



The ACTION Campaign Calls on Congress to Expand the Low-Income Housing Tax Credit

Leaders from both sides of the aisle, including President Obama and House Speaker Ryan, recognize that persistent poverty is both destructive to families and a barrier to our nation's economic growth. We need affirmative policy solutions to prevent people from falling through the cracks if we are to expand opportunity and improve our economic well-being.

Unfortunately, the scarcity of affordable housing is a significant obstacle to our nation's efforts to alleviate poverty. While programs like the Earned Income Tax Credit are critical to increasing the incomes of low-income families, we need to do more to bring down the costs of housing – the single largest expense for low-income families.

For this reason, the undersigned businesses and organizations, representing over 1,300 national, state, and local affordable housing stakeholders as part of the A Call To Invest in Our Neighborhoods (ACTION) Campaign, urge Congress to address our nation's severe shortage of affordable rental housing by expanding the Low-Income Housing Tax Credit (Housing Credit).

The Housing Credit is our nation's primary tool for financing the development and preservation of affordable rental housing, and our best solution for addressing the affordable housing crisis. For 30 years, it has been a model public-private partnership program, bringing to bear private sector resources, market forces, and state-level administration in order to give low-income families, seniors, veterans, and people with disabilities access to homes they can afford.

We urge Congress to invest in this proven affordable housing delivery system by raising the cap on Housing Credit allocation authority by at least 50 percent.

Our Nation's Affordable Housing Needs are Vast and Growing

More than one in four renter households in the U.S. – roughly 11 million– spend more than half of their monthly income on rent, leaving too little for other necessities like food, medical care, and transportation. According to the Urban Institute, not a single county in the United States has nearly enough affordable apartments for all of its extremely low-income renters, and only one in four eligible low-income households receives any housing assistance.

Meanwhile, we continue to lose affordable housing from our nation's stock. Nearly 13 percent of the nation's supply of low-income housing has been permanently lost over the past 15 years. Over the next decade, the demand for affordable housing will become even greater as over 400,000 new households enter the rental housing market each year, many of whom will be low-income. According to a recent study by Harvard University's Joint Center for Housing Studies and Enterprise Community Partners, the number of renter households who pay more than half of their income towards rent could grow to nearly 15 million by 2025.

Affordable Housing Improves Lives and Contributes to Local Economies

Affordable housing promotes financial stability and economic mobility. It leads to better health outcomes, improves children's school performance, and helps low-income individuals gain employment and keep their jobs. It also provides a financial return on our nation's investment through increased tax revenue and job generation.

Families living in Housing Credit-financed homes have more discretionary income than low-income families who are unable to access affordable housing. This allows them to allocate more money to other needs, such as health care and food, and gives them the ability to pay down debt, access childcare, and save for education, a home down payment, retirement, or unexpected needs.

Affordable housing located near transportation and areas with employment opportunities provides low-income households with better access to work, which increases their financial stability and provides employers in those areas with needed labor.

In addition to the many benefits affordable housing provides to residents, affordable housing also has a significant positive impact on local economies, providing tax revenue and jobs in the construction, real estate and related industries. Affordable housing can also play a key role in revitalizing distressed communities.

The Housing Credit is Our Best Solution to Address the Crisis, but Resources are Limited

The Housing Credit is our nation's most successful tool for encouraging private investment in the production and preservation of affordable rental housing production. It has financed nearly 3 million affordable apartments since 1986, providing homes to roughly 6.5 million low-income households since then, while transferring risk from the government to the private sector.

Moreover, the market for Housing Credits is extremely healthy. In 2015, investors paid an average of 97 cents per dollar of Credit, according to the *Journal of Tax Credits*. This high pricing means more equity is available for the production and preservation of affordable rental housing.

Despite the growing need for affordable housing, viable and sorely needed Housing Credit developments are turned down each year because the cap on Housing Credit authority is far too low to support the demand. 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. Many more potential applications for worthy developments are not submitted in light of the intense competition, constrained only by the lack of resources.

The scarcity of Housing Credit resources forces state allocating agencies to make difficult trade-offs between directing their extremely limited Housing Credit resources to preservation or new construction, to rural versus urban areas, to neighborhood revitalization or developments in high opportunity areas, or to housing for the homeless, the elderly, or veterans. There simply is not enough Housing Credit authority to fund all of the properties needed, but with a substantial increase in resources, many more of these priorities would be addressed.

Congress Should Expand Housing Credit Authority by at Least 50 Percent

Though the need for Housing Credit-financed housing has long vastly exceeded its supply, Congress has not increased Housing Credit authority in 16 years. To make a meaningful dent in the affordable housing supply gap, we urge Congress to increase the cap on Housing Credit authority by at least 50 percent. Such an expansion would support the preservation and construction of 350,000 to 400,000 additional affordable apartments over a ten-year period. There is ample developer and investor appetite for Housing Credits to support such an increase.

We also encourage Congress to give states the discretion to convert a portion of their private activity bond volume cap to Housing Credit authority. This would allow states greater flexibility in their use of

existing resources and could meaningfully supplement a cap increase.

As Congress considers a pro-growth agenda that does not shy away from tough problems like poverty, we strongly urge Congress to increase Housing Credit authority. For the millions of families paying more than half of their income towards housing – choosing between paying the rent or their medical bills, making repairs to their cars, or enrolling in job training classes – an expansion of the Housing Credit cannot come soon enough.

