

NAHMAanalysis

NATIONAL AFFORDABLE HOUSING MANAGEMENT ASSOCIATION

**Ensuring NAHMA Members Receive the Latest News and Analysis of
Breaking Issues in Affordable Housing**

**Affordable Housing Credit
Improvement Act (ACHIA)**

Dec. 21, 2023

Affordable Housing Credit Improvement Act (AHCIA)

S. 1557 & H.R. 3238

Bill Sponsor(s)

Rep. Darin LaHood
(R-IL) and Rep. Suzan
DelBene (D-WA)

Sen. Maria Cantwell
(D-WA) and Sen. Todd
Young (R-IN)

Cosponsors

Senate: 30 total cosponsors (15 Rs, 14 Ds, 1 Ind.)

House: 200 total cosponsors (100 Ds, 100 Rs) **As of 12/13/2023**

Background

AHCIA has been introduced in every congressional session for the past **eight years**. LIHTC has been in effect for more than 40 years, developed or preserved over 3.85 million homes, and served nearly 9 million LI households.

Key Provisions (ACTION Campaign [Summary](#))

- Increase Housing Credit allocations by restoring the 12.5 % cap increase that expired in 2021 and further increasing resources by 50% to help meet the vast and growing need for affordable housing.
- Allow states to maximize affordable housing production and preservation by lowering the threshold of Private Activity Bond financing — from 50 % to 25 %— required to trigger the maximum amount of 4 % Housing Credits available to individual properties.
- Enable the Housing Credit to better serve hard-to reach communities including rural, Native American, high-poverty, and high-cost communities, as well as extremely low-income and formerly homeless tenants.
- Streamline and simplify program rules to align the Housing Credit with other affordable housing programs and remove administrative inefficiencies.

Status and Outlook

NAHMA strongly supports the passage of the AHCIA. This is the major affordable housing supply legislation in Congress. Given strong bipartisan support for this bill, AHCIA's passage centers on whether Congress will do any tax reform or pass any tax-related legislation during its term. NAHMA members can stay updated, support advocacy, and learn more about AHCIA and LIHTC at the [ACTION Campaign](#), and the [Advocacy Toolkit](#) is a great resource for members to help advocate its passage. **Please ask your lawmakers to support the passage of AHCIA!!!**