

February 7, 2024

The Honorable Chuck Schumer  
Majority Leader  
United States Senate

The Honorable Mitch McConnell  
Minority Leader  
United States Senate

Dear Leader Schumer and Leader McConnell:

The undersigned 120 leading national and statewide affordable housing and community development organizations strongly support the investment in critically needed affordable housing supply in the bipartisan, bicameral Tax Relief for American Families and Workers Act (the Act), which the House of Representatives passed January 31 with wide bipartisan support. We urge you to take up this bill in the Senate as soon as possible.

America has been in the midst of a housing crisis for a long time, but never has it been more acute than it is now, particularly for low-income families, seniors on fixed incomes, people with disabilities and other vulnerable populations. Since the Great Recession, our nation has drastically under-built rental housing, while at the same time the population of renters has grown significantly. According to the Joint Center for Housing Studies at Harvard University, the number of renter households grew by 1.1 million to 44.2 million just in the time between early 2020 and early 2022. We are currently seeing the repercussions of this extreme mismatch between supply and demand, with critically low vacancy rates and rents that in recent years have grown far faster than incomes.

The affordable housing provisions in the Act build on what we know works: the Low-Income Housing Tax Credit (Housing Credit) program. For nearly 40 years, the Housing Credit has been our nation's most essential housing production program, relying on a public-private partnership model that transfers risk away from the taxpayer to the private sector.

The standalone legislation that inspired the housing provisions in the Act, the Affordable Housing Credit Improvement Act (S.1557 / H.R. 3238), Sponsored by Senators Maria Cantwell (D-WA), Todd Young (R-IN), Ron Wyden (D-OR), and Marsha Blackburn (R-TN) in the Senate and Representatives Darin LaHood (R-IL), Suzan DelBene (D-WA), Brad Wenstrup (R-OH), Don Beyer (D-VA), Claudia Tenney (R-NY), and Jimmy Panetta (D-CA) in the House has the support of nearly half of Congress. What's more, that support is evenly divided between Republicans and Democrats in both chambers.

The affordable housing provisions in the Act would result in the production and preservation of over 200,000 additional rental homes for low-income households. They would also support over 300,000 jobs, generate approximately \$34.3 billion in wages and business income, and result in approximately \$11.9 billion in federal, state, and local tax revenue. While the Act alone does not solve the housing crisis, it is a huge step in the right direction at a time when these resources are desperately needed. The demand and the capacity are there, with shovel-ready, would-be housing developments just waiting for these resources.

We thank you for your leadership and urge the Senate to move forward with consideration of the bill and enact its affordable housing provisions so that state Housing Credit Agencies and their

partners in the affordable housing industry can begin to turn the resources these tax changes would unlock into affordable rental homes for people in need.

Sincerely,

Affordable Housing Association of Arkansas  
Affordable Housing Developers Council (AHDC)  
Affordable Housing Tax Credit Coalition  
Alabama Affordable Housing Association  
Arizona Housing Coalition  
Arizona Multihousing Association  
Association for Neighborhood and Housing Development  
BPC Action  
California Council for Affordable Housing  
California Housing Consortium  
California Housing Partnership  
CCIM Institute  
Citizens' Housing and Planning Association (CHAPA)  
Coalition of Attainable Housing Providers of Florida  
Community Development Network of Maryland  
Community Preservation Corporation  
Community Solutions  
Council for Affordable and Rural Housing  
Council of Large Public Housing Authorities  
Council of State Community Development Agencies (COSCDA)  
CSH  
Desegregate Connecticut  
Enterprise Community Partners  
Federation of Appalachian Housing Enterprises (Fahe)  
Florida Supportive Housing Coalition  
Georgia Affordable Housing Coalition  
Georgia Supportive Housing Association  
Gulf Coast Housing Partnership  
Hawai'i Housing Affordability Coalition  
Healthcare Anchor Network  
Homes for South Dakota  
Housing Action Illinois  
Housing Advisory Group  
Housing Alliance Delaware  
Housing Alliance of Pennsylvania  
Housing and Homeless Alliance of Vermont  
Housing Assistance Council  
Housing Association of Nonprofit Developers (HAND)  
Housing Colorado  
Housing Network of Rhode Island  
Housing Oregon  
Housing Partnership Network  
HousingWorks RI

Humanities Foundation  
Illinois Housing Council  
Indiana Affordable Housing Council  
Institute of Real Estate Management  
Iowa Housing Partnership  
Kansas Housing Association  
Kentucky Affordable Housing Coalition  
LeadingAge  
Local Initiatives Support Corporation (LISC)/National Equity Fund  
LOCUS: Responsible Real Estate Developers and Investors  
Louisiana Association of Affordable Housing Providers  
Maine Affordable Housing Coalition  
Maryland Affordable Housing Coalition  
Mayors and CEOs for U.S. Housing Investment  
Michigan Housing Council  
Minnesota Housing Partnership  
Mississippi Association of Affordable Housing Providers  
Missouri Workforce Housing Association  
Mortgage Bankers Association  
National Affordable Housing Management Association (NAHMA)  
National Affordable Housing Trust  
National Alliance of Community Economic Development Associations (NACEDA)  
National Alliance to End Homelessness  
National American Indian Housing Council  
National Apartment Association  
National Association for County Community and Economic Development (NACCED)  
National Association for Latino Community Asset Builders (NALCAB)  
National Association of Affordable Housing Lenders  
National Association of Counties  
National Association of Home Builders  
National Association of Housing & Redevelopment Officials  
National Association of Local Housing Finance Agencies  
NATIONAL ASSOCIATION OF REALTORS®  
National Association of State & Local Equity Funds  
National Coalition for Asian Pacific American Community Development (National CAPACD)  
National Community Development Association  
National Council of State Housing Agencies  
National Housing & Rehabilitation Association  
National Housing Conference  
National Housing Trust  
National League of Cities  
National Leased Housing Association  
National Lumber & Building Materials Dealers Association  
National Multifamily Housing Council  
National Rental Home Council  
National Rural Housing Coalition  
National Trust Community Investment Corporation

Nebraska Housing Developers Association  
Nevada Housing Coalition  
New England Housing Network  
New York Housing Conference  
New York State Association for Affordable Housing  
New York State Council of Churches  
North Carolina Housing Coalition  
North Dakota Coalition for Homeless People  
Novogradac LIHTC Working Group  
Oklahoma Coalition for Affordable Housing  
Ohio Housing Council  
Pennsylvania Developers' Council  
Public Housing Authorities Directors Association (PHADA)  
Real Estate Board of New York  
Regional Plan Association  
Rural Housing Coalition of New York  
Smart Growth America  
South Dakota Housing for the Homeless Consortium  
Stewards of Affordable Housing for the Future  
Supportive Housing Providers Association  
Supportive Housing Association of New Jersey  
Technical Assistance Collaborative  
Tennessee Developers Council  
Texas Affiliation of Affordable Housing Providers (TAAHP)  
The Supportive Housing Network of New York  
Utah Housing Coalition  
Virginia Housing Alliance  
Volunteers of America  
Washington Low Income Housing Alliance  
Window & Door Manufacturers Association

CC: Senator Maria Cantwell (D-WA)  
Senator Todd Young (R-IN)  
Senator Marsha Blackburn (R-TN)  
Representative Darin LaHood (R-IL)  
Representative Suzan DelBene (D-WA)  
Representative Brad Wenstrup (R-OH)  
Representative Don Beyer (D-VA)  
Representative Claudia Tenney (R-NY)  
Representative Jimmy Panetta (D-CA)