



September 21, 2023

The Honorable Charles Schumer  
Majority Leader  
United States Senate  
Washington, DC 20510

The Honorable Mitch McConnell  
Minority Leader  
United States Senate  
Washington, DC 20510

The Honorable Kevin McCarthy  
Speaker  
United States House of Representatives  
Washington, DC 20515

The Honorable Hakeem Jeffries  
Minority Leader  
United States House of Representatives  
Washington, DC 20515

Dear Leader Schumer, Speaker McCarthy, Leader McConnell, and Leader Jeffries:

As 184 mayors, county executives, and county board chairs representing communities across the country, we write to urge Congress to enact the Affordable Housing Credit Improvement Act (AHCIA) of 2023, S. 1557 and H.R. 3238, which would strengthen and expand the Low-Income Housing Tax Credit (Housing Credit). The Housing Credit is our nation's primary tool for encouraging private investment in affordable rental housing. While rental assistance is critical for keeping renters in their homes during this time of financial instability, the need for more affordable housing production and preservation in cities, towns, and counties preceded the recent turbulence.

Since its creation in the Tax Reform Act of 1986, the Housing Credit has been the primary financing source for the production and preservation of affordable rental housing. It has financed over 3.7 million apartments since 1986, providing affordable homes to over 8 million low-income households, including families, seniors, veterans, and people with disabilities. The Housing Credit brings together private-sector resources and oversight by state agencies, resulting in a durable solution to the need for affordable housing.

The AHCIA of 2023 includes a number of provisions that would enhance the program and enable cities and counties like ours to better serve the affordable housing needs in our communities. Specifically, the legislation would:

- **Lower the “50 percent test” bond financing threshold for 4 percent Housing Credit developments.** The “4 percent” Housing Credit is available for developments that receive 50 percent or more of their financing from Private Activity Bonds, and such developments are responsible for roughly half of all Housing Credit developments. However, unexpected and increased project development costs due to delays still stemming from the pandemic, inflation, material and labor issues, and skyrocketing insurance premiums are jeopardizing properties’ ability to assemble enough bond financing to meet the “50 percent test,” which puts their access to Housing Credit equity at risk. Lowering the 50 percent threshold would allow more developments to move forward despite these disruptions. It would also increase affordable housing production by allowing more developments to access 4 percent Housing Credits. This fix would increase affordable rental housing production and preservation by over 1.39 million more homes over 2023-2032 than we are able to finance under present law.
- **Expand the 9 percent Housing Credit.** The AHCIA of 2023 would increase the annual Housing Credit allocation authority by 50 percent, phased in over two years (25 percent in 2023 and 2024, plus an inflation adjustment in 2024). It would also restore and make permanent a 12.5

percent cap increase in the baseline, that expired at the end of 2021. This additional allocation would increase affordable rental housing production and preservation by 232,500 more homes over 2023-2032 than we are able to finance under present law.

- **Allow for basis boosts to better serve hard-to-reach communities.** The legislation includes provisions that would allow basis boosts for extremely low-income tenants, bond-financed Housing Credit properties, Difficult Development Areas, tribal areas, and rural communities. By allowing certain projects a “boost” on their eligible basis, this would make more projects financially feasible for these harder-to-serve groups. It is estimated that together, the basis boosts in the AHCIA of 2023 would finance an estimated 320,400 affordable rental homes over 2023-2032. These enhancements to the Housing Credit would allow states to more effectively address the unique affordable housing needs in cities, towns, and counties across the country.

We, as mayors, county executives, and county board chairs see firsthand the need for affordable rental housing among families in our communities. Together with our partners at the ACTION Campaign, Mayors & CEOs for U.S. Housing Investment, the National Association of Counties, and the National League of Cities, we urge Congress to enact the bipartisan, bicameral AHCIA of 2023 to expand and strengthen the Housing Credit, a proven public-private investment in our nation’s housing infrastructure. Thank you for your consideration.

