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

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The undersigned businesses and organizations, representing over 2,200 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) by supporting the bipartisan Affordable Housing Credit Improvement Act of 2019 (S. 1703 and H.R. 3077).

Both S. 1703, introduced by Senators Maria Cantwell (D-WA), Johnny Isakson (R-GA), Ron Wyden (D-OR), and Todd Young (R-IN), and H.R. 3077, introduced by Representatives Suzan DelBene (D-WA), Kenny Marchant (R-TX), Don Beyer (D-VA), and Jackie Walorski (R-IN), are comprehensive legislation that would strengthen the Housing Credit, our nation’s primary tool for encouraging private investment in affordable rental housing.

The Affordable Housing Credit Improvement Act of 2019 would build upon the proven success of the Housing Credit. Both the House and Senate bills would increase Housing Credit allocation authority by 50 percent, taking a meaningful step towards addressing our nation’s vast and growing affordable housing needs. Such an expansion would support the preservation and construction of an estimated 384,500 additional affordable homes over a ten-year period, which would support nearly 900,000 jobs. This legislation also includes more than two dozen other provisions that would help preserve existing affordable housing, facilitate Housing Credit development for extremely low-income households and in hard-to-serve communities, provide state Housing Credit allocating agencies new tools to strengthen program oversight, and streamline rules to create efficiencies in program administration. New provisions in the AHCIA this Congress would help the Housing Credit better serve rural areas, encourage cost reasonableness, and maximize Private Activity Bond affordable housing resources, among other changes.

Since its creation in the Tax Reform Act of 1986, the Housing Credit has become 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 3.2 million apartments since 1986, which have provided approximately 7.4 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.

The ACTION Campaign applauds Senators Cantwell, Isakson, Wyden, and Young, Representatives DelBene, Marchant, Beyer, and Walorski, and the other co-sponsors for their leadership and support of the Housing Credit. We urge all Members of Congress to join as co-sponsors of this critical, bipartisan legislation. There is already Congress-wide support for both the House and Senate bills. The ACTION Campaign also applauds Congress for enacting two provisions from this legislation with bipartisan support in 2018, and strongly endorses the efforts to advance this legislation in 2019.

ACTION looks forward to continuing to work with the Senate, House and Administration to strengthen and expand the Housing Credit and urges the inclusion of the Affordable Housing Credit Improvement Act provisions in any tax legislation.