



## Affordable Senior Housing Policy: 2023 Year in Review

Advocacy for Housing Resources	Advocacy for Improved Housing Operations	Member Support and Engagement
<ul style="list-style-type: none"> <li>• \$160 million awarded for new Section 202 homes<sup>1</sup></li> <li>• \$5 billion in loans and grants to rehabilitate affordable Multifamily Housing programs for energy efficiency and climate resilience<sup>2</sup></li> <li>• \$40 million announced for new Multifamily Housing Service Coordinator grants<sup>3</sup></li> <li>• \$12 million for Preservation Rent Increases for RAD for Section 202 PRACs<sup>4</sup></li> <li>• Improving Internet Access:             <ul style="list-style-type: none"> <li>• HUD Multifamily data sharing with Affordable Connectivity Program<sup>5</sup></li> <li>• Expansion of ConnectHomeUSA to HUD Multifamily<sup>6</sup></li> <li>• Inclusion of internet in HUD's Section 8 Renewal Policy Guidebook update<sup>7</sup></li> <li>• Congressional push to extend the Affordable Connectivity Program<sup>8</sup></li> </ul> </li> <li>• Comments to Social Security Administration for SSI rent relief<sup>9</sup></li> <li>• Expansion of HUD Older Adult Home Modification program to rental housing<sup>10</sup></li> <li>• Comments to HUD on Build America, Buy America requirements<sup>11</sup></li> <li>• Issuance of HUD's final round of COVID Supplemental Payments<sup>12</sup></li> <li>• COVID tests for all Multifamily providers<sup>13</sup></li> <li>• HUD-sponsored technical assistance for MF housing providers to conduct energy and water benchmarking<sup>14</sup></li> </ul>	<ul style="list-style-type: none"> <li>• HOTMA clarifications, analysis, and tools<sup>15</sup> <ul style="list-style-type: none"> <li>• Implementation delay</li> <li>• Asset limit discretionary authority</li> <li>• Trainings, Resources, and Q&amp;As</li> </ul> </li> <li>• NSPIRE improvements, analyses, and tools<sup>16</sup></li> <li>• Services and Service Coordinators:             <ul style="list-style-type: none"> <li>• Guidance on \$15 PUPM Supportive Services Fee for Section 202 PRACs<sup>17</sup></li> <li>• Protecting non-shelter services in Rent Comparability Studies process updates<sup>18</sup></li> <li>• Deadline extension and corrected data submission form for Standards for Success<sup>19</sup></li> <li>• Waivers secured to protect property eligibility for Service Coordinator funding<sup>20</sup></li> </ul> </li> <li>• Clarity around Increased Management fees and increase request processes; regional HUD VAWA management add-on fee pilot program<sup>21</sup></li> <li>• HUD Shift to 5-Year PRAC contracts<sup>22</sup></li> <li>• Elevated issues of unmanageable property and liability insurance increases<sup>23</sup></li> <li>• Urged guardrails on project-based contract renewal changes<sup>24</sup></li> <li>• Improved methodology for increased OCAFs<sup>25</sup></li> <li>• Comments to HUD on implementation of Affirmatively Furthering Fair Housing<sup>26</sup></li> </ul>	<ul style="list-style-type: none"> <li>• LeadingAge Housing Network weekly calls<sup>27</sup></li> <li>• Housing Network's Workgroups<sup>28</sup>:             <ul style="list-style-type: none"> <li>• Internet Access</li> <li>• HUD Oversight and Compliance</li> <li>• Housing + Services</li> <li>• Property and Liability Insurance</li> <li>• Meals and Dining</li> </ul> </li> <li>• Surveys of affordable housing members<sup>29</sup></li> <li>• Targeted discussions and tools for:             <ul style="list-style-type: none"> <li>• Disaster preparedness<sup>30</sup></li> <li>• Active shooters<sup>31</sup></li> <li>• Pre-1974 Section 202 preservation</li> <li>• HUD's Green and Resilient Retrofit Program<sup>32</sup></li> <li>• IRS tax credits for solar and wind</li> <li>• "Red Flags" for Low Income Housing Tax Credit properties<sup>33</sup></li> </ul> </li> <li>• Weekly recaps of affordable senior housing news<sup>34</sup></li> <li>• Dedicated affordable housing webpage with educational opportunities and members-only resources<sup>35</sup></li> <li>• More than 4,600 messages from advocates sent to House and Senate in support of affordable housing<sup>36</sup></li> <li>• Assistance to housing provider members on budgets, HUD processing, compliance, etc.</li> <li>• Regional collaborations with HUD staff, LeadingAge states, and LeadingAge members</li> </ul>

