Argentum Advocates for Seniors

# Argentum Advocates

## Post-Election Policy Briefing

New Congress. New state policymakers. New stakes for senior living.

**Tuesday, November 10, 2026 | 2:00 p.m. ET**

# Thank You for Joining Us!



**Maggie Elehwany**
Senior Vice President
Public Affairs



**Paul Williams**
Vice President
Government Relations



**Dan Samson**
Director
Government Relations



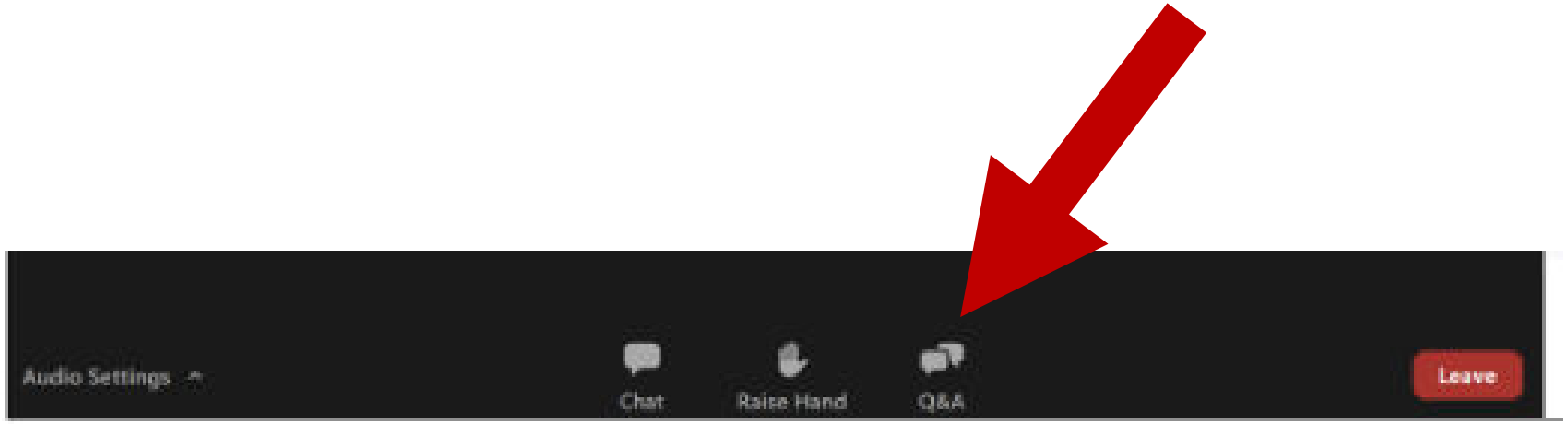
**Kyle Loeber**
Senior Manager
Public Policy

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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.



# Agenda

- The new political landscape: Congress and the states
- What voters were telling us: affordability, health care, accountability
- A new Congress: leadership, turnover and education
- Policy opportunities: affordability, workforce, housing, veterans and aging
- Policy risks: oversight, ownership, staffing and federalization
- Working with the Trump administration
- How Argentum is shaping the strategy
- What every Argentum Advocate can do now

# Preparing for the Potential Election Scenarios

| Scenario | House | Senate | What it could mean |
|---|---|---|---|
| **Republicans hold both chambers** | **R** | **R** | • Unified control continues<br>• Further budget reconciliation possible<br>• Continued work with administration |
| **Split Congress** | **D or R** | **D or R** | • Gridlock on most legislation<br>• House priorities and oversight shift<br>• 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<br>• GAO Reports drive legislative priorities |

# The 2026 Election Reshaped the Map

## HOUSE

Democrats take control, shifting the agenda, committee gavels and investigative authority.

**215 → 254* Democrats**

218 members needed for control

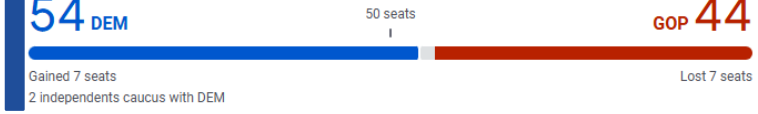



## SENATE

Democrats take control, increasing the importance of Finance, HELP, Banking, Aging and Appropriations.

