



## The ACTION Campaign Calls on Congress to Expand and Strengthen the Housing Credit

May XX, 2023

The undersigned businesses and organizations, representing over 2,400 national, state, and local affordable housing stakeholders as part of the A Call To Invest in Our Neighborhoods (ACTION) Campaign, urge Congress to strengthen the Low-Income Housing Tax Credit (Housing Credit) by supporting the bipartisan, bicameral ***Affordable Housing Credit Improvement Act (AHCIA) of 2023 (S. 1557 and H.R. 3238)***.

The AHCIA bills, **S. 1557**, introduced by Senators Maria Cantwell (D-WA), Todd Young (R-IN), Ron Wyden (D-OR), and Marsha Blackburn (R-TN), and **H.R. 3238**, introduced by Representatives Darin LaHood (R-IL-16), Suzan DelBene (D-WA-01), Brad Wenstrup (R-OH-02), Don Beyer (D-VA-08), Claudia Tenney (R-NY-24), and Jimmy Panetta (D-CA-19), are comprehensive legislation that would strengthen, protect, and expand the Housing Credit, our nation's primary tool for encouraging private investment in affordable rental housing.

The *Affordable Housing Credit Improvement Act* would build upon the proven success of the Housing Credit. Both the Senate and House bills would increase Housing Credit allocation authority by 50 percent, phased in evenly over two years; lower the so-called "50 percent test" required of Housing Credit properties to access 4 percent credits to 25 percent; and add basis boosts for rural developments, Tribal communities, and for units dedicated to extremely low-income tenants (those who earn 30 percent or less than the area median income), in addition to a state-determined boost for bond-financed developments.

The bill would finance an estimated 1.94 million additional affordable homes over the next ten years. In all, the *AHCIA* includes over two dozen provisions, including changes that would help preserve existing affordable housing, facilitate Housing Credit development for extremely low-income households and in hard-to-serve communities, provide state Housing Credit allocating agencies new tools to strengthen program administration, and more.

Since its creation in the *Tax Reform Act of 1986*, the Housing Credit has financed over 3.7 million rental homes, providing more than 8 million low-income families, seniors, veterans, and people with disabilities safe, decent homes they can afford. The Housing Credit is a model public-private partnership, bringing to bear private sector resources, market forces, and state-level administration. This is why the bills in the 117<sup>th</sup> Congress garnered the support of nearly half of Congress, including 44 senators and 208 representatives.

The ACTION Campaign applauds Senators Cantwell, Young, Wyden, and Blackburn, Representatives LaHood, DelBene, Wenstrup, Beyer, Tenney, and Panetta, and the other cosponsors for their leadership and support of the Housing Credit. We urge all Members of Congress to join as cosponsors of this critical, bipartisan legislation.



ACTION looks forward to continuing to work with the Senate, House, and Administration to strengthen and expand the Housing Credit and **urges the inclusion of the *Affordable Housing Credit Improvement Act* provisions in any tax legislation.**

To sign on as a cosponsor, please contact Tori Honard, Office of Congresswoman DelBene, at [Victoria.Honard@mail.house.gov](mailto:Victoria.Honard@mail.house.gov); Stephen Simonetti, Office of Congresswoman Tenney, at [Stephen.Simonetti@mail.house.gov](mailto:Stephen.Simonetti@mail.house.gov); or Jessica Helmers, Office of Senator Todd Young, at [Jessica\\_Helmerts@young.senate.gov](mailto:Jessica_Helmerts@young.senate.gov). For questions about this letter or the ACTION Campaign, please email Ayrienne Parks at [aparks@enterprisecommunity.org](mailto:aparks@enterprisecommunity.org). Thank you for your consideration of this critical, bipartisan legislation to strengthen, protect, and expand the Housing Credit.

Sincerely,

[Organizations]