



Argentum Advocates

2026 Q3 Member Briefing

Thank You for Joining Us!



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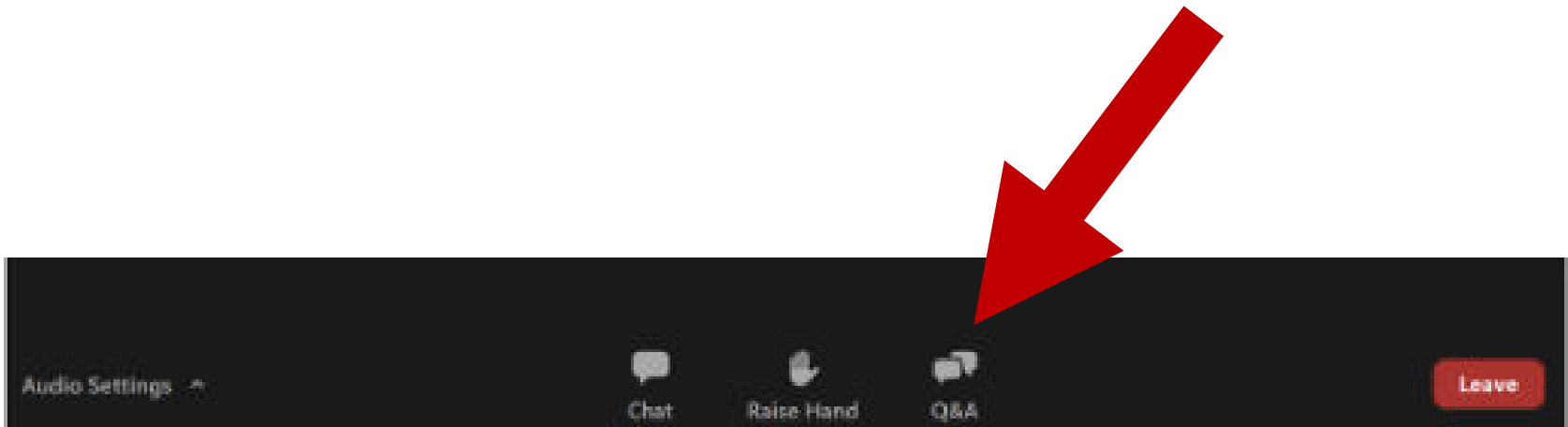
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Have a Question?

Ask your question at any time in the Q&A box, accessible from the bottom of your attendee panel.



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Agenda

- Policy and Political Landscape
- Year-End Legislative Deadlines
- Senior Living Priorities
- November Elections Outlook
- Transition to the 120th Congress
- Take Action: October District Work Period

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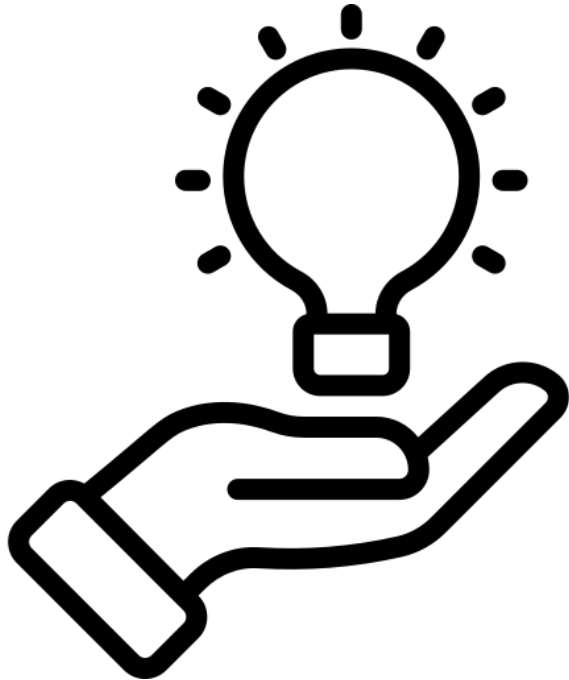


Importance of Advocacy

1. Promote public policy solutions to our challenges

2. Prevent harmful public policy from taking shape

3. Education and awareness (Tell Our Story)



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2026 Priorities

1. Improve Affordability And Accessibility of Long-term Care
2. Invest In Long-term Care Workforce Development To Reduce Shortages



The U.S. population aged 65 and older will grow from **55 million in 2020 to 80+ million by 2040.**



More than two-thirds of people will need some form of long-term care in their lifetime, and **two-in-five will need care for two or more years.**



There are not nearly enough caregivers to meet the growing needs of our seniors, **more than 20 million workers are needed by 2040.**



There is a projected shortage of **881,000 assisted living apartments by 2030**, with \$1 trillion in development needed by 2050.

