



Dear Members of Congress,

The undersigned businesses and organizations, representing a coalition of over 1,000 national, state and local affordable housing stakeholders, urge the 114th Congress to protect, strengthen and expand the Low-Income Housing Tax Credit (Housing Credit) program and preserve Tax-Exempt Multifamily Housing Bonds (Housing Bonds) as it considers tax reform and tax extenders legislation.

The Housing Credit is the most successful affordable rental housing production and preservation program in our nation's history, financing nearly 2.8 million affordable rental homes since 1986 by leveraging near \$100 billion in private equity investment. In a typical year, the Housing Credit adds nearly 96,000 jobs and approximately \$3.5 billion in taxes and other revenues to local economies, according to the National Association of Home Builders. Housing Bonds used in conjunction with 4 percent Housing Credits are responsible for financing more than 40 percent of annual Housing Credit production, providing affordable homes to nearly 1 million families over the past three decades.

The Housing Credit and Housing Bonds are critical to addressing our nation's growing affordable rental housing crisis. Roughly 11 million low-income renter households—more than one in four renters in the U.S.—spend more than half of their monthly income on rent. Not a single county in the United States has enough affordable apartments for all of its extremely low-income renters, according to a recent analysis from the Urban Institute. The Housing Credit and Housing Bonds are the only significant tools to increase the supply of affordable rental housing and preserve our nation's existing affordable housing investments.

In order to make the Housing Credit and Housing Bonds even stronger, the A Call To Invest in Our Neighborhoods (ACTION) Campaign calls on Congress to enact changes to allow these programs to function as effectively as possible.

[Support Affordable Housing Financing through Minimum Housing Credit Rates](#)

Affordable housing financing has become more difficult because of the expiration of minimum credit rates. Housing Credit rates are currently determined by a complex formula (known as the “floating rate”) that fluctuates with federal borrowing rates. Because federal borrowing rates have sunk to historic lows, so too have Housing Credit rates, meaning there is now 15 to 20 percent less Housing Credit equity available for any given property than the original rates of 9 and 4 percent provided. As a result, financing affordable housing has become increasingly difficult. To fill the financing gap, developers must either rely on gap financing sources – which are becoming increasingly scarce as a result of budget cuts – or target apartments to families at the higher end of the eligible income spectrum who are able to pay higher rents. As a result, fewer apartments are available for families with the lowest incomes, and many high-priority properties are simply becoming impossible to finance.

Recognizing the impact of declining rates on the program, Congress temporarily set a minimum 9 percent Housing Credit rate in the Housing and Economic Recovery Act of 2008. Congress has since extended the 9 percent minimum rate several more times, however the most recent extension expired at the end of 2014.

Last year on a bipartisan basis, the Senate Finance Committee approved the Expiring Provisions Improvement Reform and Efficiency (EXPIRE) Act of 2014, which would have extended the minimum 9 percent Credit rate for two years (retroactively for 2014 and prospectively for 2015) and established for those two years a minimum 4 percent credit rate for acquisition of properties receiving allocations of the Housing Credit volume cap. Unfortunately, the more limited, one-year retroactive tax extenders legislation that ultimately passed at the end of 2014 only included the minimum 9 percent credit rate, but not the corresponding 4 percent minimum for acquisition. Because it passed so late in the year and only provided the extension of the 9 percent minimum retroactively for 2014, it had virtually no practical benefit for Housing Credit properties, as state Housing Credit agencies had already made their 2014 allocations and the vast majority of deals had already been underwritten using the floating rate.

Legislation in both the House (H.R. 1142) and Senate (S. 1193) to create permanent minimum credit rates has strong bipartisan cosponsorship, but further action is needed in order to advance these proposals.

We urge Congress to act quickly to strengthen the Housing Credit once again by approving a minimum 9 percent rate for new construction and substantial rehabilitation, as well as a minimum 4 percent rate for the acquisition of affordable housing. These technical modifications to the program allow states to allocate credits more effectively and enable more worthy developments to be financially feasible, at minimal costs. It is important to note that investor return is determined by market competition and equity pricing, not the Housing Credit rate.

Protect, Strengthen and Expand the Housing Credit in Tax Reform

In addition to strengthening the Housing Credit through minimum credit rates, we ask that Congress protect, strengthen and expand the Housing Credit program and ***preserve the tax exemption on Housing Bonds*** in any tax reform legislation. Absent these programs, there is virtually no incentive for the private sector to invest in affordable rental housing.