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- <sup>1</sup> LeadingAge [press release](#); LeadingAge [article](#) on our [key housing policy goal](#): to expand the supply of affordable senior housing.
  - <sup>2</sup> LeadingAge applauds the launch of HUD's [Green and Resilient Retrofit Program \(GRRP\)](#), a landmark funding program to promote green and resilient affordable housing retrofits.
  - <sup>3</sup> LeadingAge [article](#) on HUD's announcement of funding availability for the first new Service Coordinator grants in Multifamily Housing programs in ten years.
  - <sup>4</sup> HUD [guidance](#) on \$12M for RAD, as advocated for by LeadingAge. LeadingAge [comments](#) on improving HUD's RAD funding distribution plan.
  - <sup>5</sup> Article on HUD and FCC [data sharing agreement](#) for multifamily households, for which LeadingAge strongly advocated.
  - <sup>6</sup> Following LeadingAge advocacy, [HUD expands ConnectHomeUSA to Multifamily Housing](#); LeadingAge urges continued improvements.
  - <sup>7</sup> [Inclusion of internet and broadband services](#) as eligible non-shelter services for valuation purposes in Section 8 Renewal Policy Guidebook update.
  - <sup>8</sup> Congressional leaders [push to extend funding](#) for the Affordable Connectivity Program; LeadingAge is endorsing a bill to appropriate funds for the extension.
  - <sup>9</sup> LeadingAge & National Alliance to End Homelessness [comment](#) letter to Social Security Administration on SSI payments and rent assistance.
  - <sup>10</sup> After successful LeadingAge advocacy in HUD's FY23 spending bill, future [Older Adult Home Modification Program grants](#) will help older adult renters age in the community.
  - <sup>11</sup> LeadingAge urged a [broad waiver for affordable housing](#) for the "Build America, Buy America" requirements.
  - <sup>12</sup> HUD distributed the final round of COVID Supplemental Payments to Multifamily providers; [CSP eligible uses greatly expanded](#) following advocacy from LeadingAge to include staffing, security, and internet and back-up generator installation.
  - <sup>13</sup> LeadingAge worked with the White House and HUD to offer [free COVID tests](#) to all HUD Multifamily providers.
  - <sup>14</sup> <https://leadingage.org/hud-announces-energy-benchmarking-initiative-for-multifamily-housing/>
  - <sup>15</sup> LeadingAge secured a delay in [HOTMA](#) implementation and clarifications from HUD on asset limit options and is providing training, materials and tools for providers.
  - <sup>16</sup> Our landing page for all things [NSPIRE](#), including our advocacy, analyses, and trainings for HUD's new physical inspection program.
  - <sup>17</sup> Years of LeadingAge advocacy lead to HUD guidance on the [supportive services fee](#) available to Section 202 PRACs.
  - <sup>18</sup> Secured updates to the Section 8 Renewal Policy Guidebook that include [enhances consistency in valuing non-shelter services](#) to better support service-enriched properties.
  - <sup>19</sup> Worked to extend the [2023 Standards for Success](#) report submission due date.
  - <sup>20</sup> Secured [HUD waivers](#) from outdated eligibility requirements that prohibit service coordination programs at certain properties.
  - <sup>21</sup> LeadingAge [resource](#) for adjusting management fees in affordable senior housing.
  - <sup>22</sup> As a first step in a broader plan to streamline Section 202 PRAC renewals, HUD shifted from annual to [5-Year contract renewals](#).
  - <sup>23</sup> Convening members and experts to [inform](#) decision-makers on rapidly rising property insurance costs.
  - <sup>24</sup> Called on HUD to prioritize preservation, streamlining, and quality housing principles in any [updates](#) to Project-Based Section 8 renewal regulations.
  - <sup>25</sup> Advocacy to improve 2023's [Operating Cost Adjustment Factors](#) led to continued strong 2024 OCAFs, including to better reflect rising property insurance costs.
  - <sup>26</sup> [Encouraged](#) HUD's efforts to improve affirmative fair housing practices throughout the housing portfolio.
  - <sup>27</sup> Weekly calls and an active listserv make the [Housing Network](#) a key place for information for, and sharing by, affordable housing provider members.
  - <sup>28</sup> Monthly and quarterly meetings for the Housing Networks' [workgroups](#).
  - <sup>29</sup> Regular surveys inform our work and help members [learn](#) from their peers.
  - <sup>30</sup> HUD officials on LeadingAge [disaster preparedness](#) call.
  - <sup>31</sup> Experts on LeadingAge call discuss [active shooter](#) situations in affordable housing.
  - <sup>32</sup> HUD officials on LeadingAge [pre-1974 Section 202 preservation](#) call.
  - <sup>33</sup> [Ten red flags](#) that nonprofit general partners should be on the lookout for as their low-income housing tax credit communities near their year-15 compliance periods.
  - <sup>34</sup> Members-only [weekly housing recaps](#).
  - <sup>35</sup> Bookmark LeadingAge's [Affordable Housing page](#), which includes links to key updates, hot topics, resources, weekly recaps, and educational opportunities.
  - <sup>36</sup> LeadingAge's [Action Alert](#) center.

**For additional information, please reach out to:**

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