



The Housing Credit is our nation's most successful tool for encouraging private investment in the production and preservation of affordable rental housing. It is also one of the primary tools for financing affordable housing in Native American communities, which have some of the most acute affordable housing needs. Higher transaction costs, limited infrastructure, and complex legal constraints related to land ownership make the development and operation of affordable housing more difficult on Indian lands, particularly without subsidies like the Housing Credit. Since 1986, the Housing Credit has created 1,100 apartments on approximately 135 tribal lands, totaling almost 45,600 total units.¹

The Need for Safe, Affordable Housing on Native American Lands Native Americans living in tribal areas face some of the worst housing and living conditions in the United States. Almost 20 percent of Native Americans live below the Federal Poverty Level, with that number climbing to 22.1 percent for those living on federal or state reservations or trust lands.² Around 4.4 percent of Native American households live in a home with at least one physical quality issue, such as plumbing, heating, or kitchen deficiencies, more than double the 2.1 percent rate for all US households. Furthermore, 10 percent of Native Americans live in an overcrowded household, again double the 3.6 percent rate for all US households.³ Along with deep poverty, the limited opportunities for private investment, and other housing market challenges within Indian lands, the need for safe and affordable housing development is severe.

The Affordable Housing Credit Improvement Act (AHCIA, S. 1515 / H.R. 2725) *Provisions to support Affordable Housing Development in Indian Areas*

The AHCIA includes several provisions to ease financing of affordable housing through the Housing Credit in Native American communities:

Provide a basis boost in Indian Areas. While some properties in Indian areas may qualify as Difficult Development Areas (DDAs) and are thus eligible for up to a 30 percent basis boost, most tribal areas do not qualify under current DDA standards. Given the especially low incomes in Indian areas, and resulting limits on rent that can be charged, financing properties in these areas is particularly challenging. Section 402 of the legislation would modify the definition of DDAs to automatically include properties located in an Indian area, making these properties eligible for the 30 percent basis boost if needed to make them financially feasible.

Consider the affordable housing needs of Native Americans. Section 401 of the legislation would require states to consider the affordable housing needs of Native Americans as part of their selection criteria in determining which developments will receive Housing Credit allocations each year.

Expand the Housing Credit. The Housing Credit is over-subscribed, meaning far more potential developments are submitted to receive Housing Credits than are available. Increasing the annual Housing Credit allocation by 50 percent, phased in over two years, would finance an additional 167,000 affordable rental homes over 2025-34, providing more housing for low-income individuals and families, including in Native American communities.

¹ Data analyzed by Enterprise Community Partners from [HUD LIHTC Property Database](#) and U.S. Census Bureau maps of Tribal lands.

² U.S. Census Bureau, American Community Survey One-Year Estimates. (2025).

<https://data.census.gov/table/ACSST1Y2024.S1701C?t=American%20Indian%20and%20Alaska%20Native:Income%20and%20Poverty&tid=ACSST1Y2024.S1701C>;

https://data.census.gov/table/ACSST1Y2024.S1701?q=poverty%20on%20reservations&q=010XX90US_010XX89US&tid=ACSST1Y2024.S1701

³ Data analyzed by Enterprise Community Partners from the American Community Survey Microdata 2024 One-Year Estimate. (2026).