Ensuring that the Housing Credit continues to meet a diverse array of housing needs requires ***protecting all components of the program*** – the 9 percent allocated credit for new construction and substantial rehabilitation, the 4 percent allocated credit for acquisition, and the 4 percent credit used in conjunction with Housing Bond-financing. In addition, it is necessary to maintain the current 27.5 year depreciation period for multifamily rental properties and make any adjustments needed in order to offset the impact of a lower corporate tax rate in order to maintain a robust Housing Credit equity market should tax reform be enacted.

The ACTION Campaign also calls on Congress to go beyond protecting these programs, and to ***increase Housing Credit resources*** by an amount that makes significant progress towards meeting the unmet affordable housing needs of low-income families. The affordable housing crisis—already at historic levels—is expected to worsen in coming years, meaning more resources are needed to help build and preserve affordable rental housing. Meanwhile, each year viable and critically needed Housing Credit developments are turned down because of the scarcity of resources. In 2013—the most recent year for which data is available—state Housing Credit allocating agencies received applications requesting more than three times their available Housing Credit authority. And many more potential applications for worthy developments are not submitted in light of the intense competition for a scarce resource.

We also urge Congress to ***provide a minimum 4 percent credit rate for Housing Bond-financed credit properties***. Currently, the Housing Credit program allows states to couple Housing Bond financing with 4 percent credits; these bond-generated credits are not subject to the Housing Credit cap because private

activity bond authority is also capped. This financing strategy is critical for preserving affordable housing that is in danger of being lost from the inventory. However, like 9 percent credits and 4 percent credits for acquisition, Housing Bond-generated 4 percent credits are subject to the floating rate system. Allowing a 4 percent minimum credit rate for properties financed by 4 percent credits and Housing Bonds would make far more projects viable.

Finally, we ask that Congress support efforts to provide state Housing Credit allocating agencies with flexibility to make the most efficient use of scarce resources. In addition to enacting minimum credit rates, as described above, we call on Congress to *promote broader income-mixing* within Housing Credit developments. Income mixing would allow a portion of the Housing Credit units in a given development to be offered to low-income households with incomes somewhat above the Housing Credit's current income restrictions so long as the average income limit for the property remains at 60 percent of area median income or less. This model would preserve rigorous targeting to low-income tenants while providing more flexibility and responsiveness to local needs, and in some instances make it possible to cross-subsidize units for more very and extremely low-income households. It would also facilitate development in sparsely populated rural areas where serving a broader range of incomes is necessary for the long-term financial sustainability of affordable properties, as well as the revitalization of low-income communities.

We urge Congress to take these proposals into account as it continues to consider tax reform, and to act without delay to strengthen the Housing Credit through the enactment of minimum credit rates.

Sincerely,

ACTION Co-Chairs

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Enterprise Community Partners

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 Arch City Development
 Bethel Development
 Burten, Bell, Carr Development, Inc.
 CDA Flaherty Consulting
 Center for Closing the Health Gap
 Clark Schaefer Hackett
 Cleveland Housing Network
 Cleveland Neighborhood Progress
 Cleveland State University
 Columbus Housing Partnership
 Community Action Commission of Fayette County
 Community Action Organization of Delaware, Madison, and Union Counties, Inc.
 Cornerstone Corporation for Shared Equity
 Detroit Shoreway Community Development Org.

EDEN, Inc.
 Episcopal Retirement Homes Affordable Living
 Fairfield Homes, Inc.
 Famicos Foundation
 Friendship New Vision, Inc.
 Housing Services Alliance
 James A. Saad, LLC.
 Jones Walker LLP
 Karen A Graham Consulting, LLC
 LIHTC Working Group
 Miller-Valentine Group
 Mt. Auburn Good Housing Foundation
 MV Residential Development LLC
 National Church Residences
 Neighborhood Development Services
 Ohio Capital Corporation for Housing
 Ohio CDC Association
 Ohio Housing Council
 Ohio Housing Finance Agency
 Rental Partnerships
 Royal Bank of Canada
 Settlement Star Services, LLC.
 Slavic Village Development
 Star Title Agency, LLC.
 Toledo Fair Housing Center
 The Uptown Association, Inc.
 United Way of Greater Cincinnati
 The Wallick Companies
 WSOS Community Action Commission

Oklahoma Members

Belmont Development Company, LLC
 Blackledge Architects
 Catholic Charities of the Archdiocese of
 Oklahoma City
 C.H.A.R.M.E.D.
 City Care, Inc.
 CMA Strategies
 Dobson Mortgage Corp.
 Elk City Housing Authority
 Liberty Realty Capital Group
 LIFE Senior Services
 LW Development, LLC
 Metro First Realty
 Midwest Housing Equity Group, Inc. (listed in
 multiple states)
 Mountain View Housing Authority
 Oklahoma City Metro Assoc. of REALTORS
 Oklahoma Coalition for Affordable Housing
 Oklahoma Housing Finance Agency
 Oklahoma Investment Realty, Inc.