ACTION Co-Chairs

National Council of State Housing Agencies
Enterprise Community Partners

ACTION Steering Committee Members

Affordable Housing Tax Credit Coalition
Council of Affordable and Rural Housing
Council of Large Public Housing Authorities
Corporation for Supportive Housing (CSH)
Housing Advisory Group
Housing Partnership Network
LeadingAge
Local Initiatives Support Corporation
National Assoc. of Home Builders
National Assoc. of Housing & Redevelopment Officials
National Assoc. of State & Local Equity Funds
National Equity Fund
National Housing and Rehabilitation Association
National Housing Conference
National Housing Trust
National Multifamily Housing Council
Stewards of Affordable Housing for the Future
Volunteers of America

National/Regional

Affordable Housing Investors Council
Alliant Capital
Apartment Realty Advisors (ARA)
Balfour Beatty Construction
Ballard Spahr, LLP
Bank of America Merrill Lynch
Berkadia
Bryan Cave, LLP
Center for American Progress Action Fund
Centerline Capital Group
Certified Commercial Investment Member Association
Cinnaire
City Real Estate Advisors
CohnReznick
The Community Builders, Inc.
Council of Independent State Housing Associations
Council of State Community Development Agencies
Equity Residential
Federation of Appalachian Housing Enterprises, Inc.
Habitat for Humanity International
Holland & Knight
Liz Bramlet Consulting

Klein Hornig LLP

Housing Assistance Council
Housing Trust of America
Hudson Housing Capital
Institute of Real Estate Management
Low Income Investment Fund
McGladrey LLP
Mercy Housing, Inc.
Meridian Investments
Michaels Development Company
Midwest Housing Equity Group, Inc.
Mortgage Bankers Association
National Affordable Housing Management Association
National Alliance of Comm. Econ. Dev. Associations
National Apartment Association
National Assoc. of Affordable Housing Lenders
National Assoc. of Local Housing Finance Agencies
National Assoc. for County Community Economic Dev.
National Community Development Association
National Council on Agricultural Life and Labor
National Development Council
National Foundation of Affordable Housing Solutions
National Housing Law Project
National Leased Housing Association
National NeighborWorks Association
National Resources Defense Council
National Trust Community Investment Corporation
NDC Corporate Equity Fund, LP.
The NHP Foundation
Nixon Peabody LLP
Novogradac & Company LLP
Pacific West Communities, Inc.
PIRHL
PNC Real Estate
Preservation Management Inc.
Prudential Affordable Mortgage Company
Rabobank
RBC Capital Markets – Tax Credit Equity Group
Recap Real Estate Advisors
Reno & Cavanaugh, PLLC
Pillsbury Winthrop Shaw Pittman, LLC
Selfhelp Community Services
Smart Growth America
Southeastern Affordable Housing Management Assoc.
Squire Sanders
TAG Associates, Inc.

AFFORDABLE RENTAL HOUSING A.C.T.I.O.N. A Call To Invest in Our Neighborhoods

Tax Credit Group of Marcus & Millichap
TCAM Asset Management
Urban Institute
U.S. Green Building Council
U.S. Vets Initiative
Vitus Group
WNC & Associates, Inc.
The Woda Group, LLC

Alabama

Alabama Council for Affordable Rural Housing
Arbour Valley Development
Arlington Properties, Inc.
The Bennett Group
City of Mobile Community Planning and Development
Development Services Inc.
Drake Law Firm
Highland Commercial Mortgage, LLC
Ledic Realty Company
Lighthouse CDC
Morrow Companies
Opelika Housing Authority
RSM US, LLP
South East Alabama Self-Help Association, Inc.
Tidwell Group, LLC
Vantage Development

Alaska

Alaska Coalition on Housing and Homelessness
Catholic Social Services
Cook Inlet Housing Authority
The Easter Group
The Leeshore Center
Love INC of the Kinai Peninsula
NeighborWorks Alaska
Nome Emergency Shelter Team
Sitka Community Development Corporation
Statewide Independent Living Council of Alaska
United Way of Anchorage

Arizona

A New Leaf, Inc.
Arizona Housing Alliance
Capitol Mall Association
Chicanos Por La Causa
City of Yuma
Comite de Bien Estar
Corporate Social Responsibility
Foundation for Senior Living
Guadalupe Community Development Corp.
Law Offices of William D. Black
Milestone Housing Development Corp.
Morton Consultant Services

Native American Connections
Pima County CDNC
PPEP Microbusiness & Housing Development Corp.
Surrano Law Offices
Tonalea Chapter
UMOM New Day Centers
WESCAP Investments, Inc.

Arkansas

Affordable Housing Association of Arkansas
AR Development Finance Authority
Arkansas Coalition of Housing and Neighborhood-Growth for
Empowerment (ACHANGE)
Arkansas NAHRO
Boys, Girls, Adults Community Development Center
Des Arc Housing Authority
Housing Authority of Hot Springs
Housing Authority of Star City
Jonesboro Housing Authority
Judsonia Housing Authority
Mississippi County Public Facilities Board
Northwest Regional Housing Authority
PDC Companies
Siloam Springs Housing Authority
Texarkana Arkansas Housing Authority
White River Regional Housing Authority

California

A Community of Friends
Affirmed Housing Group
Affordable Housing Associates
Aldea Supported Living Services
AMCAL Multi-Housing, Inc.
Beacon Communities
Bear River Tribe
Belle Haven Community Foundation
Bocarsly Emden Cowan Esmail & Arndt, LLP
BRIDGE Housing
Burbank Housing Development Corporation
Cabrillo Economic Development Corporation
California Coalition for Rural Housing
California Council of Affordable Housing
California Dept. Housing & Community Development
California Housing Consortium
Candeur Group, LLC
Century Housing Corporation
California Housing Partnership Corporation
Casa de Redwood
Charities Housing
Chelsea Investment Corporation
Chinatown Community Development Center
City of Davis

