



## The Affordable Housing Credit Improvement Act of 2019

*Bipartisan legislation to expand & strengthen  
the Low-Income Housing Tax Credit*

U.S. Senator Maria Cantwell (D-WA) and U.S. Representative Suzan DelBene (WA-01) have introduced bipartisan legislation to increase investment in affordable housing and provide more resources and stronger protections for at-risk groups as Washington state and the country continue to grapple with an affordable housing and homelessness crisis.

The *Affordable Housing Credit Improvement Act of 2019* would expand and strengthen the Affordable Housing Tax Credit (also known as the Low Income Housing Tax Credit) to produce more units of affordable housing and better serve a number of at-risk and underserved communities.

Overall, the Cantwell-DelBene bill would help build more than 9,700 new affordable housing units in Washington over ten years, in addition to the hundreds of units built each year through the program. The legislation would also provide more than 11,000 jobs and add over \$1 billion to the Washington economy in wages and business income.

### *Key Provisions Reintroduced in the AHCIA of 2019:*

- **Increasing the amount of credits allocated to each state by 50%** over current levels, resulting in the production of more than 384,000 more affordable homes in the next 10 years than would otherwise be created.
- **Stabilizing the value of the 4% Affordable Housing Tax Credit** to create more certainty for ongoing and new projects and increase affordable housing production by more than 66,000 units.
- **Enabling the Housing Credit to better serve hard-to-reach communities** including rural, Native American, high-poverty, high-cost, and extremely low-income communities.
- **Making the Housing Credit a more effective tool** for preserving the nation's existing affordable housing inventory by simplifying and aligning rules.

## New Provisions to Strengthen the Housing Credit:

- **Boost affordable housing to rural communities** by giving states the ability to increase the amount of credits available to projects in rural areas.
- **Create veteran-specific housing options** by stipulating that the AHTC can be used to support housing for veterans.
- **Protect victims of domestic violence and stalking** by bringing all properties built with the AHTC in line with *Violence Against Women Act* standards.
- **Better target extremely low-income populations** by increasing, by 50%, the amount of credits available to developments serving extremely low-income populations or those with special needs.
- **Increase affordable housing in Indian Country** by classifying projects in Indian Country by increasing the amount of credits available to build affordable housing in these areas.

Here's how many affordable housing units the AHTC has built in each county since the credit was created in 1986:

