



Photo Credit: [Disabled and Here](#)

The Housing Credit is our nation's primary tool to finance affordable rental housing. Since its inception in 1986, the Housing Credit has been used to develop or preserve over 3.7 million affordable homes, serving more than 8 million low-income households, including people with disabilities.

The Need for Affordable, Accessible Housing

People with disabilities experience poverty at more than twice the rate of nondisabled adults.¹ Due to inequality in employment, insufficient supplemental security income (SSI), and higher shares of medical debt, most renters with disabilities are extremely rent burdened and disproportionately experience homelessness, institutionalization, and housing insecurity.² In fact, four million people with disabilities living on SSI cannot afford rent in any housing market in the nation.³ More than 18 million low-income disabled people are eligible but have been unable to access federal housing assistance.⁴ Moreover, less than 5 percent of the nation's housing stock is fully accessible to people with mobility and sensory related disabilities.⁵

How The Housing Credit Serves People with Disabilities

Persons with disabilities who live in Housing Credit properties often have extremely low incomes, meaning little, if any, similar-quality housing is affordable and available to them. Through the Housing Credit, states can incentivize developers to build explicitly disability inclusive affordable housing that includes disability-forward features to promote community integration, health, and well-being. Housing Credit properties support new housing stock and rehabilitation of existing stock, all of which supports affordable and accessible housing to people with disabilities. Every year, developers, in response to incentives from states, set aside some Housing Credit apartment homes for people with disabilities, some of which also have rental or capital funding provided through HUD's Section 811 program for people with disabilities.

The Affordable Housing Credit Improvement Act (AHCIA), S. 1557 & H.R. 3238

Provisions to support Affordable Housing Development for People with Disabilities

The AHCIA includes several provisions that make it easier to finance affordable housing through the Housing Credit.

Expand the Housing Credit and increase the supply of accessible homes. The Housing Credit is over-subscribed, meaning far more potential developments are submitted to receive Housing Credits than are able to be financed by the Housing Credits available. Increasing the annual Housing Credit allocation by 50 percent, phased in over two years, would finance an additional 232,500 affordable rental homes over 2023-32, providing more housing for low-income people with disabilities.

Lower the Bond Financing Threshold for Receiving 4 percent Housing Credits. This provision will allow states to use their bond authority more efficiently and would free up funds for more housing developments.

Increase the amount of Housing Credits for developments serving extremely low-income (ELI) tenants.* Developing housing affordable to ELI tenants, including people with disabilities, requires significant additional subsidy because the expected rents will be too low to pay off much debt on the property. These properties often also include critically needed supportive services, adding to the cost of the development. Providing additional Housing Credits for ELI properties (if needed for financial feasibility) would allow the Housing Credit to serve more ELI households, who will disproportionately be disabled. **ELI households make at or below the greater of 30 percent of Area Median Income or the Federal Poverty Line.*

¹<http://www.advancingstates.org/sites/nasuad/files/Disability-Race-Poverty-in-America.pdf>

²<https://www.americanprogress.org/article/recognizing-addressing-housing-insecurity-disabled-renters/>

³<https://www.tacinc.org/resources/priced-out/>

⁴ https://www.urban.org/sites/default/files/2022-10/People%20with%20Disabilities%20Living%20in%20the%20US%20Face%20Urgent%20Barriers%20to%20Housing_0.pdf

⁵https://www.huduser.gov/portal/pdredge/pdr_edge_research_101315.html#:~:text=The%20results%20of%20the%20study, person%20with%20moderate%20mobility%20difficulties