AFFORDABLE RENTAL HOUSING A.C.T.I.O.N. A Call To Invest in Our Neighborhoods

City of Oxnard Affordable Housing & Rehab Division
 Clark Realty Management
 Community Build
 Community Economics, Inc.
 Community Housing Assistance Program, Inc.
 Community Housing Improvement Program [CHIP]
 Community HousingWorks
 Community Revitalization and Development Corp.
 County of San Bernardino
 Curtom Building & Development
 Desert Manna
 Domus Management Company
 EAH Housing (also listed in Hawaii)
 East Bay Asian Local Development Corporation
 East Bay Center for the Performing Arts
 East LA Community Corporation
 East Oakland Community Development Corporation
 Eden Housing, Inc.
 Episcopal Community Services of San Francisco
 Fresno Economic Opportunities Commission
 Gar-Mar Associates
 Habitat for Humanity of Greater Los Angeles
 Highridge Costa Housing Partners, LLC
 Housing Authority of San Luis Obispo [HASLO]
 Housing Authority of the County of Monterey
 Housing Authority of the County of Santa Barbara
 Housing Authority of the County of Tulare
 Housing California
 Housing On Merit
 Housing Resource Connection
 Innovative Housing Opportunities
 Jamboree Housing Corporation
 John Stewart Company
 The Kennedy Commission
 LifeSTEPS
 Laurin Associates
 LeadingAge California
 LINC Housing
 Little Tokyo Service Center CDC
 M.E. Shay & Co.
 Magnolia Prime
 Mentis Mental Health Services
 Merritt Community Capital Corporation
 Meta Housing Corporation
 MidPen Housing Corp.
 Mutual Housing California
 Napa Emergency Women's Services
 National Community Renaissance
 National CORE
 Neighborhood Partnership Housing Services
 NeighborWorks Orange County

Non-Profit Housing Association of Northern California
 Pacific Meadows Senior Housing
 Palm Communities
 PAH Community
 PAHC Management & Services Corporation
 PATH Ventures
 People Self Help Housing
 Peterson & Associates Affordable Housing Connections
 Related California
 Resources for Community Development
 Riverside Charitable
 Rural Community Assistance Corporation (RCAC)
 Sacramento Housing Alliance
 San Diego Housing Federation
 San Fernando Valley Homeless Coalition
 Self-Help Enterprises
 Southern California Association of Non-Profit Housing
 SRO Housing Corporation
 Sun Country Builders
 Thomas Safran & Associates
 TJ Bly Company, LLC
 TOWNSPEOPLE
 Transition House
 TWG Architects, Inc.
 Urban Housing Communities, LLC
 The Vecino Group
 Wakeland Housing and Development Corporation
 Wasatch Advantage Group, LLC
 The Watershed Center
 Western Community Housing, Inc.
 Women Organizing Resources, Knowledge and Service
 Yolo County Housing

Colorado

Adams County Housing Authority
 Archway Housing & Services
 Aurora Housing Authority
 The Burgwyn Co., LLC
 CARE Housing Services
 Cathedral Development Group, Inc.
 Community Resources and Housing Development Corp.
 Community Restoration Partners, LLC
 Element Properties
 Fort Collins Housing Authority
 Funding Partners
 Grand Junction Housing Authority
 Homeward 2020
 Housing Colorado
 Julesburg Housing Authority
 Kutak Rock LLP
 Loveland Housing Authority
 Medici Communities, LLC

AFFORDABLE RENTAL HOUSING A.C.T.I.O.N. A Call To Invest in Our Neighborhoods

Metro West Housing Solutions
Monroe Group Ltd.
RCH Jones Consulting
Rocky Mountain Communities
Ross Management Group
S.B. Clark Companies
San Miguel Regional Housing Authority
SERVE 6.8
South Metro Housing Options
Steele Properties, LLC
SW Development Group
Urban Land Conservancy
Urban Residential Partners
Vos Consulting
Wolf Family I, Inc.
Zocalo Community Development

Connecticut

The Carabetta Companies
Connecticut Housing Coalition
Housing Authority of New Haven
Mutual Housing Assoc. of Southwestern Connecticut
New Neighborhoods, Inc.
Norwalk Housing Authority
Urban Initiatives
Vesta Corporation

Delaware

Delaware Community Investment Corporation
Delaware Housing Coalition
Delaware Valley Development Company
Leon N. Weiner & Associates, Inc.
NCALL Research, Inc.
Woodlawn Trustees, Inc.

District of Columbia

Affordable Housing Developers Council
Audubon Enterprises
Coalition for Nonprofit Housing & Community Dev.
CSG Urban Partners
Housing Assoc. of Nonprofit Developers
Institute for Responsible Housing Preservation
Jubilee Housing, Inc.
Manna Inc.
Montgomery Housing Partnership
Somerset Development Company
Transitional Housing Corporation

