NEIGHBORHOOD HOMES INVESTMENT ACT (H.R. 3316)

The Neighborhood Homes Investment Act (NHIA), H.R. 3316 would revitalize distressed urban, suburban and rural neighborhoods with federal income tax credits, mobilizing private investment to build and rehabilitate 500,000 homes for moderate- and middle-income homeowners over the next decade.

Every state has neighborhoods where the homes are in poor condition and the property values are too low to support new construction or substantial renovation. The lack of move-in ready homes makes it difficult to attract or retain homebuyers, causing property values to decline. The NHIA would break this downward spiral by creating a federal tax credit that covers the gap between the cost of building or renovating homes and the price at which they can be sold, thus making renovation and new home construction possible. The NHIA would also help existing homeowners in these neighborhoods to rehabilitate their homes.

The key attributes of the NHIA are:

Builds Upon the Success of Proven Tools:

- The NHIA is based on the successful Low Income Housing Tax Credit and New Markets Tax Credit, which support affordable rental housing and economic development, respectively, but are not designed to build or rehabilitate owner-occupied homes.
- Tax-exempt mortgage bonds and mortgage credit certificates assist homeowners by reducing mortgage payments, but they cannot cover the development financing gap.
- NHIA would complement these other incentives, not duplicate them.

State Control

- States allocate NHIA tax credit authority on a competitive basis and monitor compliance.
- States have annual tax credit authority for the greater of $3 per capita or $4 million – about $1 billion nationwide.
- States could also access additional tax credits by converting tax-exempt private activity bond cap; each dollar of bond cap would convert to $0.60 of NHIA tax credits.
- The IRS will develop regulations, collect national NHIA data, and monitor state agency performance.

Private Market Discipline

- Project sponsors raise capital from investors to finance home building and rehabilitation.
- Tax credits cover the gap between development costs and sales prices, up to 35% of eligible costs.
- Private investors – not the federal government – bear construction and marketing risks.
- Investors claim the tax credits only after construction, inspection, and owner-occupancy.

Targets Communities in Greatest Need

- Homes will be located in communities where the need for private sector investment is greatest – those with high poverty rates, low median family incomes, and low home values.
- 22% of metro census tracts nationwide, and 25% of non-metro census tracts, qualify for NHIA investments.
- States may also use up to 20% of their allocation to serve additional non-metro census tracts and/or existing homeowners in gentrifying census tracts.
- Maps of eligible NHIA communities in each state may be found here.

Limits Homeowner Incomes, Eligible Costs and Home Prices

- Homeowners with incomes up to 140% of the area/state median are eligible.
- Costs eligible for tax credits cannot exceed 80% of the U.S. median new home price ($261,120 in 2018).

- Sales prices are limited to four times the metro area or state median family income (MFI). Example: if MFI is $65,000, the sales price limit is $270,000. Higher limits apply to homes with 2-4 units.
- A homeowner who sells a NHIA home within five years will repay part of the gain (profit) to the state to support additional similar activity: 50% in year 1, phased down to 10% in year 5.
- Limitations on eligible neighborhoods, tax credit amounts, sale prices, homeowner incomes, and short-term resales all support neighborhood revitalization without gentrification.

How the NHIA Would Work

1. **States allocate NHIA tax credits on a competitive basis.**
    - States publish allocation plans. Project selection criteria include: (1) neighborhood need for new or rehabilitated homes; (2) neighborhood revitalization strategy and impact; (3) sponsor capability; (4) likely long-term homeownership sustainability; and (5) any State criteria.
    - States set standards for construction cost and quality and developer fees.
    - States allow only the tax credits reasonably needed for financial feasibility.
    - 10% of each state's allocations are set aside for nonprofit sponsors.

2. **Project sponsors raise capital from investors and use it to finance home construction and substantial rehabilitation.** Sponsors would include developers, lenders, and local governments.
    - Project sponsors develop the homes or work with builders and homeowners.
    - Tax credits cover the gap between development cost and sales price, up to 35% of the cost of construction, rehabilitation, property acquisition, demolition, and environmental remediation.
        - ➢For rehabilitation of homes for current owner-occupants, tax credits cover the gap between the rehab cost and the homeowner's contribution, up to 35% of rehab cost.
    - Clear, simple requirements ease compliance and accommodate small-scale projects.

3. **Investors claim tax credits after homes are completed, inspected, and owner-occupied.**
    - Homeowners make down payments and obtain mortgages to cover the homes' sale price. The tax credit covers the gap between the development cost and the sale price.
    - Sponsors may use allocated but unneeded tax credits for additional homes.

NHIA Home Financing Example

Property acquisition	$ 50,000
Construction or rehabilitation	150,000
Total development cost	$ 200,000
Less: Sales price	- 160,000
NHIA tax credit = value gap	$ 40,000

Estimated Impact over 10 Years

Based on the financing example above and assuming 50% of the NHIA tax credits come from the conversion of private activity bond cap, the impact over 10 years would include:

- 500,000 homes built or substantially rehabilitated
- $100 billion of total development activity
- 785,714 jobs in construction and construction-related industries
- $42.9 billion in wages and salaries
- $29.3 billion in federal, state, and local tax revenues and fees