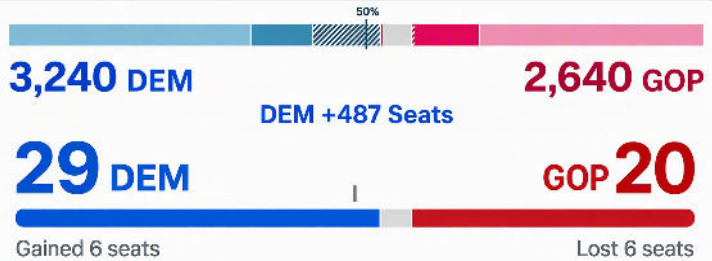
**47 → 54* Democrats**

51 members needed for D control, 60 for cloture




## STATES

New governors, hundreds of new legislators and changed chamber control will shape highly state-dependent senior living policy.



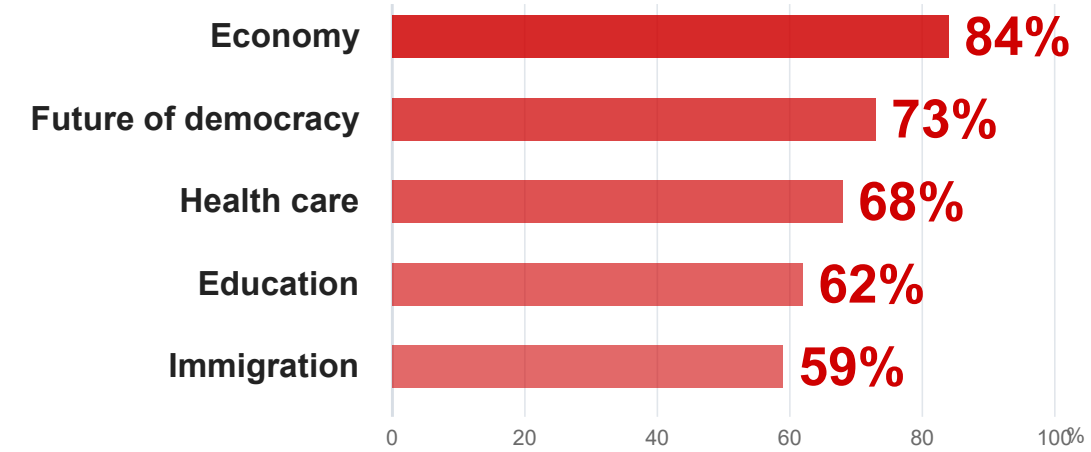

## The topline for senior living

- More oversight risk, especially around ownership, transparency, staffing and consumer protection.
- More opportunities to advance affordability, housing, workforce, aging and access solutions.
- A major federal and state education campaign begins immediately.
- Early local relationships will define which new policymakers become champions.

# What Drove the Election

## Voters across age groups prioritized the economy and democratic governance

Share of registered voters saying each issue was “very important”




*Source: Pew Research Center survey of registered voters, Sept. 28–Oct. 4, 2026*

**Advocacy implication: lead with affordability and solutions, while demonstrating transparency, accountability and local value.**

## Older Voters Concerns:

### AFFORDABILITY

Gas, groceries, housing, utilities and health care converged into a “kitchen table” cost stack.

### HEALTH CARE

Health costs were part of household strain, while long-term care access remains a growing family concern.

### ACCOUNTABILITY

Voters emphasized leadership, integrity, corruption and whether government listens to “the people.”

