The ACTION Campaign Applauds Representatives Tiberi and Neal for Legislation to Strengthen the Low-Income Housing Tax Credit

The undersigned businesses and organizations, representing over 2,000 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), our nation’s primary tool for encouraging private investment in affordable rental housing.

We strongly support the Affordable Housing Credit Improvement Act of 2017, H.R. 1661, introduced by Representative Pat Tiberi (R-OH) and House Ways and Means Committee Ranking Member Richard Neal (D-MA). This legislation would strengthen the Housing Credit by providing states with additional flexibility, making the financing of affordable housing more predictable and streamlined, facilitating Housing Credit development in challenging markets like rural and Native American communities, increasing the Housing Credit’s ability to serve extremely low-income tenants, and supporting the preservation of existing affordable housing. The legislation also contains important provisions that would support development of rental homes using the Housing Credit coupled with multifamily Housing Bonds, which currently provide critical financing to roughly 40 percent of Housing Credit apartments.

The ACTION Campaign applauds Representatives Tiberi and Neal and the other co-sponsors for their leadership and support of the Housing Credit. With tax reform likely to move forward in 2017, this strong bipartisan expression of support for the Housing Credit is extremely significant. We urge all House members to join Representatives Tiberi and Neal as cosponsors of this critical legislation.

There is already congress-wide support for the provisions contained in H.R. 1661. Senator Maria Cantwell (D-WA) and Senate Finance Committee Chairman Orrin Hatch (R-UT) recently introduced companion legislation, S.548, which already has strong bipartisan support both on and off the Senate Finance Committee. ACTION strongly endorses the efforts to advance these bills in both the House and Senate.

Thirty years ago, President Reagan and the Congress showed remarkable foresight and creativity by creating the Housing Credit as part of the Tax Reform Act of 1986. The Housing Credit is now our nation’s most successful tool for encouraging private investment in the production and preservation of affordable rental housing, responsible for nearly all of the affordable housing built and preserved in recent decades. It has financed nearly 3 million apartments since 1986, which have provided approximately 6.7 million low-income families, seniors, veterans, and people with disabilities 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.

ACTION looks forward to continuing to work with the House, Senate and Administration to protect, strengthen and expand the Housing Credit in tax reform, and urges the inclusion of the Tiberi-Neal and Cantwell-Hatch provisions in any tax reform legislation.