and leveraging additional investment in communities across the country, including nearly 20% in rural areas.

HUD GRRP Preservation Program Awards					
Property State	Total Awards	Number of Properties	Property State	Total Awards	Number of Properties
AL	\$24,775,141	5	MS	\$13,840,000	4
AR	\$2,960,000	1	NC	\$2,560,000	1
AZ	\$9,575,500	2	ND	\$3,680,000	2
CA	\$66,728,638	21	NE	\$5,280,000	2
CO	\$12,356,995	5	NH	\$750,000	1
CT	\$24,629,198	5	NJ	\$25,320,000	4
DC	\$9,360,000	3	NM	\$8,700,000	2
FL	\$30,339,674	7	NY	\$69,710,744	18
GA	\$5,068,097	4	OH	\$72,019,909	15
HI	\$2,430,000	2	OR	\$14,741,400	5
IA	\$9,000,000	3	PA	\$54,087,977	10
IL	\$55,999,484	15	PR	\$41,920,000	3
IN	\$11,803,754	4	RI	\$12,066,153	6
KS	\$13,970,000	3	SC	\$7,110,000	3
KY	\$15,893,343	5	SD	\$4,800,000	1
LA	\$49,672,582	8	TN	\$51,140,000	15
MA	\$83,690,000	12	TX	\$115,255,502	13
MD	\$22,946,119	7	VA	\$68,940,000	11
ME	\$231,623	1	VT	\$1,801,108	2
MI	\$27,724,410	10	WA	\$26,654,310	9
MN	\$4,554,351	2	WI	\$4,853,107	3
MO	\$53,938,501	13	WY	\$5,640,000	1
			Total	\$1,148,517,620	269

The funding impacts 30,696 homes across the country and will result in deep economic losses for American communities. Importantly, some of the projects are already underway via current construction projects and external contracts. We urgently request that HUD honor its commitments and continue GRRP processing and disbursements without further delay.

Section 202 Capital Advances

HUD's Section 202 program is HUD's flagship affordable senior housing program. This highly successful program saves federal and state governments money by avoiding premature

institutionalization among extremely low income older adults with high services needs: Section 202 has an emphasis on connecting residents, through service coordinators, with the supports they need to remain in their homes and neighborhoods and age independently for as long as they can.

Projects funded through Section 202 capital advances build or redevelop housing to help address the housing crisis across America. The Section 202 obligations agreed to by HUD allow private housing developers and operators to leverage significant investment in new, deeply affordable housing projects; they also provide long-term operating subsidy to bridge the gap between what older adults with very low incomes (\$16,000 average annual income) can afford to pay for rent, keeping veterans and other older adults in stable housing and off the streets.

FY23: Section 202 Capital Advances: We ask that HUD move quickly to distribute the \$97 million awarded through Section 202 capital advance program on January 15, 2025, to build and operate 732 affordable homes for older adults with very low incomes, as well as moving on additional Section 202 capital advance funding that was not yet awarded by HUD.

Congress approved funding to be spent on affordable senior housing in the Fiscal Year 2023 appropriations bill. After a competitive grant application process, HUD announced 11 awards across nine states, including Louisiana, North Carolina, Indiana, Ohio, Missouri, Virginia, Maryland, and California, and later announced an additional award for New Mexico, with others pending.

Fiscal Year 2023 Funding - Section 202 Funding Awards Announced January 15, 2025				
State	City	PRAC Units	Total Units	Awards
CA	Alameda	106	106	\$12,947,282
CA	San Jose	43	43	\$6,216,180
IN	Merrillville	87	87	\$14,571,205
LA	Baton Rouge	72	72	\$7,133,047
LA	Baker	49	49	\$3,221,101
MD	Baltimore	93	93	\$6,367,009
MD	Baltimore	82	90	\$4,646,671
MO	Kansas City	60	80	\$15,514,225
NC	Sylva	60	120	\$10,318,240
NM	Albuquerque	61	61	\$12,250,000
OH	Dayton	43	43	\$8,069,518
VA	Falls Church	37	95	\$7,949,334
	TOTALS	732	818	\$96,953,81

The funding impacts housing access for thousands of households across the country and will create hundreds of local jobs associated with constructing or redeveloping and operating the affordable housing communities. We request that HUD honor its award announcements without delay.