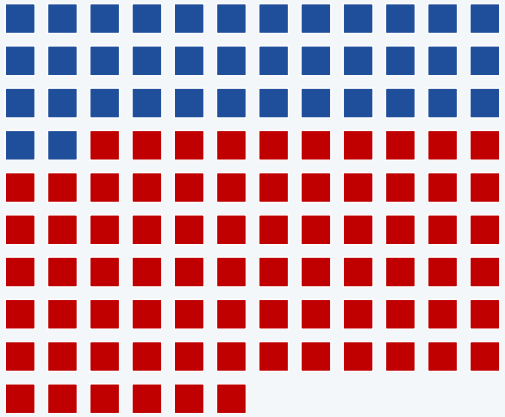
# The 2026 Election Reshaped the Map

## A historic education opportunity across Washington and state capitals

### HOUSE TURNOVER

**114+**

**of 435 members will not return**



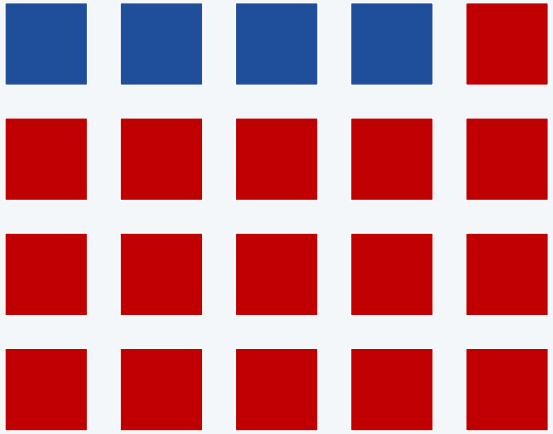
**38 Democrats** **76 Republicans**

Each square represents one departing House member

### SENATE TURNOVER

**20+**

**senators will not return**



**4 Democrats** **16 Republicans**

Each square represents one departing senator

### HISTORICAL COMPARISON

| | |
|---|---|
| **1992** | 65 not seeking reelection, most in a century |
| **2018** | 52 not seeking reelection; 4 lost primaries |
| **2022** | 49 not seeking reelection; 14 lost primaries |
| **2024** | 46 not seeking reelection; 4 lost primaries |
| **2026** | **60 not seeking reelection; 11 lost primaries** |

**Turnover creates an immediate need to educate a new generation of lawmakers and rebuild bipartisan champions.**

### STATES CHANGING POWER

**10** **states changed trifecta or moved to divided-government**

5 former Republican trifectas moved to divided government

**5 new Democratic trifectas**

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# The New Congress: An Education Campaign at Scale

CONGRESSIONAL TURNOVER

**134+**

**new federal lawmakers expected**

## Largest freshman class since at least 1992

Each new member arrives with new staff, new committee assignments and a limited frame of reference for senior living.

### THE OPPORTUNITY

Welcome a new generation of bipartisan policy advocates from every region of the country.

### 1 INTRODUCE

Explain who we serve, how communities operate and why assisted living is residential, community-based and state regulated.

### 2 SHOW

Host lawmakers and staff inside communities so they can see residents, caregivers, housing and services firsthand.

### 3 BUILD

Turn early education into durable relationships and a new pipeline of champions for access, workforce and investment.

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# Champions Lost, Priorities Continue





## Brian Fitzpatrick (R-PA)

Congressional champion

### Caring for Seniors Act

Bipartisan affordability and workforce solutions

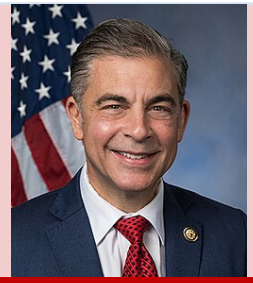


## Bryan Steil (R-WI)

Congressional champion

### Care Across Generations Act

Intergenerational care and long-term care caucus leadership



## Mike Carey (R-OH)

Congressional champion

### Credit for Caring Act

Tax relief for working family caregivers



## Susan Collins (R-ME)

Congressional champion

### Aging & Appropriations

Veterans, aging services and bipartisan senior policy

**Next step:** **Secure new bipartisan sponsors, pair incoming lawmakers with community visits, and rebuild the champion pipeline early.**

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# Also Noted: Assisted Living ACCESS Act Leaders are Defeated

PREVENTING HARM



**Roger Marshall (R-KS)**

**Senate sponsor – defeated**



**Max Miller (R-OH)**

**House sponsor – defeated**

## PROPOSAL

- Amends the Social Security Act to require state Medicaid programs to cover assisted living services the same as nursing facility services for any individuals who meet nursing facility–level care criteria

## ARGENTUM CONCERNS

- Would make assisted living a mandatory Medicaid benefit
- Could give CMS new authority and layer federal rules over state oversight
- Does not solve Medicaid reimbursement adequacy
- Could increase costs, reduce provider participation and limit access
- Better path: strengthen HCBS waivers, rates and state flexibility

**OUTLOOK: The current proposal will not carry forward; any revival requires reintroduction and new champions.**

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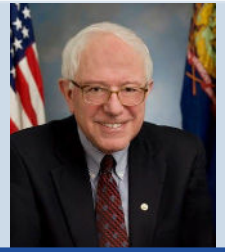
# Senate Leadership