ORO Development Corporation
 REI Oklahoma
 Resco Enterprises, LLC
 Spradling, Kennedy & McPhail, LLP
 Sunview Homes

Oregon Members

CASA of Oregon
 Cascade Management
 Housing Authority of Jackson County
 Housing Authority of Yamhill County
 Lincoln Community Land Trust
 Network for Oregon Affordable Housing
 Northwest Housing Alternatives
 Oregon Opportunity Network
 REACH Community Development, Inc.
 ROSE Community Development Corporation
 United Fund Advisors
 West Valley Housing Authority

Pennsylvania Members

Allentown Housing Authority
 BCM Affordable Housing
 Community Action Committee of the Lehigh
 Valley, Inc.
 Community First Fund
 Franklin County Housing Authority
 HDC MidAtlantic
 The Hickman
 Housing Alliance of Pennsylvania
 Housing Authority of the City of Erie
 Housing Authority of the County of Beaver
 Housing Development Corporation MidAtlantic
 Kelly & Close Engineers
 NCCDC
 New Kensington CDC
 Pennrose Properties
 Pennsylvania Association of Housing &
 Redevelopment
 Agencies
 Philadelphia Association of Community
 Development
 Corporations
 Philadelphia Housing Authority
 Presbyterian Senior Living
 Quality Community Health Care, Inc.
 Ralph A. Falbo, Inc.
 The Reinvestment Fund
 S&A Homes
 SEDA-COG Housing Development Corp.
 United Neighborhood Centers

United Neighborhood Community Development Corporation
West Market Management
WRT Design
York Housing Authority

Puerto Rico Members

Advancer Local Development
ERS Consulting Group, LLC.
Fernando L Sumaza & Company
La Fundacion del Perpetuo Socorro
One Stop Career Center of Puerto Rico, Inc.

Rhode Island Members

Amos House
Barbara Sokoloff Associates
Church Community Housing Corp.
Coventry Housing Authority
EastBay Community Development Corp.
House of Hope CDC
HOUSING ACTION Coalition of Rhode Island
NeighborWorks Blackstone River Valley
Newport Housing Authority
Olneyville Housing Corporation
Omni Development Corporation
Pawtucket Central Falls Development
Property Advisory Group
Roger Williams University
SWAP Inc.
Valley Affordable Housing Corp.

South Carolina Members

AMCS Inc.
Connelly Builders, Inc.
CPR Partners
Credit Capital, LLC
Douglas Development
Howell Linkous and Nettles, LLC.
Southern Development Management Company

South Dakota Members

Aberdeen Housing Authority
Dakota Nation Community Development Corporation
Dakota Resources
Development for the Disabled Inc.
GROW South Dakota
Lloyd Companies
NeighborWorks Dakota Homes Resources
Oti Kaga, Inc.

Tennessee Members

Bluff City Community Development Corporation
Knoxville's Community Development Corporation
LHP Development, LLC
Metropolitan Development & Housing Agency

Texas Members

Anderson Development & Construction, LLC
Anson Housing Authority
Banyan Residential
B.E. Boyd Consultant Group
Builders of Hope CDC
Call to Action – Homeless Veterans
Center for Faith & Health Initiatives
Conine Residential Group
Crowell Housing Authority
Delphi Affordable Housing Group, Inc.
Edinburg Housing Authority
Fort Worth Housing Authority
Foundation Communities
Georgetown Housing Authority
Granger Housing Authority
Greenville Housing Authority
Gregory Housing Authority
Hidalgo County Housing Authority
Housing Authority of El Paso
Housing Authority of the City of Alamo
Levelland Housing Authority
Lockhart Housing Authority
Locke Lord LLP
Maupin Development
Mount Pleasant Housing Authority
Nortex Housing Finance Commission
Red Stone Equity Partners
Robert T. Pittenger CPA, PC
Rogers Housing Authority
Rural Rental Housing Assoc. of Texas, Inc.
San Antonio Housing Authority
Spearman Housing Authority
StoneLeaf Companies
Texas Affiliation of Affordable Housing Providers
Texas NAHRO
UAH Property Management, Inc.

Utah Members

Adams Construction & Management
Community Development Corp. of Utah
Crossroads Urban Center, LLC.