In addition, disbursing these funds quickly and administering the Section 202 program is heavily reliant on the work of HUD's field and headquarters staff. We ask that HUD not only retain existing staff, but also permanently reverse the terminations of probationary and field staff, as well as hire for open positions to disburse funds more efficiently to HUD grantees and partners.

Impact Examples of the GRRP and Service-Enriched Section 202 Awards:

- **120 New homes in Hurricane-Impacted Sylva, NC:** One of the Section 202 funding awards announced in January 2025, was slated to create affordable senior housing units in the rural town of Sylva in Jackson County, North Carolina, which was recently impacted by flooding from Hurricane Helene. Over recent decades, the area has rarely seen investment in new affordable housing units, despite the fact that nearly 20% of older adults in Sylva live below the federal poverty line, according to the most recent federal census for Sylva. The congressionally approved and legally obligated funding announced by HUD in January 2025, would create more than 120 new homes for older adults and local jobs in this disaster-impacted area experiencing desperate need.
- **Critical Home Repairs and 336 New Jobs in West Baltimore, MD:** Both GRRP and Section 202 funding has been awarded to a vital housing and services community located in the Mondawmin neighborhood of West Baltimore. The campus is located near many essential services so that residents can access healthcare, the library, educational, recreational, and employment opportunities. Nearly 200 older adults are impacted by the most recent Section 202 and GRRP awards; the community is in critical need of a new roof and elevator and additional repairs. Moreover, the federal funding awards have leveraged thousands of dollars in additional investment and created hundreds of jobs for the area, which is one of the lowest-income parts of Maryland. An additional, similar Section 202 project in Baltimore created hundreds of full-time jobs; if the Section 202 grant funding is cancelled and the project does not move forward, the Maryland Department of Housing and Community Development job calculator shows that in that case, the opportunity to create 336 FTE jobs will be lost.
- **Cost Savings and Critical Air Conditioning for 139 Older Adults in Rural Virginia:** One project funded through HUD's GRRP preservation program is slated to bring critical repairs to two communities in rural and semi-rural Virginia. The properties serve 139 older residents with very low incomes, but the properties have not been able to access capital to repair essential air conditioning systems for the southern communities. Like much of the GRRP awards, the funding for these two properties was not structured as a grant, but as a loan designed to be paid back through the cost-savings resulting from the property upgrades. In other words, the repayable loan would have saved federal money while drastically improving the quality of life for more than 100 older Virginians with low incomes.

On behalf of our affordable senior housing provider members and the older adults they serve, thank you for your commitment to immediately disburse the federal investment in our communities.

Please direct any questions to Juliana Bilowich, LeadingAge's Senior Director of Housing Operations and Policy, at jbilowich@leadingage.org.

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

cc:

The Honorable John Thune, Majority Leader

The Honorable Chuck Schumer, Minority Leader

The Honorable Mike Johnson, Speaker of the House

The Honorable Hakeem Jeffries, Minority Leader

The Honorable Susan Collins, Senate Appropriations

The Honorable Patty Murray, Senate Appropriations

The Honorable Cindy Hyde-Smith, Senate Appropriations

The Honorable Kirsten Gillibrand, Senate Appropriations

The Honorable Tom Cole, House Appropriations

The Honorable Steve Womack, House Appropriations

The Honorable Rosa DeLauro, House Appropriations

The Honorable James Clyburn, House Appropriations

The Honorable Tim Scott, Senate Banking, Housing, and Urban Affairs

The Honorable Elizabeth Warren, Senate Banking, Housing, and Urban Affairs

The Honorable Katie Britt, Senate Banking, Housing, and Urban Affairs

The Honorable Tina Smith, Senate Banking, Housing, and Urban Affairs

The Honorable French Hill, House Financial Services

The Honorable Maxine Waters, House Financial Services

The Honorable Mike Flood, House Financial Services

The Honorable Emanuel Cleaver, House Financial Services