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2026 Key Legislation

1. Promoting Senior Socialization & Longevity

- **The Care Across Generations Act (H.R. 1812):** Bipartisan legislation enabling long-term care communities to establish childcare services or partner with an existing nearby childcare center for the purposes of intergenerational care.
- **The Social Engagement and Network Initiatives for Older Relief (SENIOR) Act (S. 473):** Bipartisan legislation to help more seniors stay connected and reduce loneliness by studying the impact of loneliness on seniors and the benefits of multigenerational housing.

2. Helping Seniors Pay for Care

- **Caring for Seniors Act (H.R. 3000):** Cost-reduction for middle-income seniors, expand existing workforce programs
- **The Lowering Costs for Caregivers Act (S. 1565 & H.R. 138):** Bipartisan legislation allowing people to use their tax-free health savings accounts and flexible spending accounts on medical expenses for their parents.

3. Reducing Workforce Shortages

- **Improve and Enhance the Work Opportunity Tax Credit (S. 492 & H.R. 1177):** Bipartisan legislation connecting individuals to good jobs by providing a federal “work opportunity tax credit” (known as WOTC) to employers who invest in American workers facing employment barriers.
- **Essential Workers for Economic Advancement Act (H.R. 5494):** Bipartisan legislation creating a market-driven temporary worker program. The bill establishes a new nonimmigrant visa for employers who have positions that have gone unfilled for three consecutive months.

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Q3 Policy Landscape

- Election-year politics shape the year-end agenda
- Appropriations and government funding expire December 11
- Older Americans Act Reauthorization remains outstanding, along with other tax and health legislative items
- November results will influence the lame duck and prospects for bipartisan action in 2027

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Policy Priorities

Affordability & Workforce	Promote Senior Socialization	Support Veterans' Care Choices	Tax Reforms
H.R. 3000 , Caring for Seniors Act – Cost-reduction for middle-income seniors, expand existing workforce programs	H.R. 1812 , the Care Across Generations Act – grants to co-locate LTC and childcare centers S. 473 , the Social Engagement and Network Initiatives for Older Relief (SENIOR) Act – OAA updates	Elizabeth Dole Act, implement the assisted living pilot program, expand Aid & Attendance	H.R. 2036 & S. 925 , the Credit for Caring Act – \$5,000 tax credit for LTC H.R. 138 & S. 1565 , the Lowering Costs for Caregivers Act – HSA/FSA for parent's expenses H.R. 1177 & S. 492 , the Improve and Enhance the Work Opportunity Tax Credit Act – tax credits to hire caregivers

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Priority: Access/Housing

Meeting with HUD Officials



Argentum and senior living leaders met with FHA Acting Commissioner Joe Gormley and HUD officials in August on the need to modernize the Section 232 program, improve access to capital, and better support the development and preservation of senior housing. The meeting provided an opportunity to share progress on faster processing and reduced backlogs, advocate for streamlined closings, greater program consistency, lower financing costs, and increased flexibility to reflect today's senior housing market.

Argentum is also monitoring implementation of the 21st Century Road to Housing Act, due to concerns with the applicability of a limited exemption for existing seniors housing.

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Priority: Access/Medicaid

ACCESS Act (S. 4479 / H.R. 8662)

Introduced April/May 2026.

Would add assisted living services as a Medicaid medical assistance category for qualifying individuals when estimated per-capita costs do not exceed hospital or nursing facility costs. Also adds LIHTC selection criteria for non-institutional LTSS projects.

Argentum has significant concerns with this legislation and is working with the bill sponsors, U.S. Senator Roger Marshall (R-KS) and U.S. Representative Max Miller (R-OH), to relay our concerns and to promote changes that preserve state flexibility, strengthen Medicaid waiver programs, and address reimbursement adequacy so providers can serve more seniors in high-quality, home-like settings.

Argentum is also meeting with key lawmakers about the GAO Report on federal funding in assisted living, to reiterate that assisted living is a residential and social model, not a clinical health care setting, and does not primarily receive Medicare payments.