Davis Community Housing Authority
Horizon Development and Management
Housing Authority of Salt Lake City
Housing Authority of Utah County
Housing Management and Development Corporation
Mountainlands Community Housing Trust
Neighborhood Nonprofit Housing Corporation
NeighborWorks Salt Lake
Self-Help Homes
Taylor Springs Apartments
Tooele County Housing Authority
TURN Community Services, Inc.
Utah Community Reinvestment Corporation
Utah NAHRO
Valley Behavioral Health
Weber Housing Authority

Vermont Members

Addison County Community Trust, Inc.
Burlington Associates
Cathedral Square Corporation
Central Vermont Community Land Trust
Champlain Housing Trust
Housing Trust of Rutland County, Inc.
Housing Vermont
Lamoille Housing Partnership
Vermont Affordable Housing Coalition
Vermont Center for Independent Living
Vermont Housing and Conservation Board
Vermont Housing Finance Agency
Vermont State Housing Authority

Virginia Members

AHC, Inc.
Alexandria Housing Development Corporation
Alliance for Housing Solutions
Arlington Partnership for Affordable Housing
Better Housing Coalition
Chesapeake RHA
Community Housing Partners
Harrisonburg Redevelopment and Housing Authority
The Haven, Inc.
Hopewell Redevelopment and Housing Authority
Housing Assoc. of Nonprofit Developers
Newport News Redevelopment & Housing Authority
NJR Real Estate Consulting Services, LLC
Northern Virginia Affordable Housing Alliance

Restoration of Petersburg Community Development Corporation
Southside Outreach Group, Inc.
Virginia Coalition to End Homelessness
Virginia Community Development Corporation
Virginia Housing Coalition
Virginia LISC
Virginia One Development
Virginia Supportive Housing
Wesley Housing Development Corp. of Northern Virginia

Washington Members

Affordable Community Environments
Ally Community Development
Beacon Development Group
Bellingham/Whatcom County Housing Authorities
Bellwether Housing
Bremerton Housing Authority
Catholic Charities Housing Services Diocese of Yakima
Common Ground
Community Frameworks
Homestead CLT
Housing Authority of Grant County
Housing Authority of Kennewick
Housing Dev. Consortium of Seattle-King County
Impact Capital
InterIm Community Development Association
Imagine Housing
King County Housing Authority
Longview Housing Authority
Low Income Housing Institute
McLoughlin & Associates
Office of Rural and Farmworker Housing
Parkview Services
Paul Schissler Associates
Plymouth Housing Group
SEC Affordable Housing
Solid Ground
Spokane Community Housing Association
Spokane Housing Ventures
Spokane Low Income Housing Consortium
Senior Services
The Summit Group
Upper Valley MEND
Walla Walla Housing Authority
The Washington Low Income Housing Alliance
Washington State Housing Finance Commission

Watson & McDonell
YMCA of the Inland Northwest
YWCA Seattle|King|Snohomish

West Virginia Members

Central Appalachia Empowerment Zone of West Virginia
Coalfield Development Corporation
CommunityWorks in West Virginia, Inc.
Innovation, LLC.
Recovery Point of Charleston
RedClay Development of West Virginia
Religious Coalition for Community Renewal
Vandalia Heritage Foundation
West Virginia Community Builder LLC

Wisconsin Members

Astar Capital Management
Baker Tilly Virchow Krause, LLP
Cardinal Capital Management
Center for Resilient Cities
Community First Inc.
Elizabeth Moreland Consulting, Inc.
Gorman & Company
Great Lakes Capital Fund (listed in multiple states)
Hirsch Group, LLC.
Horizon Development Group, Inc.
Inner City Redevelopment Corporation
Journey House
Layton Boulevard West Neighbors, Inc.
Oshkosh Housing Authority
Riverworks Development Corporation
SVA Certified Public Accountants, S.C.
The TheoPRO Group
Wisconsin Council for Affordable and Rural Housing
Wisconsin Housing Preservation Corp.

Wyoming Members

Wyoming Housing Network

Additional Signatories

Nome Emergency Shelter Team
Community Development Commission of LA County
Neighborhood Housing Services of the Inland Empire
Ena Dubnoff/Architects
Metro West Housing Solutions

NEWSED Community Development Corporation
Connections
Kankakee County Housing Authority
Sperry Van Ness
Episcopal Housing Corporation
Gallagher Evelius & Jones LLP
Habitat America LLC
Franklin County CDC
Stratford Capital Group
Affordable Housing Advisors
Communities First, Inc.
Genesee County Land Bank
Sustainable Development Consulting
Twin Cities Local Initiatives Support
Deborah L Brett & Associates
Homeless Solutions, Inc
Goldstein Hall PLLC
Settlement Housing Fund, Inc
New York State Tenants & Neighbors
Community Affordable Housing Equity Corporation
Mission Development LLC
Avondale Community Council
Coalition on Homeless and Housing in Ohio
Portland Housing Center
New Level Community Development Corporation
Alba Housing Authority
Avenue CDC (Rental Agency)
Goesbeck Housing Authority
Housing Authority of Bexar County
Van Housing Authority