Sincerely,

Mayor Randall L. Woodfin, Birmingham, Alabama

Mayor Dave Bronson, Anchorage, Alaska

Mayor Dee Jenkins, Camp Verde, Arizona

Mayor Robyn Prud’homme-Bauer, Clarkdale, Arizona

Mayor Tim Elinski, Cottonwood, Arizona

Mayor Becky Daggett, Flagstaff, Arizona

Mayor John Giles, Mesa, Arizona

Mayor Kate Gallego, Phoenix, Arizona

Mayor Corey D. Woods, Tempe, Arizona

Mayor Regina Romero, Tucson, Arizona

Mayor Price E. Boney, Sr., Desha, Arkansas

Mayor Frank Scott, Jr., Little Rock, Arkansas

Mayor Shirley M. Washington, Pine Bluff, Arkansas

Mayor Aaron Tiedemann, Albany, California

Mayor Jesse Arreguín, Berkeley, California

Mayor Lisa Motoyama, El Cerrito, California

Mayor Jerry Dyer, Fresno, California

Mayor Karen Bass, Los Angeles, California

Mayor Sheng Thao, Oakland, California

Mayor Darrell Steinberg, Sacramento, California

Mayor London N. Breed, San Francisco, California

Mayor Matt Mahan, San Jose, California

Mayor Gleam Davis, Santa Monica, California

Mayor Mike Coffman, Aurora, Colorado

Mayor Blessing Mobolade, Colorado Springs, Colorado

Mayor Mike Johnston, Denver, Colorado

Commissioner Lesley Dahlkemper, Jefferson County, Colorado

Mayor Adam Paul, Lakewood, Colorado

Chair Jody Shaddock-McNally, Larimer County, Colorado

Mayor Luke Bronin, Hartford, Connecticut

Mayor Justin Elicker, New Haven, Connecticut

Mayor Muriel Bowser, Washington, District of Columbia

Mayor Francis X. Suarez, Miami, Florida

Mayor Daniella Levine Cava, Miami-Dade County, Florida

Mayor Brian Mock, Chamblee, Georgia

Chair Jeffrey Turner, Clayton County, Georgia

Chair Lisa Cupid, Cobb County, Georgia

Commissioner Lorraine Cochran-Johnson, DeKalb County, Georgia

Mayor Joseph Geierman, Doraville, Georgia

Chair Carlotta Harrell, Henry County, Georgia

Mayor Anthony S. Ford, Stockbridge, Georgia

Mayor Vince R. Williams, Union City, Georgia

Mayor Lauren McLean, Boise, Idaho

Mayor Brandon Johnson, Chicago, Illinois

Mayor David A. Gonzalez, Chicago Heights, Illinois

Chair Deborah Conroy, DuPage County, Illinois

Mayor Daniel Biss, Evanston, Illinois

Mayor Steve Johnson, Machesney Park, Illinois

Mayor Curtis Marshall, Olmsted, Illinois

Mayor Tom McNamara, Rockford, Illinois

Mayor James Brainard, Carmel, Indiana

Mayor Joe Hogsett, Indianapolis, Indiana

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Mayor Craig Greenberg, Louisville – Jefferson County Metro Government, Kentucky

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Mayor Melanie Piana, Ferndale, Michigan

Executive David Coulter, Oakland County, Michigan

Mayor Andy Schor, Lansing, Michigan

Mayor Emily Larson, Duluth, Minnesota

Mayor Ron Case, Eden Prairie, Minnesota

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Mayor Jacob Frey, Minneapolis, Minnesota

Chair Trista Martinson, Ramsey County, Minnesota

Mayor Mary Supple, Richfield, Minnesota

Mayor Melvin Carter, St. Paul, Minnesota

Mayor Jake Spano, St. Louis Park, Minnesota

Mayor Quinton Lucas, Kansas City, Missouri

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Mayor Jim Bulkley, Columbus, Nebraska

Mayor Julie Deepe, Deshler, Nebraska

Chair Lyle Fink, DeWitt, Nebraska

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Mayor Joel Bergman, St. Paul, Nebraska

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Mayor Gigi Traore, Newburgh Heights, Ohio

Mayor Georgine Welo, South Euclid, Ohio

Mayor Wade Kapszukiewicz, Toledo, Ohio

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Mayor Stephanie Jones, Banks, Oregon

Mayor Lacey Beaty, Beaverton, Oregon

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Mayor Linda C. Watkins, Carlton, Oregon

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Mayor Caden Sipe, Umatilla, Oregon

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Mayor Julie Fitzgerald, Wilsonville, Oregon

Mayor Tom Vialpando, Vale, Oregon

Mayor Matt Tuerk, Allentown, Pennsylvania

Mayor Sal Panto, Easton, Pennsylvania

Mayor Wanda R.D. Williams, Harrisburg, Pennsylvania



Mayor Danene Sorace, Lancaster, Pennsylvania

Mayor Jim Kenney, Philadelphia, Pennsylvania

Mayor Michael R. Helfrich, York, Pennsylvania

Mayor Maria Rivera, Central Falls, Rhode Island

Mayor Roberto L. DaSilva, East Providence, Rhode Island

Mayor Donald R. Grebien, Pawtucket, Rhode Island

Mayor Brett P. Smiley, Providence, Rhode Island

Mayor Tim Kelly, Chattanooga, Tennessee

Mayor Joe Pitts, Clarksville, Tennessee

Mayor Glenn Jacobs, Knox County, Tennessee

Mayor Indya Kincannon, Knoxville, Tennessee

Mayor Jim Strickland, Memphis, Tennessee

Mayor John Cooper, Metropolitan Nashville & Davidson County, Tennessee

Mayor Ron Nirenberg, San Antonio, Texas

Mayor Erin Mendenhall, Salt Lake City, Utah

Mayor Jenny Wilson, Salt Lake County, Utah

Mayor Levar Stoney, Richmond, Virginia

Mayor Keith Scully, Shoreline, Washington

Mayor Nancy Backus, Auburn, Washington

Mayor Lynne Robinson, Bellevue, Washington

Mayor Seth Fleetwood, Bellingham, Washington

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