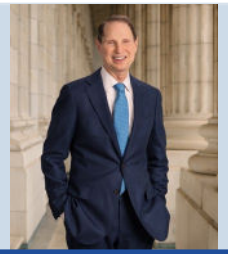
**Chuck Schumer**

Majority Leader



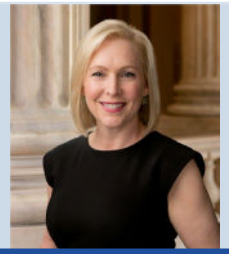
**Bernie Sanders**

Senate HELP



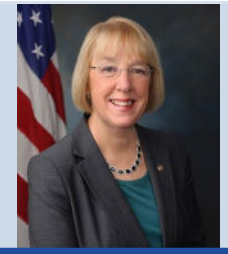
**Ron Wyden**

Senate Finance



**Kirsten Gillibrand**

Senate Aging



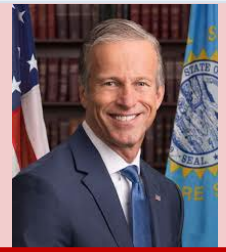
**Patty Murray**

Senate Appropriations



**Elizabeth Warren**

Senate Banking/Housing



**John Thune**

Republican Leader



**Rand Paul**

HELP Republican



**Mike Crapo**

Finance Republican



**Rick Scott**

Aging Republican



**Lisa Murkowski**

Appropriations Republican



**Tim Scott**

Banking/Housing Republican

*Potential leadership shown; final chairs and ranking members depend on caucus decisions and committee assignments.*

