



ARGENTUM
EXPANDING SENIOR LIVING



March 13, 2026

The Honorable Mike Johnson
Speaker
U.S. House of Representatives
Washington, DC 20515

The Honorable Hakeem Jeffries
Minority Leader
U.S. House of Representatives
Washington, DC 20515

Dear Speaker Johnson and Minority Leader Jeffries:

The American Seniors Housing Association (ASHA), Argentum, and National Center for Assisted Living (NCAL), the leading senior living trade organizations, applaud your leadership and lend support to the work done by both the House and Senate to advance bipartisan housing packages that offer practical solutions to increase the supply of housing and increase its affordability.

However, we must raise an important concern regarding what we view as an unintended consequence for senior living communities. While many of these new housing policies have been debated at length to ensure stakeholder and bipartisan support in Congress, Section 901 of the recently passed Senate bill, *the 21st Century ROAD to Housing Act*, has received little debate. Without further consideration by the House of Representatives, a specific provision within Section 901, that if not clarified, will threaten the viability of a large segment of the more than a million existing housing units that serve our seniors housing residents today.

We believe the exception cited below was intended to grant protection to these senior living communities, given the specialized nature of this business model and the population of older adults they serve. Senior living communities, which include independent living, assisted living, memory care and life plan/continuing care retirement communities (CCRCs), are purpose-built homes and communities that serve a resident population who are on average 85 years and older, in need of various levels of supportive care, or simply want to age in place with dignity and independence. However, for communities that offer residents a mix of units that may include a villa or a duplex, compliance is triggered and so it is important that the “exceptions” text is clear and grants the necessary protection for all senior living units.

Section 901, which prohibits large institutional investors from purchasing single family homes, grants several exceptions including one for properties within a 55 and older community. Senior living communities meet the stated criteria, and we appreciate the recognition by Congress that this housing product is unique and serves a specific

population of older adults. However, this exception specifies new construction, renovations, and rental conversions, but does not include protection for “existing” properties. By not expressly including “existing” properties, it effectively denies the same treatment relative to the exception, as the other categories. This omission will threaten the removal of a critical source of capital necessary to ensure these units are not lost but remain healthy and viable options for housing and care for years to come.

With over 4 million people turning 80 in the next five years, the demand for this housing is unprecedented. Therefore, it is critical that Congress advance smart policies to encourage investment in this housing segment and refrain from taking steps to undermine the efforts underway to meet this great demand.

We are hopeful the House will take steps to reconcile its differences with the Senate legislation. We seek your assistance in addressing our requested changes or making adequate clarifications to this provision in Section 901 to avoid any disruption in the ongoing efforts to meet the needs of our nation’s seniors.

We are happy to discuss further. Please reach out to Jeanne McGlynn Delgado, ASHA VP, Government Affairs at jeanne@ashaliving.org; Maggie Elehwany, Argentum SVP, Public Affairs at Melehwany@argentum.org; or Michael Bassett, NCAL SVP, Government Relations at mbassett@ahca.org for more information about this request. Thank you for your attention and consideration of this important matter.

Sincerely,



David Schless
President & CEO
American Seniors Housing Association



James Balda
President & CEO
Argentum



LaShuan Bethea J.D., M.Ed., BSN, RN
Executive Director
NCAL

CC:

The Honorable French Hill, Chair, House Committee on Financial Services
The Honorable Maxine Waters, Ranking Member, House Committee on Financial Services
Members of the House Committee on Financial Services