Florida

Ability Housing
AmeriNational
Arrington Financial Capital, LLC
The Auburn Group

Beneficial Communities
Biscayne Housing Group
Blue Sky Communities, LLC
Broad and Cassel
Carlisle Development Group
Carrfour Supportive Housing
Centennial Management
Coalition of Affordable Housing Providers
Community Realty Agency & Information Group
Delray Beach Housing Authority
Florida Alliance of CDCs
Florida Council for Affordable and Rural Housing
Florida Supportive Housing Coalition
Fort Lauderdale Community Center
The Gatehouse Group, Inc.
Global Development Initiatives, LLC
Green Mills
Housing Authority of Pompano Beach
Housing Finance Authority of Palm Beach County
Housing Trust Group, LLC
Innerprise
JPM Development, LLC
Kipling Capital, LP
Kiss & Company, Inc.
Landmark Companies, Inc.
Lee County Housing Finance Authority
MCJ Associates, LLC
Norfolk, LLC
Norstar Development USA
The NRP Group
The NuRock Companies
Orange State Construction, Inc.
Palm Beach County Housing Authority
Picerne Development Corp of Florida
Pinellas County Housing Authority
Pinnacle Housing Group, LLC
Raymond James Tax Credit Funds, Inc.
Related Urban
The Richman Group of Florida, Inc.
Roundstone Development, LLC
Royal American
Soho Advisory Partners LLC
South Florida Community Development Corporation
Southport Financial Services, Inc.
SPECTRA
Tacolcy Economic Development Corp.
Tampa Housing Authority
Vestcor Development Corp, Inc.
Victory Fields, LLC
Wendover Housing Partners, Inc.
West Palm Beach Housing Authority

AFFORDABLE RENTAL HOUSING A.C.T.I.O.N. A Call To Invest in Our Neighborhoods

Georgia

Affordable Housing America, Inc.
Alliance Fund Advisors
Alliance Fund Management
Ambling Management Company
American Covenant Senior Housing Foundation, Inc.
Athens Land Trust
Atlanta Neighborhood Development Partnership
The Benoit Group
The Braden Group
Charis Community Housing, Inc.
Coleman Talley LLP
Cordele Housing Authority
Delmar Realty Advisors
Georgia Affordable Housing Coalition
The Integral Group
Invest Atlanta
JBH Financial Brokerage & Associates LLC
Landbridge Development, LLC
Mansermar Inc.
Marietta Housing Authority
Mize & Mize
ORION Real Estate Services, Inc.
Paces Foundation
Partnership Housing Affordable to Society Everywhere
Pittsburgh Community Improvement Association, Inc.
Project Interconnections, Inc.
Rea Ventures Group, LLC
Resource Housing Group
Sprague and Rosenberger
State Tax Credit Exchange
SUMMECH CDC
Tapestry Development Group
TBG Residential
Triumph Management Group, LLC

Hawaii

EAH Housing (also listed in California)
Hawaii Housing Finance, LLC
Hawaii Workforce Development Council
Housing Hawaii
Management Specialists Co.

Idaho

Community Council of Idaho, Inc.
Community Development Incorporated
HOPE Development, LLC
The Housing Company
Neighborworks Pocatello
New Beginnings Housing, LLC
Northwest Associates
Northwest Real Estate Capital Corp.

The Pacific Companies
Somerset Pacific
Thomas Development Co.

Illinois

Affordable Housing Investment Brokerage
Applegate & Thorne-Thomsen, PC
Bickerdike Redevelopment Corporation
Brinshore Development, LLC
Chicago Community Development Corporation
Chicago Rehab Network
City of Chicago
Consecra Housing Network
Cook County Housing Authority
FLS Group, LLC
Full Circle Communities, Inc.
General Capital Management Inc.
Hooker DeJong Architects, Inc.
Housing Action Illinois
Housing Authority of the County of DeKalb
Illinois Housing Council
JP Morgan
Laborers' Home Development Corp.
Lake County Housing Authority
Lightengale Group
Madison County Housing Authority
MB Financial Bank
Metroplex, Inc.
North Chicago Housing Authority
Peoria Citizens Committee for Economic Opportunity, Inc.
Perry Group, Ltd.
Pike County Housing Authority
The Renaissance Companies
The Resurrection Project
SE Clark & Assoc. Inc.
Springfield Housing Authority
Valerie S. Kretchmer Associates, Inc.
Winnebago County Housing Authority

Indiana

AHEPA Management Company
Affordable Housing Association of Indiana
Affordable Housing Corporation
Biggs TC Development, LLC
Bingham Greenebaum Doll LLP
Brown County Career Resource Center
Community Action of Greater Indianapolis, Inc.
Dauby, O'Connor & Zaleski, LLC
The Englewood Group
Fort Wayne Housing Authority
God's Helping Hand
Hamilton County Area Neighborhood Development, Inc.

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Herman & Kittle Properties, Inc.
IAB Financial Bank
Indiana Affordable Housing Council
Indiana Association for Community Economic Development
Indiana Health Centers Inc.
KCG Development
Keller Development, Inc.
Lake City Bank
Milestone Ventures, Inc.
Neighborhood Development Associates, LLC
New Albany Housing Authority
New Generation Management, Inc.
NSP Consultants, LLC
Old National Bank
Paragus, LLC
Pedor Companies
Pioneer Development Services, Inc.
TWG Development
Valenti Development, LLC
Westside Community Development Corp.
Wooden McLaughlin

Iowa

Affordable Housing Network, Inc.
Anawim Housing
AEGON USA Realty Advisors, LLC
Barnes Realty
Burns & Burns, LC
Community Housing Initiatives, Inc.
Fort Madison Housing Authority
J. Development Company
Hatch Development Group
Home Builders Association of Iowa
Perennial Property Management
Polk County Housing Trust Fund
Simonson & Associates Architects, LLC

Kansas

10up
Cohen-Esrey Real Estate Services, LLC
Homestead Affordable Housing, Inc.
Housing Opportunities, Inc.
JC Builders, Inc.
Kansas City Equity Fund, LLC (also listed in Missouri)
Kansas Housing Resources Corporation
Kim Wilson Holding Inc.
Marsh & Company, P.A.
Mennonite Housing Rehabilitation Services, Inc.
Overland Property Group, LLC
Prairie Fire Development Group (also listed in Missouri)
Topeka Housing Authority
Vintage Construction, LLC