# House Leadership





**Hakeem Jeffries**

House Speaker



**Katherine Clark**

Majority Leader



**Pete Aguilar**

Majority Whip



**Mike Thompson**

Ways & Means - Health



**Raul Ruiz**

Energy & Commerce - Health



**Jim Jordan***

Republican Leader
*won election on 11/10



**Tom Emmer**

Republican Whip



**Adrian Smith**

W&M Health Republican



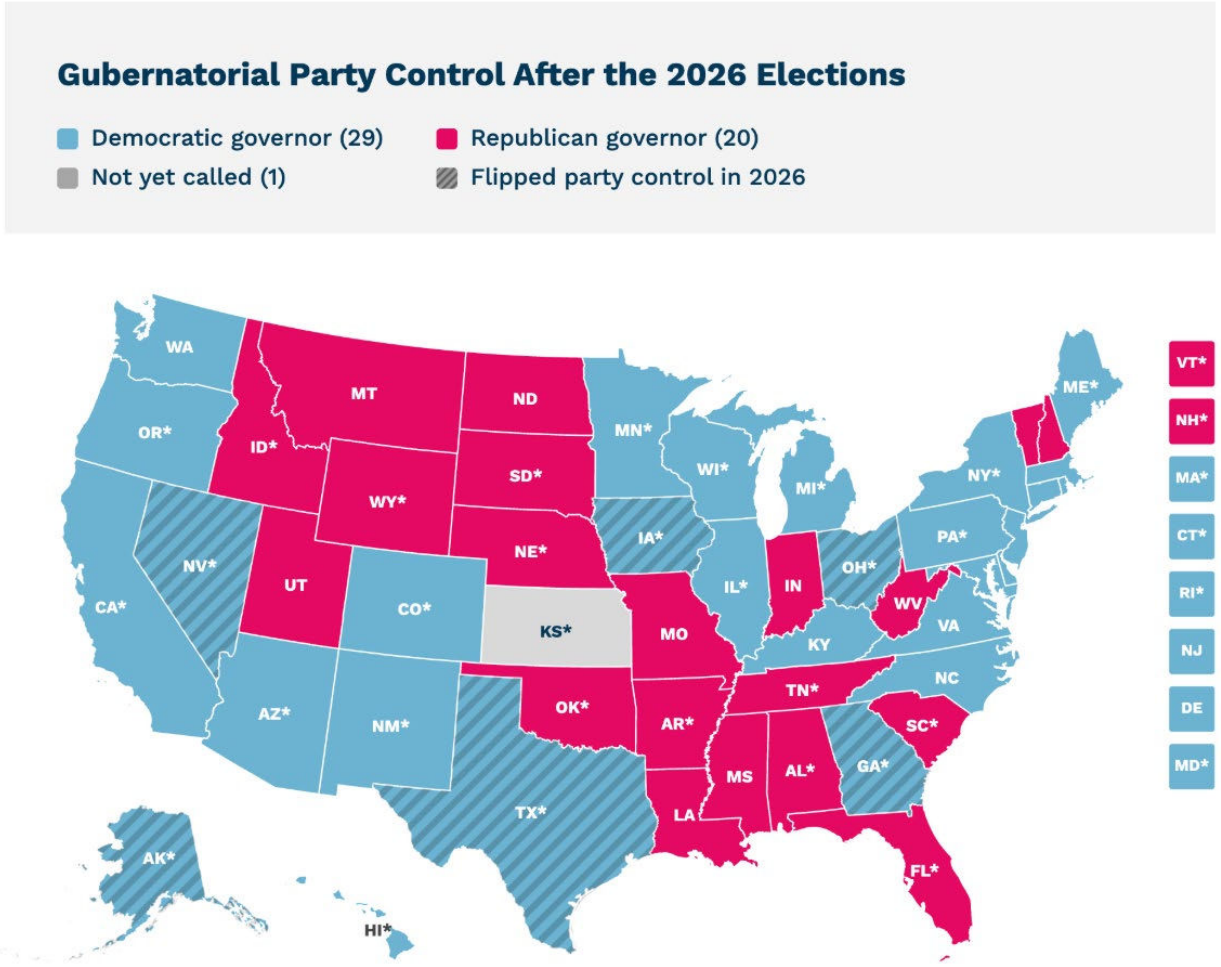
**Brett Guthrie**

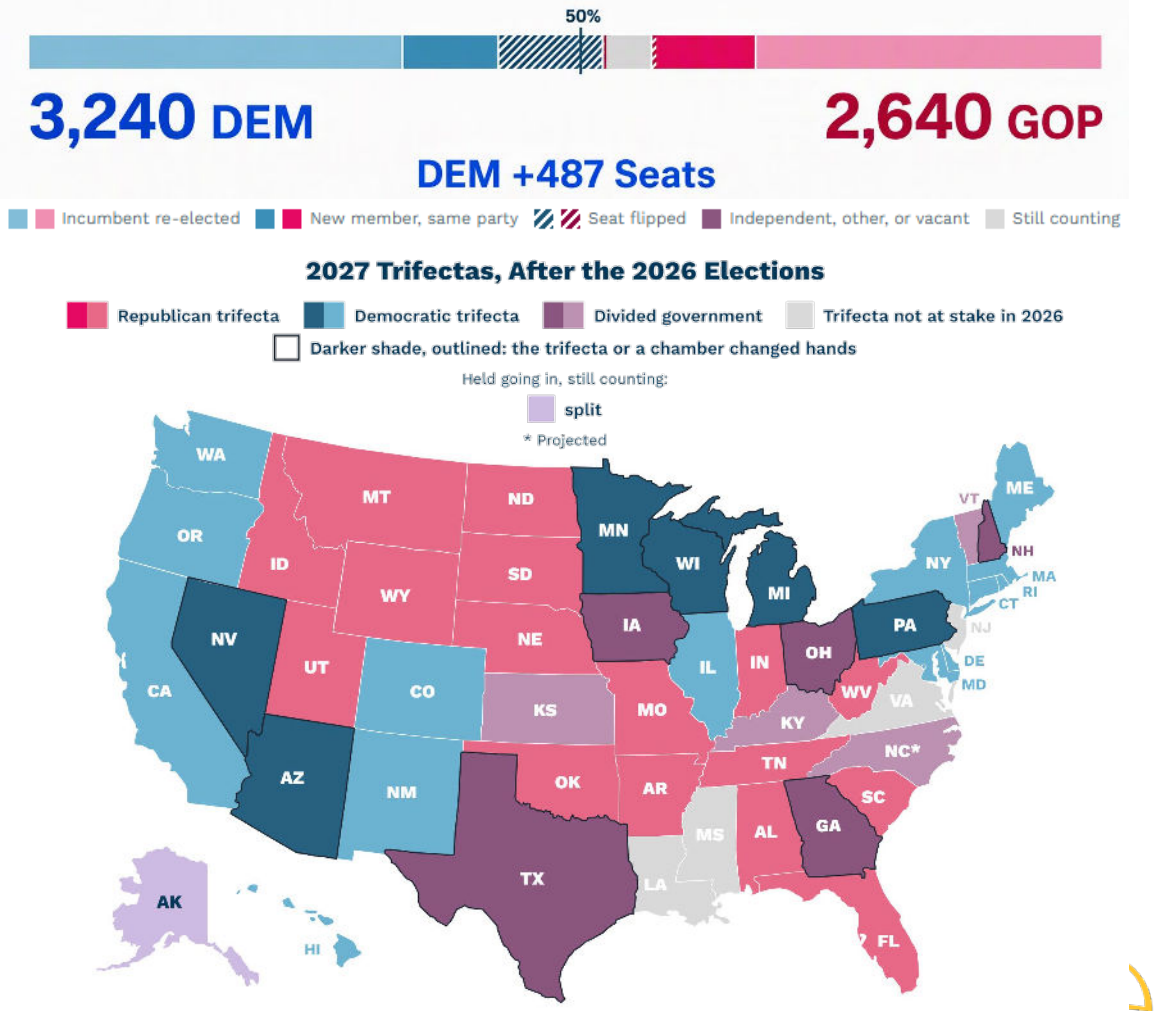
E&C Health Republican

*Potential leadership shown; final chairs and ranking members depend on caucus decisions and committee assignments.*