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Priority: OAA Reauthorization

Older Americans Act Reauthorization

Passed unanimously by the Senate, awaiting action by the House. The legislation would reauthorize OAA programs through Fiscal Year 2030, renewing and modernizing one of the nation's most important laws supporting older adults, caregivers, and aging services programs. It includes updates designed to strengthen program integrity, encourage innovation, support family caregivers and the direct care workforce, and help older adults age with dignity and independence.

Key Argentum Priorities Included in the Bill

- **White House Conference on Aging.** Argentum has been a leading advocate for a renewed White House Conference on Aging, working with the Administration, congressional offices, and numerous stakeholder organizations to advance this proposal.
- **Multigenerational and Civic Engagement Activities.** Section 207 promotes multigenerational engagement activities, reflecting concepts that Argentum has long championed through the **Care Across Generations Act**.
- **Social Engagement and Reducing Isolation.** Section 209 incorporates elements of the **Social Engagement and Network Initiatives for Older Relief (SENIOR) Act**, legislation led by Chairman Scott and supported by Argentum to promote social engagement and reduce isolation among older adults.

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Outlook: November Elections

November election outcomes will shape committee leadership, oversight priorities, and the path for senior living legislation.

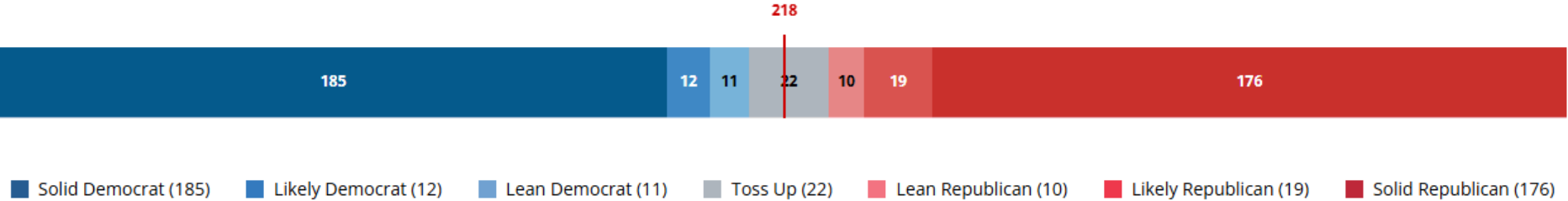
House: Democrats are favored, but **not assured**, to narrowly take back the House (Dems need to flip 3 seats). Cook rates 22 seats as Toss Ups; 218 wins the majority.

Senate: True Toss-Up for control (Dems need to flip 4 seats). Cook rates 7 races as Toss Ups.

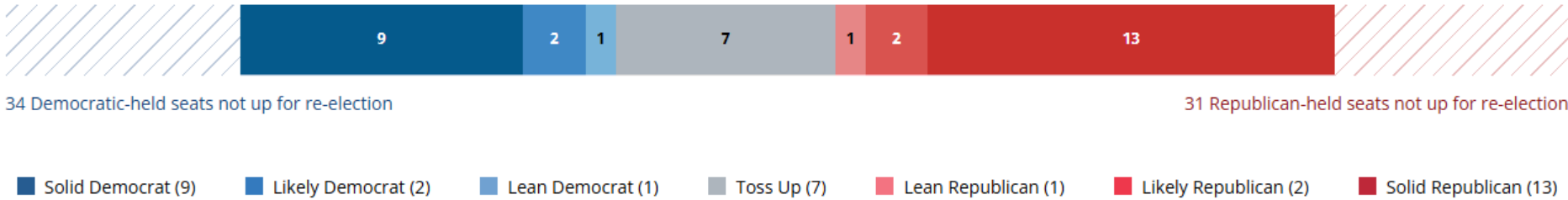
Senate Toss Ups: **ME** (Collins), **AK** (Sullivan), **OH** (Husted), **TX** (Open), **IA** (Open), **MI** (Open), **NH** (Open)

Also watch: **NC** (Open, Lean D), **GA** (Ossoff, Likely D), **KS** (Marshall, Lean R)

House:



Senate:



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Election Scenarios for Senior Living

Scenario	House	Senate	What it could mean
Republicans hold both chambers	R	R	• Unified control continues • Further budget reconciliation possible • Continued work with administration
Split Congress	D	R	• Gridlock on most legislation • House priorities and oversight shift • Increase in scrutiny of private capital, focus on transparency
Democrats win both chambers	D	D	• Broader push for federal regulation, transparency, reporting requirements, private capital/oversight • GAO Reports drive legislative priorities