Kentucky

AU Associates, Inc.
FAHE Capital Corporation
Family Scholar House
First World Architects Studio
Homeless and Housing Coalition of Kentucky
HOPE of Kentucky, LLC
Housing Partnership, Inc.
Kentucky Housing Corporation
KY Senior Citizens Apartments
LDG Development, LLC
Lexington Community Land Trust
Marian Development Group, LLC

Louisiana

Bauer Compliance & Consulting
Brownstone Affordable Housing Ltd.
Centerpointe Regional Housing Development, LLC
Fitness & Praise Youth Development, Inc.
Greater New Orleans Housing Alliance
Gulf Coast Housing Partnership
Harmony Neighborhood Development
Houma Terrebonne Housing Authority
Housing Authority of the City of Shreveport
Louisiana Assoc. of Affordable Housing Providers
Louisiana Community Reinvestment Coalition
Louisiana Housing Council
Mt. Pleasant Community Development Corporation, Inc.
Neville Development
Providence Community Housing
Rural Rental Housing Assoc. of Louisiana, Inc.
Standard Enterprises, Inc.
Statewide Louisiana Community Reinvestment Coalition

Maine

Auburn Housing Authority
Avesta Housing
Bath Housing
Coastal Enterprises, Inc.
Community Housing of Maine
Developers Collaborative
Freeport Housing Trust
Lewiston Housing Authority
Maine Affordable Housing Coalition
Maine Workforce Housing, LLC
Northern New England Housing Investment Fund
Penquis Housing, Inc.
Portland Housing Development Corporation
South Portland Housing Authority
Waterville Housing Authority
Westbrook Housing
The Wishcamper Companies, Inc.

AFFORDABLE RENTAL HOUSING A.C.T.I.O.N. A Call To Invest in Our Neighborhoods

Maryland

Bocarsly Emden Cowan Esmail & Arndt, LLP
 Chesapeake Community Advisors, Inc.
 Comprehensive Hsg. Assistance, Inc. (CHAI) Baltimore
 Enterprise Homes
 Garrett County Community Action Committee
 Green Street Housing
 Homes for America
 The House of Easterling
 Housing Assoc. of Nonprofit Developers
 Howard County Housing
 HTA Development, LLC
 Maryland Affordable Housing Coalition
 Maryland Asset Building and Cmty. Development Net.
 Maryland Association of Housing and Development Agencies
 Montgomery Housing Partnership
 NeighborWorks Capital
 Riverside Advisors LLC
 Roots of Mankind Corp.
 The Shelter Group
 T.M. Associates, Inc.
 Victory Housing, Inc.
 WBC Community Development Corporation

Massachusetts

Alliance of Cambridge Tenants
 Asian Community Development Corporation
 B'nai B'rith Housing
 Beacon Hill Capital LLC
 Boston Capital
 Boston Financial Investment Management
 Boston Housing Authority Resident Advisory Board
 Candeur Group
 Capstone Communities LLC
 Carlisle Tax Credit Advisors
 Citizens' Housing and Planning Association
 Clocktower Tax Credit Investments, LLC
 Codman Square Neighborhood Development Corp.
 Community Economic Development Assistance Corp.
 Connolly and Partners, LLC
 David Koven Consulting
 Dorchester Bay Economic Development Corporation
 Edwards Wildman Palmer LLP
 First Financial Management Corporation
 Housing Corporation of Arlington
 Homeowners Rehab, Inc.
 Housing Management Resources
 Jamaica Plain Neighborhood Development Corporation
 Jewish Alliance for Law and Social Action
 Kevin P. Martin & Associates, PC
 KPM
 Madison Park Development Corporation

Massachusetts Assoc. of Community Dev. Corporations
 Massachusetts Housing Investment Corporation
 Michel Associates
 NeighborWorks Southern Mass
 New England Housing Network
 North Shore Community Development Coalition
 Norwood Housing Authority
 Peabody Properties, Inc.
 Preservation of Affordable Housing, Inc.
 Schochet Companies
 Strategic Tax Credit Investments, LLC
 Tenants' Development Corporation
 VIET-AID
 WinnDevelopment
 Women's Inst. for Housing & Economic Development

Michigan

Community Economic Development Assoc. of Michigan
 CSI Support and Development
 Disability Advocates of Kent County
 Ginosko Development Company
 Housing Resources, Inc.
 Inner City Christian Federation
 Kalamazoo Eastside Neighborhood Association
 Lapeer Housing Commission
 Livonia Housing Commission
 Michigan Community Action
 Michigan Disability Housing Work Group
 Michigan Housing Council
 MORC Home Care
 Neighborhood Service Organization
 Occupancy Solutions, LLC
 Ojibway Development, LLC
 Plante Moran
 Werth Development LLC
 Ypsilanti Housing Commission

Minnesota

13th Ave
 Aeon
 Alliance Housing Inc.
 Artspace Projects, Inc.
 Augusta Ventures, LLC
 Aurora St. Anthony Neighborhood Development Corp.
 Avenues for Homeless Youth
 Center City Housing Corp.
 CommonBond Communities
 Diversified Equities Corporation
 D.W. Jones, Inc.
 Dominion Development and Acquisitions, LLC
 Greater Minnesota Housing Fund
 Hope Community Inc.

