

# Affordable Housing

**T**here is a severe lack of housing affordable to older adults with low incomes in the United States.

Because of the shortage of affordable housing, according to the Joint Center for Housing studies of Harvard University's *Housing America's Older Adults 2018*, about 4.9 million older adults pay more than 50% of their incomes for housing. For the lowest income seniors, this results in 70% less being spent on health care and 53% less on food than their non-housing cost burdened peers. An increasing number of older people are homeless.

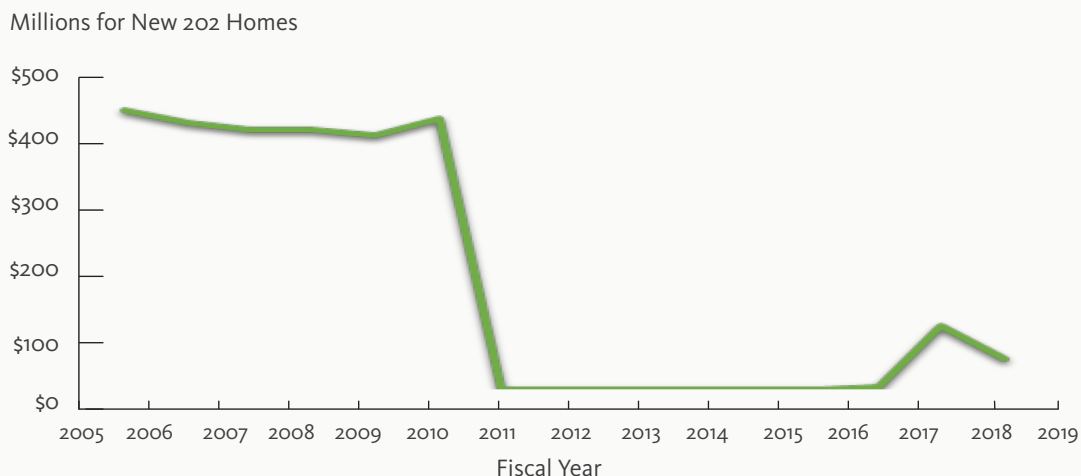


**Did You Know?**  
**Only 1 in 3 Eligible Seniors Receive Housing Assistance**

LeadingAge's members, nonprofit providers of affordable housing, have long waiting lists of two to five years for individuals looking for affordable, quality housing. The average income of a Section 202 household is \$13,300, too low to find affordable, quality housing without assistance.

LeadingAge's top policy objective is an adequate supply of affordable housing plus services for individuals across the income spectrum. Our vision would enable older people to age in community cost-effectively. For this to happen, the Section 202 program must get back on track to being a strong resource for communities to meet the current and rising needs of older adults.

## Funding for Construction of New Section 202 Homes



## POLICY SOLUTIONS

### HUD Appropriations for Fiscal Year 2020.

- Lift the Non-Defense Discretionary Spending Caps for Fiscal Year 2020.
- Provide full, 12-month funding for all Section 202/Project Rental Assistance Contract and Project-Based Rental Assistance contract renewals (amounts to be determined), as well as Service Coordinator grant renewals. Ensure timely funding to protect residents and communities from disruptions.
- Support \$600 million for new Section 202 housing to bring the program on par with its funding in the mid-2000s and build more than 4,300 new homes for older adults with low incomes.
- Support \$30 million to expand Service Coordinators to 500 additional affordable housing communities.
- Restart Capital Repair Grants for Section 202 communities.
- Preserve housing provided by the Housing Choice Voucher and Public Housing programs, which together assist almost 800,000 older adult households.
- Support a HUD-administered home modification program.

### Housing Plus Services

- Identify financing for prevention and wellness services in HUD-assisted housing.

### Low Income Housing Tax Credits.

- Expand state LIHTC allocations by 50%.
- Allow 50% basis boost for communities serving extremely low income households.
- Fix building purchase rights issues with a purchase option.

### Protect Private Activity Bonds, which finance new construction and preservation of affordable homes for older adults.

### Protect and expand the National Housing Trust Fund and Capital Magnet Fund programs, which build and support housing for a range of incomes.

### Increase funding for Older Americans Act programs. Many housing providers rely on OAA Supportive Services and Nutrition programs to help older adults age in place.

### Support the Treasury Department's Opportunity Zones, which are designed to drive long-term capital into low income communities across the nation.

## Who We Are:

LeadingAge is the largest association of nonprofit aging services organizations in the country. We have over 5,300 members and 38 state partners and we are committed to developing innovative solutions for our members. As leaders in aging services, we work together toward a shared purpose—to enable the next generation of older adults to live their fullest life and pursue meaning every single day. And as the trusted voice for aging, we commit to empowering our members to transform the aging experience for all.

For more information, please visit [LeadingAge.org](https://LeadingAge.org)

The Trusted Voice for Aging

@LeadingAge   

 LeadingAge®

2519 Connecticut Avenue, NW  
Washington, DC 20008  
(202) 783.2242