



THE AFFORDABLE HOUSING
TAX CREDIT COALITION

Restoring Neighborhoods Task Force Webinar:
**Affordable Housing Credit
Improvement Act**

Emily Cadik, AHTCC Executive Director

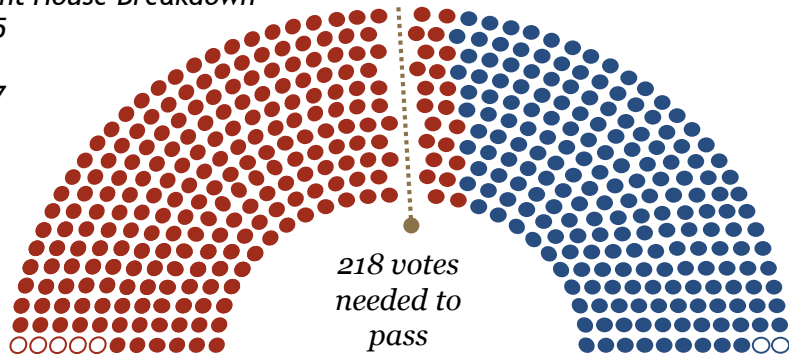


@EmilyCadik
@AHTCCoalition

Changes in the 116th Congress

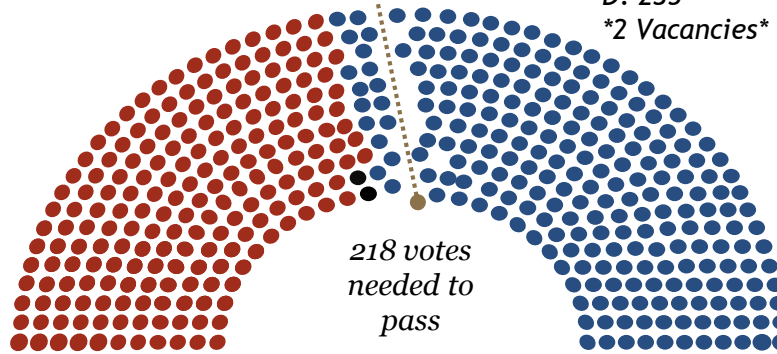
House of Representatives 115th Congress

Current House Breakdown
R: 235
D: 193
Vac: 7



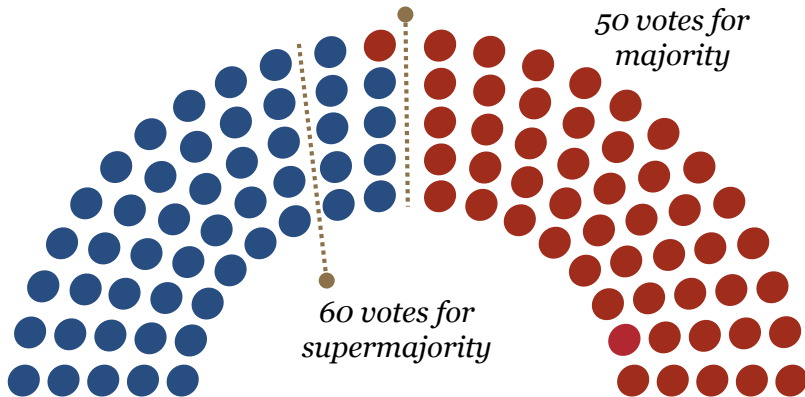
House of Representatives 116th Congress

Current House Breakdown
R: 198
D: 235
2 Vacancies



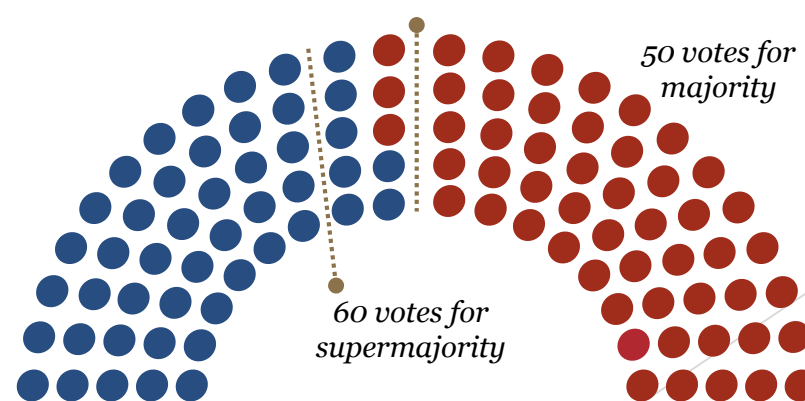
Current Senate Breakdown
R: 51
D/I: 49

Senate 115th Congress



Senate 116th Congress

Senate Breakdown
R: 53
D/I: 47



The Need for Education

- ▶ The 116th Congress has 10 new Senators and nearly 100 new Representatives
- ▶ Major changes to Ways and Means Committee in particular
- ▶ Many AHCIA supporters did not return to Congress
 - ▶ Lost 30 Republicans and 15 Democrats in House
 - ▶ Lost 2 Republicans and 2 Democrats in Senate

House Ways and Means Committee

Democrats:

Richard Neal (MA-1), Chairman
John Lewis (GA-5)
Lloyd Doggett (TX-35)
Mike Thompson (CA-5)
John Larson (CT-1)
Earl Blumenauer (OR-3)
Ron Kind (WI-3)
Bill Pascrell (NJ-9)
Danny Davis (IL-7)
Linda Sanchez (CA-38)
Brian Higgins (NY-26)
Terri Sewell (AL-7)
Suzan DelBene (WA-1)
Judy Chu (CA-27)

Don Beyer (VA-08)
Brendan Boyle (PA-2)
Dwight Evans (PA-3)
Steven Horsford (NV-4)
Dan Kildee (MI-5)
Stephanie Murphy (FL-7)
