

March 18, 2026



The Honorable Tom Cole, Chair
Committee on Appropriations
U.S. House of Representatives
Washington, DC 20515

The Honorable Susan Collins, Chair
Committee on Appropriations
United States Senate
Washington, DC 20510

The Honorable Rosa DeLauro, Ranking Member
Committee on Appropriations
U.S. House of Representatives
Washington, DC 20515

The Honorable Patty Murray, Vice Chair
Committee on Appropriations
United States Senate
Washington, DC 20510

The Honorable Steve Womack, Chair
Subcommittee on Transportation, Housing, and
Urban Development, and Related Agencies
Committee on Appropriations
U.S. House of Representatives Washington, DC
20515

The Honorable Cindy Hyde-Smith, Chair
Subcommittee on Transportation, Housing and
Urban Development, and Related Agencies
Committee on Appropriations
United States Senate
Washington, DC 20510

The Honorable James Clyburn, Ranking
Member
Subcommittee on Transportation Housing, and
Urban Development, and Related Agencies
Committee on Appropriations
U.S. House of Representatives
Washington, DC 20515

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

Dear Chair Cole, Ranking Member DeLauro, Chair Womack, Ranking Member Clyburn, Chair Collins, Vice Chair Murray, Chair Hyde-Smith, and Ranking Member Gillibrand:

Thank you for continued commitment to affordable, accessible, service-enriched housing for older adults with low incomes for the fiscal year 2027 (FY27). As you know, the housing assistance programs administered by the Department of Housing and Urban Development (HUD) successfully house older adults and reduce rates of homelessness. These programs are essential tools in addressing our nation's affordable housing crisis.

We look forward to working together to ensure continued support for HUD's programs in fiscal year 2027.

About LeadingAge

We represent more than 5,300 nonprofit and mission-driven aging services providers serving older adults and touching millions of lives every day. From our national headquarters in Washington, DC, and in collaboration with our state partners representing members active in 50 states, the District of Columbia, and Puerto Rico, 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, hospice, Programs of All-Inclusive Care for the Elderly (PACE), 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](https://www.leadingage.org).

The *2025 HUD Worst Case Housing Needs* report predicts older adults will continue to be a key demographic facing housing problems, as the Baby Boomer and Generation X populations grow older.¹ As you draft the fiscal year 2027 (FY27) appropriations bill for HUD, we urge you to invest in an aging America by providing the highest possible funding for HUD's housing assistance programs. Inadequate funding risks the housing stability of older adult residents of HUD-assisted housing. Funding shortfalls will also trigger job losses as HUD-assisted housing providers' resources shrink due to rising operating costs.

Federal affordable housing programs, including HUD's multifamily housing programs, are critical to addressing homelessness and meeting the nation's severe shortage of affordable housing. HUD's programs serve more than two million older adult households², including through the agency's flagship senior housing program, Section 202 Housing for the Elderly program, which offers deeply affordable, stable, and service-enriched housing options for extremely low-income older adults, and through new Special Purpose Vouchers to address the housing and services needs of older adults.

Provide Strong, Full-Year Funding for Affordable Housing Programs for Older Adults and the Workforce that Serves Them

LeadingAge calls on Congress to keep up with rising demand and increased costs for developing, preserving, and operating affordable housing by fully funding HUD housing assistance programs. In the fiscal year 2027 HUD appropriations bill, Congress must:

- **Expand and modernize HUD's flagship senior housing program, Section 202 Supportive Housing for the Elderly**, including by providing \$600 million in capital advances as primary financing for approximately 2,000 new homes and adjusting operating subsidy to the Section 8 platform.
- **Fully renew existing Section 8 Project-Based Rental Assistance (PBRA) contracts and Project Rental Assistance Contracts (PRACs)**, including funding that reflects annual operating cost increases for insurance, labor, utilities, service coordination, and internet connectivity.
- **Address housing instability among older adults** by providing \$50 million for about 5,000 new Older Adult Special Purpose Vouchers, at least 50% of which could be project-based, for use in a variety of settings serving older adults, including market-rate and LIHTC-financed communities, as well as assisted living communities.
- **Support independent aging in affordable senior housing by renewing and expanding Service Coordination programs in HUD-assisted housing**, including providing a total of \$265 million, of which \$225 million would be to renew existing grants for the newly authorized two-year terms, and \$40 million of which would fund an additional 100 Service Coordinators for the standard initial three year grant term.
- **Support new, budget-based service coordinator programs in Project-Based Section 8 properties** by providing a \$31 million increase to the Section 8 budget and streamline the rent adjustment process used to add service coordination to property budgets.

¹ [2025 HUD Worst Case Housing Needs](#)

² [Federal Rental Assistance | Center on Budget and Policy Priorities](#)

- **Continue the improved financial viability of Rental Assistance Demonstration (RAD)-converted Section 202 PRACs** by investing \$10 million in HUD's Preservation Rent Increases and broadening access to market-based rent adjustments.
- **Fully fund HUD's homeless assistance programs**, including supporting Permanent Supportive Housing (PSH) programs through the Continuum of Care funding.
- **Fully fund the renewal of all housing assistance and supply programs**, including Public Housing and Tenant Based Rental Assistance, as well as the Community Development Block Grant (CDBG) and the HOME Investment Partnerships program (HOME). Older adults and the workforce that serves them face nationwide shortages of affordable housing that limit older adults' ability to age in community and create significant barriers for the aging services workforce.
- **Prevent Staff Cuts & Ensure that HUD Releases Appropriated Funds** Congress must ensure HUD has the staff capacity to effectively carry out its congressionally directed programs and mandates, including the effective administration of HUD's housing assistance programs for older adults and the workforce that serves them.

Thank you for your dedication to older adults and to the providers that serve them. Please reach out to jbilowich@leadingage.org with any questions.

Sincerely,

Juliana Bilowich
VP, Housing Policy

CC: CC: Members of the House and Senate Appropriations Subcommittee on Transportation, Housing, Urban Development, Related Agencies