

Affordable Senior Housing

Provide Full Funding for Affordable Housing Programs for Older Adults and the Aging Services Workforce

Federal affordable housing programs are critical to addressing homelessness and meeting the nation's severe shortage of affordable housing. To keep up with rising demand and increased costs for developing, preserving, and operating affordable senior housing, American communities need full funding for housing assistance programs.

In the fiscal year 2027 HUD appropriations bills, 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.
- 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 to renew existing grants for the newly authorized two-year terms and to fund an additional 100 Service Coordinators for the standard initial three-year grant term; Congress should also provide \$31 million to add service coordination to PBRA property budgets.
- 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 market-based rent adjustments.
- Fully fund the public housing and Housing Choice Voucher programs.

Prevent and End Homelessness Among Older Adults

Congress must take action to address older adult homelessness. Adults aged 50 and up account for nearly half of the single-adult homeless population, which is estimated to triple over the next decade.

In the fiscal year 2027 HUD appropriations bills, Congress must:

- Older Adult Housing Vouchers: Provide \$50 million for approximately 5,000 new Older Adult Special Purpose Vouchers for use in market-rate, Low-Income Housing Tax Credit (LIHTC), and assisted living communities.

- Permanent Supportive Housing (PSH): Fully fund HUD's homeless assistance programs, including PSH programs.

Streamline, Modernize, and Expand Housing and Services Programs

America has a severe shortage of housing that is affordable to older adults with extremely low incomes, and yet federal investment in housing supply lags behind the growing need.

- Reform housing programs by enacting provisions of the *21st Century ROAD to Housing Act* (a substitute amendment to HR 6644), which includes elements of the House's counterpart legislation the *21st Century Housing Act* (HR 6644), to streamline rules that add cost, time, and burden to the affordable housing production and preservation process.
- Improve and expand the Low Income Housing Tax Credit (LIHTC), the primary tool for developing new moderately affordable housing, by enacting the *Affordable Housing Credit Improvement Act* (S 1515 / HR 2725).
- Update and expand HUD's Service Coordination program by enacting the *Expanding Service Coordinators Act* (HR 5057), which would bring Service Coordination into LIHTC-financed housing, make staff eligible for student loan forgiveness, and invest in scaling the program to communities nationwide.

Protect Access to Affordable Housing Programs

HUD has proposed regulatory changes related to work requirements, time limits, and verification of citizenship or immigration status that would limit access to affordable housing for some older adults and for the workforce that serves them.

Congress must protect access to stable affordable housing for older adults and the aging services workforce:

- Prevent time limits and work requirements in federal housing programs, which would result in some older adults and the workforce serving them to lose stable, affordable housing. These proposed regulatory changes also significantly increase burden on mission-driven housing providers with limited staff capacity.
- Protect housing access for households with mixed immigration status, including where part of the household – such as older adults or family caregivers – do not receive HUD subsidy, but remain living together as a family.