

# Senior Affordable Housing



Top development barriers:

**Lack of developers  
& high costs** <sup>1</sup>

PHARE Program is  
oversubscribed every year,  
with requests outpacing  
available funds by

**2.5x**

Over the study period,  
**\$435M was  
requested,  
\$177M was  
awarded** <sup>2</sup>

PA needs to add  
**450,000**  
new units by 2035 <sup>3</sup>

The state must produce

**18,500**

units annually to meet  
future demand <sup>3</sup>

## Why is senior affordable housing needed?

Pennsylvania is facing a significant demand for senior affordable housing, largely due to a rapidly aging population and economic challenges that make it difficult for many older adults to find affordable housing options. In the last decade, PA has seen a 25% increase in its older population, a trend that will continue as baby boomers age. Given these demographic shifts and the increasing demand for senior housing, additional resources are essential to meet the needs of our older population.

## LeadingAge PA Initiatives:

- 1.** Focus on allocating some of the existing and new funding sources for affordable housing to help tackle the shortage of housing for low-income seniors.
- 2.** Remove cost barriers that hinder the ability to construct and maintain vital housing communities.
- 3.** Secure funding to help employ service coordinators in low-income affordable housing programs to ensure residents can remain independent as long as possible.

## LeadingAge PA Supports:

### **HB 643 seeks to provide additional funding for the PA Housing and Rehabilitation Enhancement Fund.**

- This bill would raise the \$100 million limit of Realty Transfer Tax (RTT) funds deposited into the PHARE Fund by \$10 million in Fiscal Years 2028-29 to a new annual limit of \$110 million in 2028-29 and each fiscal year thereafter.
- Expanding the cap would help provide additional resources to aid in the rehabilitation, creation, and support of affordable housing, among other housing needs.

### **HB 303 aims to exempt construction materials used in the building and maintenance of affordable housing projects from the state's sales tax, encouraging the development of more affordable housing units.**

- Creating additional affordable housing units and supporting employment opportunities for developers and contractors.

1. LeadingAge PA Aging Services: Key Statistics and Information

2. [https://www.phfa.org/forms/press\\_releases/2026/2026\\_03\\_09-phare\\_data\\_update.pdf](https://www.phfa.org/forms/press_releases/2026/2026_03_09-phare_data_update.pdf)

3. <https://dced.pa.gov/download/housing-action-plan-2026/?wpdmdl=128767>