Looking Ahead: Lame Duck & the New Congress

Election results will dictate congressional action, committee priorities, future oversight activity, and the path for senior living legislation

Lame duck (November–December)

- Midterm elections create opportunities during the lame duck period

Government Funding

- The Continuing Appropriations and Extensions Act, 2027 (H.R. 6500), signed into law on September 2, funds the government through December 11, 2026, setting up a year-end funding deadline during the lame duck. Annual appropriations remain a key vehicle for senior housing, workforce, and health care priorities

Older Americans Act Reauthorization

- Passed unanimously by the Senate on July 14 and awaiting House action. With a December 11 funding deadline, OAA reauthorization could be included in a larger year-end legislative package rather than move as a standalone bill

New Congress (January 2027)

- New committee leadership and priorities: HELP, Aging, Finance / Energy & Commerce, Ways & Means, Education & Workforce

October *District Work Period* Recess



1

Find Lawmakers

2

Your Lawmakers

3

Write Letter

4

Send Letter

5

Thank You

Invite Your Lawmaker to Visit Senior Living

Government officials at every level make decisions that directly affect the lives of older Americans and the dedicated professionals who care for them. Yet many lawmakers have never stepped inside a senior living community.

Why Invite Your Lawmaker?



Show the Reality

A firsthand visit lets lawmakers see the compassionate, high-quality care being provided every day—far beyond what any report or testimony can convey.



Build Relationships

Personal connections with elected officials create lasting advocacy relationships. When they know your community, they think of you when policy decisions arise.



Shape Better Policy

Informed lawmakers make better decisions. Your community tour can educate officials on workforce challenges, regulatory burdens, and the needs of older adults.

As lawmakers return home before Election Day, senior living providers have a timely opportunity to host community visits and meet with congressional offices. Use Argentum's Congressional Invitation Tool to identify your lawmakers, send a customized invitation, and coordinate follow-up with Argentum and your state partner.

Share the local story: workforce pressures, rising resident acuity, housing and financing challenges, and the value senior living delivers to older adults and families.

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Every community. Every role. Every story.

I Love Senior Living is a new storytelling movement designed to spotlight the joy, purpose, connection, and and everyday impact already happening inside senior living communities.

This storytelling movement is a shared platform for the entire industry to tell the stories that only our communities can share.

Why it matters for policy

- Build pride, shift perceptions, and strengthen the story we tell to policymakers, families, and the workforce
- Gives lawmakers a human-centered view of the communities and people behind the issues
- Creates a shared message providers can activate locally through stories, social content, and community participation

Share stories: iloveseniorliving.com

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AHEAD

INSIGHT, POLICY AND NEWS YOU NEED TO STAY AHEAD

BY  ARGENTUM



ARGENTUM ADVOCATES

YOUR VOICE AMPLIFIED ON EVERY LEVEL - FEDERAL AND STATE



[Wednesday at 2:00 pm ET: Quarterly Policy Briefing](#)

Argentum Advocates are invited to join us this Wednesday, March 25, for our first 2026 quarterly policy briefing, where we will share progress on implementation of the Veterans assisted living pilot program, legislation to expand the use of tax-advantaged savings accounts for long-term care expenses, critical workforce bills, and our push for a renewed Conference on Aging. [Learn more.](#)

[Massachusetts State Partner Secures Legal Win on Fees Case](#)

Argentum's State Partner, the Massachusetts Assisted Living Association (Mass-ALA), secured a major victory last week with a [ruling](#) by the Massachusetts Supreme Judicial Court to dismiss the class action in its entirety and that assisted living providers may charge upfront non-refundable community fees to their incoming residents if those fees "correspond to initial ALR-specific services inapplicable to ordinary landlord-tenant relationships." [Learn more.](#)



[Argentum-Led Bill Introduced to Promote Socialization and Caregiver Retention](#)

By Argentum, December 15, 2023 at 10:04 AM

Argentum is thrilled to share that yesterday, U.S. Representatives Marilyn Strickland (D-WA), Bryan Steil (R-WI), and Ann McLane Kuster (D-NH) introduced [H.R. 6835](#), the Care Across Generations Act. This Argentum-led bill would help more seniors and children interact with one another, providing health and well-being benefits and addressing the epidemic of loneliness facing our nation, while also potentially helping reduce workforce shortages by improving caregiver retention.

