



ARGENTUM
EXPANDING SENIOR LIVING



May 6, 2026

The Honorable French Hill
Chair
House Committee on Financial Services
U.S. House of Representatives
Washington, DC 20515

The Honorable Maxine Waters
Ranking Member
House Committee on Financial Services
U.S. House of Representatives
Washington, DC 20515

Dear Chairman Hill and Ranking Member Waters:

The American Seniors Housing Association (ASHA), Argentum, and National Center for Assisted Living (NCAL), the leading senior living trade organizations, applaud your leadership to advance a bipartisan housing package that offers practical solutions to increase the supply of housing and increase its affordability.

However, as you continue to work toward meaningful amendments in the House, we wish to reiterate our concerns regarding the significant unintended consequences for senior living communities in Section 901 of the Senate passed *21st Century ROAD to Housing Act*. If the exception for “55 and older” is not clarified, it will threaten the viability of a large segment of the more than a million existing housing units that serve our seniors housing residents today.

Our concern is that the exception is limited to “new construction, renovations, and rental conversions.” It does not include protection for “existing” properties. By not expressly including “existing” properties, it effectively denies the same treatment for these units, 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 to serve our nation’s seniors for years to come.

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, i.e., single family homes, compliance is triggered and so it is important that the “exceptions” text is clear and grants the necessary protection for these senior living communities.

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 urge your consideration of the attached recommended amendments and urge you to include in any revised bill you anticipate bringing to the House floor.

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: Speaker Mike Johnson
Minority Leader Hakeem Jeffries