Gwen Moore (WI-4)
Jimmy Panetta (CA-20)
Brad Schneider (IL-10)
Tom Suozzi (NY-3)
Jimmy Gomez (CA-34)

Republicans:

Kevin Brady (TX-8), Ranking Member
Devin Nunes (CA-22)
Vern Buchanan (FL-16)
Adrian Smith (NE-3)
Kenny Marchant (TX-24)
Tom Reed (NY-23)
Mike Kelly (PA-3)
George Holding (NC-13)
Jason Smith (MO-8)
Tom Rice (SC-7)
David Schweikert (AZ-6)
Jackie Walorski (IN-2)
Darin LaHood (IL-18)
Brad Wenstrup (OH-2)
Jodey Arrington (TX-19)
Ron Estes (KS-4)
Drew Ferguson (GA-3)

Highlight = new to committee

Senate Finance Committee

Republicans:

Chuck Grassley (IA), Chairman

Mike Crapo (ID)

Pat Roberts (KS)

Michael Enzi (WY)

John Cornyn (TX)

John Thune (SD)

Richard Burr (NC)

Johnny Isakson (GA)

Rob Portman (OH)

Patrick Toomey (PA)

Tim Scott (SC)

Bill Cassidy (LA)

James Lankford (OK)

Steve Daines (MT)

Todd Young (IN)

Democrats:

Ron Wyden (OR), Ranking Member

Debbie Stabenow (MI)

Maria Cantwell (WA)

Bob Menendez (NJ)

Tom Carper (DE)

Ben Cardin (MD)

Sherrod Brown (OH)

Michael Bennet (CO)

Bob Casey (PA)

Mark Warner (VA)

Sheldon Whitehouse (RI)

Maggie Hassan (NH)

Catherine Cortez Masto (NV)

Highlight = new to committee



Affordable Housing Credit Improvement Act Reintroduction

Next Steps

- ▶ Finalize legislative language
- ▶ Confirm lead sponsors
- ▶ Develop strong, bipartisan original co-sponsor list
- ▶ Reintroduction in House and Senate
- ▶ Recruit additional co-sponsors
- ▶ Pursue opportunities to add provisions to any relevant legislative vehicles