# State Capitals Matter Just as Much






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# State Capitals Matter Just as Much



**Assisted living is fundamentally a state-regulated, residential model.**

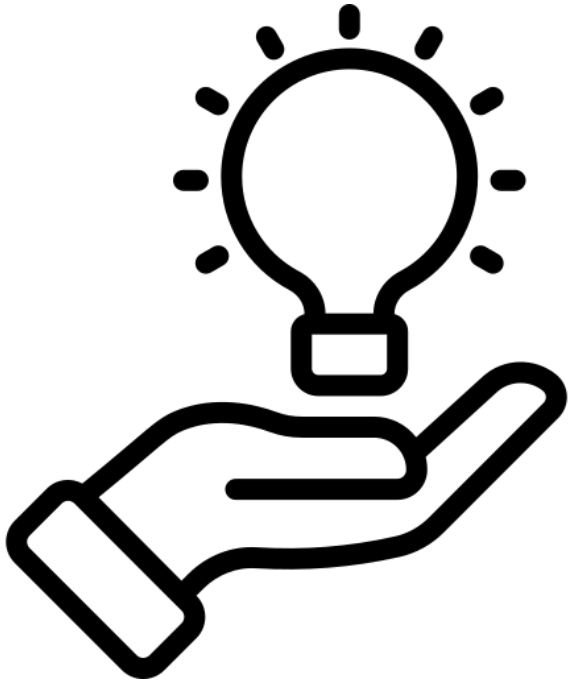
Governors, legislatures and regulators will decide many of the policies that most directly affect communities.

**Argentum Strategy: Build relationships early and coordinate with Argentum State Partners on:**

- Workforce and labor policies
- Licensing and training
- Housing and affordability
- Medicaid and HCBS programs
- Consumer protections
- Ownership and investment

# 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) |






SENIOR *living*

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# Proactive Solutions for an Aging America



## AFFORDABILITY & ACCESS

- Caring for Seniors Act
- Credit for Caring Act
- Lowering Costs for Caregivers Act

## WORKFORCE

- Improve and Enhance WOTC Act
- Essential Workers for Economic Advancement Act
- Apprenticeship, training and legal immigration

## HOUSING & CAPITAL

- HUD/FHA Section 232 modernization
- 21st Century ROAD to Housing implementation
- Protect private investment and housing supply

## VETERANS

- Elizabeth Dole Act assisted living pilot
- Expand Aid & Attendance
- Strengthen veterans' care choices

## HEALTHY AGING

- Older Americans Act reauthorization
- White House Conference on Aging
- Care Across Generations and SENIOR Acts

## STATE POLICY

- Medicaid and HCBS access
- Licensing and workforce flexibility
- Affordability and consumer protection

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# Policy Risk: Oversight Moves From Rhetoric to Power

### HEARINGS & INVESTIGATIONS

Committee chairs can set the record, select witnesses, demand documents and frame legislation through public reports.

### SUBPOENA AUTHORITY

Committee rules can give chairs unilateral subpoena power, backed by contempt referrals or civil enforcement.

### LEGISLATIVE FOLLOW-THROUGH

Reports and RFIs can become the blueprint for transparency, staffing, ownership and quality proposals.

## Where scrutiny may concentrate

- Ownership and related-party transactions
- Staffing levels, pay and training
- Ombudsman and consumer protections
- Private equity and REIT structures
- Memory care and resident safety
- Federal reporting and quality standards

# The Signals Are Already Here

## SENATE FINANCE REPORT

Focused on nursing home ownership, staffing, related-party transactions, oversight and alleged political influence. It recognizes assisted living's distinct model but signals spillover risk.

## 81-PAGE LONG-TERM CARE RFI

Asks about a universal home care benefit, mandatory HCBS, assisted living services, workforce standards, quality oversight and safeguards involving corporate investors.

## LEGISLATIVE MODELS

Health Over Wealth Act, Corporate Crimes Against Health Care Act, Stop Medical Profiteering and Theft Act show the direction of proposals aimed at ownership, investment, enforcement and accountability.



| 2024 | 2025 | 2026 | 2027 |
|---|---|---|---|
| Senate Aging hearings and investigations | Continued scrutiny and media attention | Finance report + RFI + post-election transition | Potential hearings, investigations and legislation |

# Argentum's Response: Distinguish, Defend, Advance

## DISTINGUISH

Assisted living is a residential and social model, primarily privately financed, regulated by states and fundamentally different from federally regulated nursing facilities.