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Housing Preservation Project
Mahoney Ulbrich Christensen Russ P.A.
MetroPlains, LLC
The Metropolitan Consortium of Cmty. Developers
Midwest Minnesota CDC
Minnesota Housing Partnership
One Roof Community Housing
PLACE
Podawiltz Development Corporation
Project for Pride in Living
Real Estate Equities, Inc.
Sand Companies, Inc.
The Schuett Companies
SCI Associates, LLC
Southwest Minnesota Housing Partnership
Three Rivers Community Action
Urban Homeworks

Mississippi

Adams Construction
Greater Greenville Housing
Hope Enterprise Corporation
Hughes Spellings
Lenton Development
Mercy Housing and Human Development
Mid-South Housing Foundation
Mississippi Assoc. of Affordable Housing Providers
The Park Companies
Rosedale Corporation
Ross & Yerger
SECDE Ventures, LLC
South MS Housing & Development Corporation
Tunica County CDC
Winters Construction, LLC

Missouri

Affordable Equity Partners
Affordable Housing Commission
Boonville Housing Authority
Brunswick Housing Authority
Builders Development Corporation
Hamilton Properties Corporation
Hannibal Housing Authority
Housing Authority of Joplin, MO
Housing Authority of the City of Jefferson
Independence Housing Authority
Ivanhoe Neighborhood Council
JAKES Industrial, Inc.
Kansas City Equity Fund, LLC (also listed in Kansas)
Lee's Summit Housing Authority
Marceline Housing Authority
MarksNelson, LLC

McCormack Baron Salazar
Missouri Workforce Housing Association
Peter & Paul Community Services
Prairie Fire Development Group (also listed in Kansas)
Professional Construction Solutions
Slezak House
St. Louis Equity Fund, Inc.
St. Patrick Center
RubinBrown LLP
Travois, Inc.
Wilhoit Properties Inc.
Zimmerman Properties, LLC

Montana

Bullhook Community Health Center
GL Development LLC
Great Falls Housing Authority
Housing Authority of Billings
Housing Solutions, LLC
Lee and Co, PC
Missoula Housing Authority
Mountain Plains Equity Corporation
Summit Management Group, Inc.
Rocky Mountain Development Council

Nebraska

Cairo Housing Authority
Cambridge Housing Authority
Cirrus House Inc.
Columbus Housing Authority
Cornerstone Associates, LLC
Excel Development Group
Fremont Housing Authority
Holy Name Housing Corporation
Horizon Bank
Housing Partners of Western Nebraska
Lincoln Housing Authority
McCook Housing Agency
Nebraska City Area Economic Development Corp.
Nebraska Housing Developers Association
North Omaha Foundation
Oakland Housing Authority
Omaha Economic Development Corp.
Omaha Housing Authority
Ord Housing Authority
RMR Group
Schuyler Housing Agency
Seldin Company
Sunrise View Housing Authority
Urban Housing Partners, LLC

AFFORDABLE RENTAL HOUSING A.C.T.I.O.N. A Call To Invest in Our Neighborhoods

Nevada

Clark County Cmty. Resources Management Division
George Gekakis, Inc.
Mueller, Hinds, & Associates, CHTD
Neighborhood Housing Services of Southern Nevada
Nevada Council of Affordable and Rural Housing
Nevada HAND
Nevada Rural Housing Authority
Silver Sage Manor, Inc.
Silver State Housing

New Hampshire

AHEAD, Inc.
CATCH Neighborhood Housing
Concord Coalition to End Homelessness
Families in Transition
Housing Action NH
Laconia Area Community Land Trust
NeighborWorks of Greater Manchester
New Hampshire Public Health Association
Newmarket Housing Authority
NH Coalition to End Homelessness
NH Community Loan Fund
Tri-County CAP
USIS, LLC

New Jersey

Advocates for Peace & Social Justice
Alliance for Betterment of Citizens with Disabilities
CSE
Diocesan Housing Services Corporation of the Diocese
of Camden
Hoboken Housing Authority
Housing and Community Development Network of NJ
Housing Authority of Gloucester County
The Ingerman Group
Jewish Community Housing Corp. of Metropolitan NJ
MaGrann Associates
MEND, Inc.
Mercer Alliance to End Homelessness
The Metro Company
Monarch Housing Associates
New Community Corporation
New Jersey Apartment Association
New Jersey Community Development Corporation
New Jersey Housing and Mortgage Finance Agency
North Haledon Affordable Housing
Project Freedom, Inc.
PV Community Development Corporation
Tabor House
The Michaels Organization
Valley National Bank

New Mexico

City of Las Cruces
Housing Trust of Santa Fe
JL Gray Company
New Mexico Coalition to End Homelessness
YES Housing, Inc.
Santa Fe Civic Housing Authority
Sawmill Community Land Trust
Tierra del Sol Housing Corporation

New York

3D Development Group, LLC
42 Equity Partners, LLC
Arbor Housing Development
Asian Americans for Equality
Association for Energy Affordability Inc.
Belmont Housing Resources for WNY, Inc.
Benchmark Title Agency, LLC
Blueprint Properties
The Bridge
Broadway-Filmore NHS
Central New York Citizens in Action, Inc.
Citizens Against Recidivism, Inc.
Community Access Inc.
Community Action Organization of Erie County, Inc.
Community Development Corp. of Long Island, Inc.
Community Development Trust
Community League of the Heights
Conifer Realty, LLC
Curtis + Ginsberg Architects LLP
East Hampton Housing Authority
Edgemere Development
Evergreen Health Services
Ewing Planning Services
First Sterling
Forsyth Street Advisors LLC
Fecteau PLLC
Fordham Bedford Housing Corporation
Geneva Housing Authority
Greater Rochester Housing Partnership
HANAC, Inc.
Harlem Congregations for Community Improvement Inc.
Hour Children
Housing Visions
The Hudson Companies, Inc.
Humand Development Services of Westchester
Ibero-American Development Corporation
The Institute for Human Services, Inc.
Ithaca Housing Authority
Ithaca Neighborhood Housing Services
Lantern Community Service
Lemle & Wolff, Inc.

