



2022 Legislative Priorities

With its practice-driven approach, **Stewards of Affordable Housing for the Future (SAHF)** advances policies to preserve and increase the supply of affordable homes in healthy and equitable communities.

Strengthen and Expand the Housing Credit

The Low Income Housing Tax Credit is our nation's most successful tool for encouraging private investment in the production and preservation of affordable housing.

- Unfortunately, the Housing Credit has suffered a substantial cut in 2022, as the 12.5 percent cap increase put in place in 2018 expired at the end of 2021. Congress must restore this cut in resources this year.
- The Housing Credit has been oversubscribed for far too long, but the bipartisan Affordable Housing Credit Improvement Act ([S. 1136/H.R. 2573](#)) would expand each state's Housing Credit allocation (the "9 percent credit") by 50 percent and increase the availability of the "4 percent credit" by lowering the Private Activity Bond financing threshold from 50 to 25 percent. If these changes were enacted, 2 million more affordable rental homes could be produced or preserved over 10 years-- creating choice and opportunity for eligible households.
- A subset of investors seeking to extract profits from affordable housing are threatening the affordability of homes and the sustainability of nonprofits serving the community by systemically challenging the rights of nonprofits to use their statutory right-- known as the Housing Credit Right of First Refusal (ROFR)-- to obtain full ownership when investors have fully claimed tax credits. These disputes can lead to litigation and jeopardize the residents living in these properties, the mission-driven nonprofits seeking to meet community needs and extend affordability, and Congressional intent. Congress should stop this extractive behavior, ensure intent and long-term affordability are met by establishing a protocol for nonprofit purchase options and clarifying ROFR agreements for existing partnerships.
- While the Coronavirus State and Local Fiscal Recovery Funds statute and regulations allow use of funds for affordable housing, practitioners are finding this difficult due to how funds can be used in Housing Credit deals. Congress should pass the LIHTC Financing Enabling Long-term Investment in Neighborhood Excellence (LIFELINE) Act ([S. 4181/H.R. 7078](#)) to clarify that state and local governments can use SLFRF to make long-term loans to Housing Credit developments.

Renew and Expand Project-Based Rental Assistance

The lack of affordable rental housing in many communities excludes low-income households and perpetuates patterns of segregation. Expanding rental assistance, especially project-based rental assistance (PBRA), is key to breaking these patterns. Congress should renew all existing PBRA contracts and seek opportunities to create new affordable homes in more communities through project-based assistance.



2022 Legislative Priorities

Provide Targeted Resources for Senior Housing

The number of households aged 65 and over is expected to grow by 20 million in the next fifteen years. Senior households are growing older, are increasingly likely to have disabilities related to mobility and self-care, and often have lower incomes than ever before. Congress should invest in programs that allow seniors to age in place and avoid unnecessary and costly institutionalization by taking the following actions:

- Provide at least \$600 million in Section 202 Supportive Housing for the Elderly construction and operating funds.
- Expand Service Coordinator funding to all federally assisted communities. Service Coordinators play a vital role in connecting residents with resources and leveraging their connectivity to improve health and well-being. However, only half of Section 202 properties and small percentage of PBRA properties currently have Service Coordinators.

Support Residents' Wealth Building and Well-Being

Federally-assisted affordable homes provide an effective platform to promote opportunity – by providing enhanced resident supports; by promoting digital inclusion; and by supporting financial stability, and access to high-opportunity communities, but much more can be done to leverage this platform. Congress should take the following actions:

- Provide \$150 million for HUD's Family Self Sufficiency (FSS) program in FY 2023. FSS is a proven model to promote earnings and savings for HUD-assisted households, combining personalized support with a financial incentive. The program, which was recently expanded to multifamily properties, will need a larger federal investment to ensure properties can participate.

Create Healthier Communities and Combat Climate Change

Residential buildings are both a contributor to climate change through their energy use and vulnerable to the impacts of climate change and extreme weather events. Investing in efficiency, renewable energy, and resilience in multifamily affordable housing combats climate change, preserves housing affordability, and creates healthier communities.

- Congress should support retrofit initiatives specific to multifamily affordable housing. A retrofit program run out of HUD, such as the Green and Resilient Retrofit Program in President Biden's FY 2023 Budget Proposal, is an opportunity to provide targeted assistance to the multifamily sector and take a holistic approach to efficiency, resilience, and health.
- The Weatherization Assistance Program, the nation's primary program for improving energy efficiency for low-income households should work better for multifamily housing. Congress should facilitate use of WAP in Housing Credit developments by allowing use as loans.