Policy must reflect those differences.

## DEFEND

Prevent inappropriate federalization, preserve state flexibility, protect access to capital, and oppose one-size-fits-all staffing, reporting or ownership mandates that raise costs or reduce choice.

## ADVANCE

Lead with proactive solutions that expand access and affordability, strengthen the workforce, increase housing supply, support veterans and help older adults remain connected.

**The goal is not simply to react to policy. It is to shape it.**

# Up Next: Lame Duck Session of Congress

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

## Lame duck (November–December)

- Which priorities do Republicans want to advance before losing power? Who will be in D.C. for the lame duck?

## 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

# Working With the Trump Administration

EXECUTIVE BRANCH

## PRIOR WORK WITH THE ADMINISTRATION

| | |
|---|---|
| **VA** | Leadership correspondence and implementation advocacy for the Elizabeth Dole Act assisted living pilot; promote Aid & Attendance and care choice. |
| **HUD / FHA** | Meetings with HUD and FHA leadership on Section 232, Express Lane processing, legal reviews, mixed-use flexibility, MIP reductions and the three-year rule. |
| **HHS / CMS / ACL** | Engagement on longevity, Medicaid and HCBS access, workforce, quality measures, falls prevention and assisted living's residential model. |
| **OTHER AGENCIES** | Treasury on ROAD to Housing; DOL on labor and workforce rules; DHS on TPS and work authorization; White House outreach on aging and workforce. |
| **2025–2026 COMMENTS** | CMS HCBS quality measures; DOL joint-employer and workforce rules; other housing, health, labor and aging proposals. |

## UPCOMING ACTIVITIES

1

### TREASURY: ROAD TO HOUSING

Submit and reinforce comments ensuring Section 1001 does not restrict senior living acquisitions, recapitalizations, preservation or development.

2

### VA: PILOT IMPLEMENTATION

Shape eligibility, community participation, payment and quality requirements so the assisted living pilot expands veterans' choices and launches successfully.

3

### HUD: CONTINUED ENGAGEMENT

Advance Section 232 modernization, faster closings, consistent legal review, independent-living flexibility and financing reforms that expand supply.

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# How Argentum Is Shaping the Future



## PUBLIC POLICY COUNCIL

Sets the two-year advocacy strategy.

Prioritizes risks and opportunities.

Builds bipartisan champions.

Mobilizes members and aligns resources.

## CAPITAL ADVISORY BOARD

Expands access to capital.

Shapes the ownership and investment narrative.

Positions senior living as housing infrastructure.

Guides federal and state engagement.

## VOLUNTEER COMMITTEES

Legal, government affairs, workforce, quality and State Partner groups identify emerging issues, test solutions and supply credible voices from the field.

**Groundwork now → strategy and tactics for a changing political climate → proactive, positive solutions with member ownership**

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# What Argentum Advocates Can Do Now



### 1 STAY ENGAGED

Attend quarterly Argentum Advocates webinars and respond to grassroots alerts.

### 2 STAY INFORMED

Read AHEAD and follow Argentum updates on Congress, agencies and state policy.

### 3 JOIN US IN WASHINGTON

Save the *tentative date:* **March 2-3, 2027** Public Policy Fly-In.

### 4 HOST A COMMUNITY TOUR

Invite federal and state lawmakers and staff to see senior living firsthand.

### 5 SHARE YOUR STORY

Participate in the I Love Senior Living campaign with residents, families and caregivers.

### 6 BUILD A CHAMPION

Follow up locally, provide data and become a trusted resource before a policy crisis.

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# The election changed who holds the gavels.

**Now we shape how a new generation of policymakers understands senior living and the solutions our industry can provide.**

Stay informed. Stay engaged. Be an Argentum Advocate.