AFFORDABLE RENTAL HOUSING A.C.T.I.O.N. A Call To Invest in Our Neighborhoods

Lott Community Development Corporation
 Lower East Side Coalition Housing Development, Inc.
 Neighborhood Housing Services of New York City
 Neighborhood Preservation Coalition of New York State
 New Destiny Housing Corporation
 New York Housing Conference
 New York State Association for Affordable Housing
 Northeast Brooklyn Housing Development Corporation
 Ocean Bay Community Development Corporation
 Oxford Consulting Inc.
 PathStone
 Property Resources Corporation
 Providence Housing Development Corp.
 R4 Capital, LLC
 Regan Development Corporation
 Rochester's Cornerstone Group, Ltd.
 Royal Realty Development, Inc.
 Rural Ulster Preservation Company
 RUPCO
 SFDS Development Corp.
 Sobro
 Southern Tier Environments for Living
 Supportive Housing Network of New York
 Tenderloin Neighborhood Development Corporation
 Transamerica Equities, LLC
 Triboro Real Estate Development, Inc.
 Urbecon LLC
 West Harlem Group Assistance, Inc.
 White Plains Housing Authority

North Carolina

The Affordable Housing Group of North Carolina, Inc.
 Affordable Housing Management, Inc.
 Blue 22 Development
 Brock Ventures, Inc.
 CAHEC
 Carolina Bank
 Carolinas Council of Affordable Housing
 Charlotte Mecklenburg Housing Partnership
 Community Investment Corporation of the Carolinas
 Community Management Corporation
 DHIC, Inc.
 Dixon Hughes Goodman LLP
 Eagan Partners, LLC
 East Carolina Community Development, Inc.
 The Housing Assistance Corporation
 KRP Investments, LLC
 North Carolina Housing Coalition
 Partners Ending Homelessness
 Partnership Property Management
 Pressly Development Company, Inc.
 Reliance Housing Foundation

United Developers, Inc.
 University of North Carolina, Department of City &
 Regional Planning
 Weaver-Kirkland Housing, LLC
 Weaver Cooke Construction
 William S. Robinson & Associates, Inc.
 Wilson Community Improvement Association [WCIA]
 Workforce Homestead, Inc.

North Dakota

Beyond Shelter, Inc.
 Fargo Housing & Redevelopment Authority
 Grand Forks Housing Authority
 Lutheran Social Services of North Dakota
 North Dakota Coalition for the Homeless
 Turtle Mountain Housing Authority

Ohio

The ABCD, Inc.
 ABCAP
 Affordable Housing Alliance of Central Ohio
 Affordable Housing Partners, Inc.
 Arch City Development
 Bethel Development
 Burten, Bell, Carr Development, Inc.
 CDA Flaherty Consulting
 Center for Closing the Health Gap
 Clark, Schaefer, Hackett & Co.
 Cleveland City Council
 Cleveland Housing Network
 Cleveland Neighborhood Progress
 Cleveland State University
 Coalition on Homelessness and Housing in Ohio
 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.
 GL Housing Group
 Grey Area Consultants, LLC
 Housing Services Alliance
 James A. Saad, LLC
 Jones Walker LLP
 Karen A Graham Consulting, LLC
 Karen H. Bauernschmidt Co., LPA
 LIHTC Working Group

AFFORDABLE RENTAL HOUSING A.C.T.I.O.N. A Call To Invest in Our Neighborhoods

Miller-Valentine Group
Mt. Auburn Good Housing Foundation
MV Residential Development LLC
National Affordable Housing Trust
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
Trumbull Metropolitan Housing Authority
The Uptown Association, Inc.
United Way of Greater Cincinnati
The Wallick Companies
WSOS Community Action Commission

Oklahoma

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
Mountain View Housing Authority
Northeast Oregon Housing Authority
Oklahoma City Metro Assoc. of REALTORS
Oklahoma Coalition for Affordable Housing
Oklahoma Housing Finance Agency
Oklahoma Investment Realty, Inc.
ORO Development Corporation
Progressive Independence
REI Oklahoma
Resco Enterprises, LLC
Spradling, Kennedy & McPhail, LLP
Sunview Homes

Oregon

Bienestar Oregon
CASA of Oregon
Cascade Management

Commonwealth Development Corporation
Grounded Solutions Network
Housing Authority of Jackson County
Housing Authority of Yamhill County
Lincoln Community Land Trust
Mid-Columbia Housing Authority
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

Allentown Housing Authority
A.M. Rodriguez Associates, Inc.
BCM Affordable Housing
Community Action Commission
Community Action Committee of the Lehigh Valley, Inc.
Community First Fund
Cornerstone Community Partners
Fayette County Community Action Agency, Inc.
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
PathStone Alliance for Better Housing
Pathways to Housing PA
Pennrose Properties
Pennsylvania Association of Housing & Redevelopment Agencies
Pennsylvania Developers Council
Pennsylvania Housing Finance Agency
Philadelphia Association of CDCs
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.
Tamaqua Area Community Partnership
United Neighborhood Centers
United Neighborhood Community Development Corporation

AFFORDABLE RENTAL HOUSING A.C.T.I.O.N. A Call To Invest in Our Neighborhoods

West Market Management
WRT Design
York Housing Authority

Puerto Rico

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

Amos House
Barbara Sokoloff Associates
Church Community Housing Corp.
Coventry Housing Authority
Dimeo Properties
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
Rhode Island Housing
Roger Williams University
SWAP Inc.
Valley Affordable Housing Corp.