Argentum worked directly with the Congressional offices to draft the legislative language of the Care Across Generations Act. The bill would establish grants for long-term care communities to operate a child care facility within their community, coordinate multigenerational activities, or develop or expand new or existing facilities for the specific purpose of fostering intergenerational connections.

[Read more »](#)

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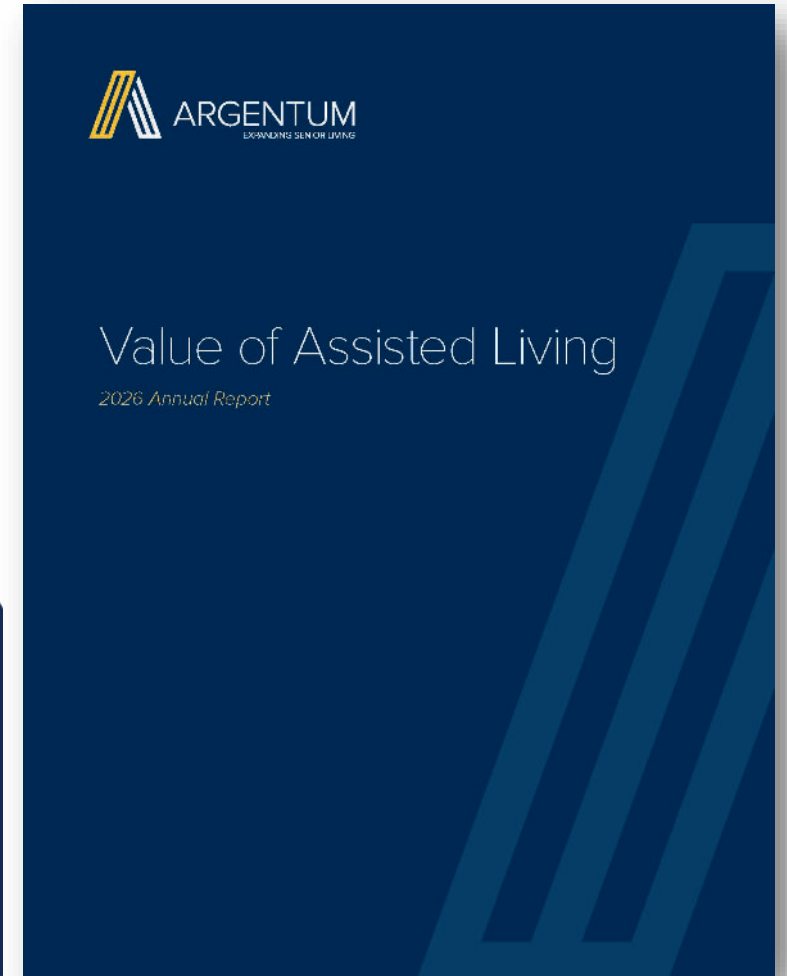


Share the Value Report

Every day, **more than 10,000 Americans turn 65, and nearly 70% will need some form of long-term care.**

This industry-leading report explains why assisted living is a critical part of the solution, delivering:

- Lower costs for families and public programs
- Better health outcomes
- Higher quality of life for older adults
- Reduced strain on Medicare and Medicaid
- Scalable solutions for a rapidly aging population



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Advocacy Action Items:

- ✓ **Host Lawmakers for visits:** We're here to help execute these events
 - ✓ Visit invites.argentum.org
 - ✓ **Identify Lawmakers to Invite**
 - ✓ **Make a Plan**
 - ✓ **Reach out to Argentum & State Partner**
- ✓ **Participate in I ❤️ Senior Living Campaign**
- ✓ **Participate in Grassroots:** Send pre-written letters on the Caring for Seniors Act, Care Across Generations, and other policy priorities

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2026 ADVOCACY FUND CONTRIBUTORS

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SUPPORTING PARTNERS



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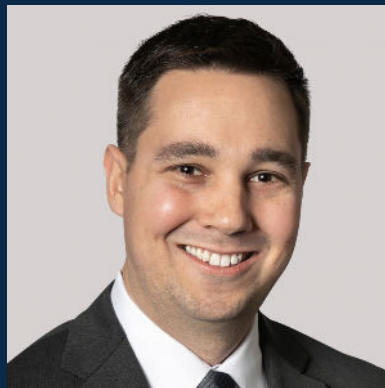
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