



April 20th, 2026

RE: SF 2472 & Disability Housing

To Whom It May Concern:

Nestidd is a specialized real estate partner working exclusively with care agencies providing services to individuals with intellectual and developmental disabilities (I/DD). Today, Nestidd owns 109 single-family homes throughout Iowa, all of which are licensed as home-and-community-based services (HCBS) sites by the Iowa Department of Health & Human Services. All in all, over 400 Iowans with disabilities live and receive care in our homes.

Over the past several decades, legislative and regulatory action — most notably the Supreme Court's 1999 ruling in *Olmstead v. L.C.* — has mandated that care for adults with I/DD be provided in community-based settings whenever possible, rather than in institutions. Further, when given the choice, individuals with I/DD overwhelmingly choose to live in homes within their communities, supported by care agencies that provide the day-to-day services they need to do so.

In the years since the *Olmstead* ruling, care models for the I/DD population have increasingly shifted toward small, residential settings through Medicaid's Home and Community Based Services (HCBS) waiver programs. This shift has exposed a critical gap: most adults with I/DD lack the financial resources to purchase a home, and most care agencies are not funded to provide housing. The HCBS ecosystem is predicated entirely on delivering care to individuals in their homes, yet leaves many of those it serves without a stable home in which to receive that care.

Because of this gap, I/DD care agencies in Iowa and the individuals they serve rely on rental properties. Rental homes do not require significant capital outlays from care agencies and provide cost certainty that is essential to a population relying primarily on Supplemental Security Income (SSI) to cover room and board – amounts that are fixed, budgeted in advance, and rarely change. To provide long-term cost certainty and housing stability to I/DD residents, Nestidd leases homes on a 5-to-10-year basis, offering the consistency and security this population requires. Our homes are essential infrastructure supporting a regulated, community-based care model serving some of Iowa's most vulnerable residents.

As drafted, SF 2472 threatens the stability of rental housing for individuals with I/DD, as the proposed tax increases would have an outsized impact on individuals with a fixed income who already have few alternatives for reliable, stable housing. Under the proposed legislation, Nestidd alone would see a sudden increase of over \$150,000 in our annual property tax bill. Care agencies and the individuals they serve are unable to absorb such a significant increase to a major operating expense, especially given how quickly the change would take effect.

As such, we respectfully urge that any property tax increase be carefully tailored to minimize harm to the I/DD community and other sensitive populations.

Respectfully,

A handwritten signature in black ink, appearing to read "A. Parker".

Amanda Parker
Chief Financial Officer