South Carolina

AMCS Inc.
Connelly Builders, Inc.
CPR Partners
Credit Capital, LLC
Douglas Development
Howell Linkous and Nettles, LLC
Humanities Foundation
Landmark Property Management
SC Community Loan Fund
Southern Development Management Company Inc.

South Dakota

Aberdeen Housing Authority
Dakota Nation Community Development Corporation
Dakota Resources
Development for the Disabled Inc.
Eide Bailly LLP
GROW South Dakota
Lloyd Companies
Murray Properties, LLC
NeighborWorks Dakota Homes Resources
Oti Kaga, Inc.

Tennessee

Alco Management, Inc.
Bluff City Community Development Corporation
Elmington Property Management
Good Neighbor Foundation
Highmark Holdings
Huber & Lamb Appraisal Group
Jackson Housing Authority
Knoxville's Community Development Corporation
Lexington Housing Authority
LHP Development, LLC
Metropolitan Development & Housing Agency
Pennrose Properties
Urban Housing Solutions
Volunteer Management and Development Company

Texas

Anderson Development & Construction, LLC
Anson Housing Authority
Austin Community Design & Development Center
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
Flores Residential, LLC
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
Joe Lopez Law Firm
Levelland Housing Authority
Lockhart Housing Authority
Locke Lord LLP
Maupin Development
MWS Real Estate Services
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 Alternative Housing Corporation

AFFORDABLE RENTAL HOUSING A.C.T.I.O.N. A Call To Invest in Our Neighborhoods

San Antonio Housing Authority
Spearman Housing Authority
StoneLeaf Companies
Texas Affiliation of Affordable Housing Providers
Texas NAHRO
UAH Property Management, Inc.

Utah

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

Vermont

Addison County Community Trust, Inc.
Burlington Associates
Cathedral Square Corporation
Central Vermont Community Land Trust
Champlain Housing Trust
Disability Rights Vermont
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

AHC, Inc.
Alexandria Housing Development Corporation
Alexandria Redevelopment and Housing Authority
Alliance for Housing Solutions

Arlington Partnership for Affordable Housing
Better Housing Coalition
Chesapeake RHA
Community Housing Partners
Hampton Redevelopment and Housing Authority
Harrisonburg Redevelopment and Housing Authority
The Haven, Inc.
Hopewell Redevelopment and Housing Authority
Housing Assoc. of Nonprofit Developers
Linden Capital LLC
MichiHamlett Attorneys at Law
Newport News Redevelopment & Housing Authority
NJR Real Estate Consulting Services, LLC
Norfolk Redevelopment and Housing Authority
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 Housing Development Authority
Virginia LISC
Virginia One Development
Virginia Supportive Housing
Wesley Housing Development Corp. of Northern Virginia

Washington

Ally Community Development
American Capital Group
Barrientos LLC
Beacon Development Group
Bellingham/Whatcom County Housing Authorities
Bellwether Housing
Betsy Lieberman Consulting LLC
Bremerton Housing Authority
Capitol Hill Housing Foundation
Cascade Affordable Housing
Catholic Charities Housing Services Diocese of Yakima
City of Seattle Office of Housing
Columbia Gorge Housing Authority
Colville Indian Housing Authority
Community Center for Education Results
Community Frameworks
Compass Health
Downtown Emergency Service Center (DESC)
El Centro de la Raza
Enterprise Community Partners Pacific Northwest
Everett Gospel Mission
Everett Mayor Ray Stephanson
Forterra
Homestead CLT
HomeStreet Bank

AFFORDABLE RENTAL HOUSING A.C.T.I.O.N. A Call To Invest in Our Neighborhoods

Housing Authority of Grant County
Housing Authority of Kennewick
Housing Authority of Snohomish County
Housing Consortium of Everett & Snohomish County
Housing Dev. Consortium of Seattle-King County
Housing Hope
Impact Capital
InterIm Community Development Association
Imagine Housing
King County Executive Dow Constantine
King County Housing Authority
Longview Housing Authority
Loveridge Hunt & Co., PLLC
Low Income Housing Institute
Makah Tribe
Mark Flynn Consulting, LLC
Mayor of Seattle Ed Murray
McLoughlin & Associates
Mercy Housing Northwest
Office of Rural and Farmworker Housing
OPAL Community Land Trust
Pacifica Law Group, LLP
Parkview Services
Paul Schissler Associates
Plymouth Housing Group
Rafn Company
Renton Housing Authority
Rockwood Retirement Communities
Seattle Chinatown International District Preservation
and Development Authority (SCIDpda)
The Seattle Foundation
Seattle Housing Authority
Seattle/King County Coalition on Homelessness
SEC Affordable Housing
Security Properties
Senior Services
Shelter Resources, Inc.
Skamania County
SMR Architects
Solid Ground
SouthEast Effective Development
Spokane Community Housing Association
Spokane Housing Ventures
Spokane Low Income Housing Consortium
Spokane Neighborhood Action Partners (SNAP)
The Summit Group
Tacoma Housing Authority
Tacoma Mayor Marilyn Strickland
TPC Affordable Housing Consortium
United Marketing, Inc.
Upper Valley MEND
Walla Walla Housing Authority

Walsh Construction
Washington Community Reinvestment Association
The Washington Low Income Housing Alliance
Washington State Housing Finance Commission
Watson & McDonell
Yakima Housing Authority
Yesler Community Collaborative
YMCA of the Inland Northwest
YWCA Seattle|King|Snohomish

West Virginia

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

Wisconsin

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

Wyoming

Volunteers of America Northern Rockies
Wyoming Housing Network