AHCIA Lead Sponsors

Senate

Maria Cantwell (D-WA)



House

Suzan DelBene (D-WA-1)



Potential Legislative Vehicles

- ▶ Tax extenders
- ▶ Technical corrections
- ▶ Infrastructure



Advocacy and Engagement

- ▶ Housing Credit property events:
 - ▶ Ground breakings
 - ▶ Grand openings
 - ▶ Property tours



Congressman Bill Johnson (R-OH) attends the grand reopening of the Lawrence Manor Senior apartment community in South Point, OH

Advocacy and Engagement

- ▶ If your members of Congress have already supported the Housing Credit :
 - ▶ Thank them for their prior support,
 - ▶ Ask for their commitment to co-sponsor when the Affordable Housing Credit Improvement Act is reintroduced, and
 - ▶ Ask them to convey support to House or Senate leadership for advancing these Housing Credit provisions in any tax or infrastructure legislation
- ▶ If your members of Congress have not already supported the Housing Credit :
 - ▶ Educate them about the importance of the Housing Credit for their state or district
 - ▶ Encourage them to support the Affordable Housing Credit Improvement Act when it is reintroduced

► Contact:

Emily Cadik, Executive Director

emily.cadik@taxcreditcoalition.org

202.434.8287

► Resources:

► AHTCC:

www.taxcreditcoalition.org

► ACTION Campaign:

www.rentalhousingaction.org

AFFORDABLE RENTAL HOUSING ACTION
A Call To Invest In Our Neighborhoods

THE LOW-INCOME HOUSING TAX CREDIT'S IMPACT IN THE UNITED STATES

THE LOW-INCOME HOUSING TAX CREDIT'S BENEFITS FOR U.S. FAMILIES & ECONOMY 1986 - 2016

- 3 million** homes developed or preserved
- 7.2 million** low-income households provided affordable homes
- 3.5 million** jobs supported for one year
- \$131 billion** tax revenue generated
- \$333 billion** local income generated

Sources: National Council of State Housing Agencies 2016 Factbook, National Association of Home Builders

THE NEED FOR AFFORDABLE HOUSING

Though the Housing Credit has had a tremendous impact across the country, much more affordable housing is still needed to meet the growing demand.

- 11 million households** pay more than half of their monthly income on rent, leaving too little for other expenses like health care, transportation and nutritious food.
- And nationwide, a minimum wage worker has to work **90 hours per week** in order to afford a modest one-bedroom apartment.

ADDRESSING OUR NATION'S SEVERE SHORTAGE OF AFFORDABLE HOUSING

A 50 percent increase in Housing Credit allocation authority would allow **264,247 additional affordable housing units** to be built nationwide over the next ten years.

Sources: 2016 American Community Survey, National Low Income Housing Coalition's Cur of Reach 2016, Navogradac & Co.

The Housing Credit is a proven solution to help address the affordable housing crisis.

The Housing Credit is our nation's most successful tool for encouraging private investment in affordable rental housing. It has financed over 3 million apartments nationwide since 1986, providing about 7.2 million low-income families, seniors, veterans, and people with disabilities homes they can afford.

Without the Housing Credit, it would be financially infeasible for the private sector to build affordable homes for the families that need them most.

The ACTION Campaign calls on Congress to:

- **Expand** the Housing Credit to make a meaningful dent in our nation's severe shortage of affordable housing.
- **Strengthen** the Housing Credit by making it more streamlined and flexible.
- **Preserve** multifamily Housing Bonds, which provide critical financing to about 50 percent of Housing Credit developments.

The ACTION Campaign represents over 2,200 organizations and businesses working to address our nation's severe shortage of affordable rental housing by supporting the Low-Income Housing Tax Credit.

www.rentalhousingaction.org