# 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

# 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.

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## 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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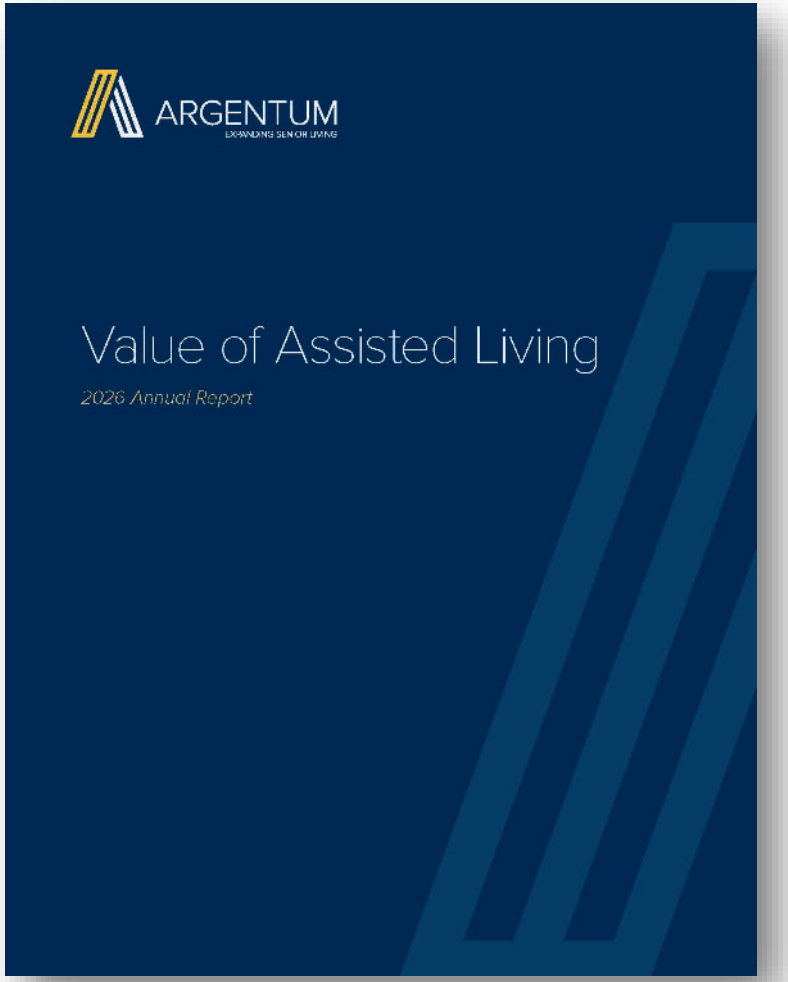
# Share the Value Report

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

Get the Report




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# 2026 ADVOCACY FUND CONTRIBUTORS

## PLATINUM PARTNERS

LCS

SUNRISE SENIOR LIVING

## GOLD PARTNERS

BRIGHTVIEW SENIOR LIVING

## SILVER PARTNERS

aPlaceforMom

BENCHMARK Connecting to what matters

COMMONWEALTH SENIOR LIVING Welcome Home

DIRECT SUPPLY

FOX

HealthCap RISK MANAGEMENT & INSURANCE

LEGEND SENIOR LIVING

MARSH

MERRILL GARDENS SENIOR LIVING

New Perspective

propel SENIOR CARE POWERED BY: ALERAGROUP

SAGORA SENIOR LIVING

SENIORLIVING COMMUNITIES

SINCERI Senior Living

THE ARBOR COMPANY

Vi Redefining SENIOR LIVING

## BRONZE PARTNERS

360 FIRE & FLOOD PROPERTY RESTORATION

AMWINS

Atria SENIOR LIVING

BELMONT Village SENIOR LIVING

BOWHEAD SPECIALTY UNDERWRITERS

BROOKDALE SENIOR LIVING

DISCOVERY SENIOR LIVING

imagine360

Keppel Capital

PointClickCare

## ADVOCATE PARTNERS

ANTHEM MEMORY CARE

August

COUNTRY MEADOWS RETIREMENT COMMUNITIES

CURANA HEALTH

EMERALD LANE LLC

Guardian Pharmacy Services

HPSI Purchasing Services

inspiren

McGriff

Oakmont Senior Living

OwlSure

Priority Life Care Lighting the way

SafelyYou

Select Rehabilitation

SOLERA SENIOR LIVING

## SUPPORTING PARTNERS

ALG SENIOR

BLUEPRINT

BlueTeam RESTORATION. CONSTRUCTION. ROOFING.

CLEARWATER LIVING

NAVION SENIOR SOLUTIONS

ReNew

Retirement Unlimited INCORPORATED

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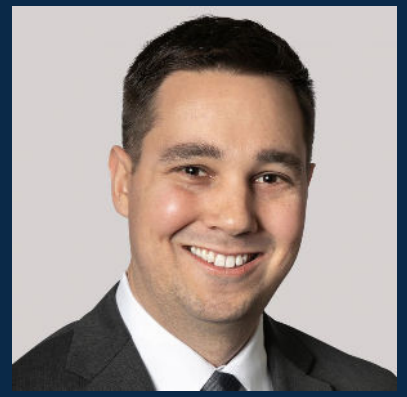
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