

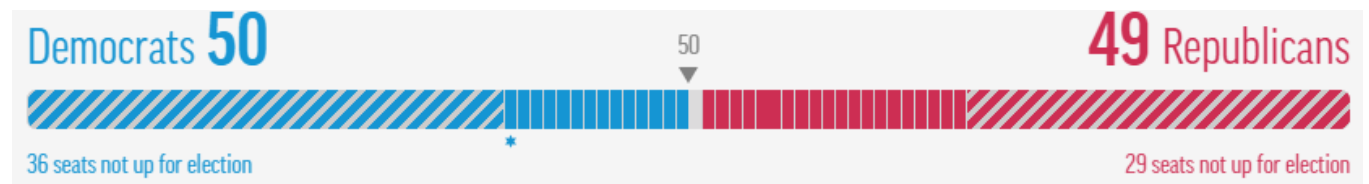


Affordable Housing Opportunities in the Lame Duck Session and 118th Congress

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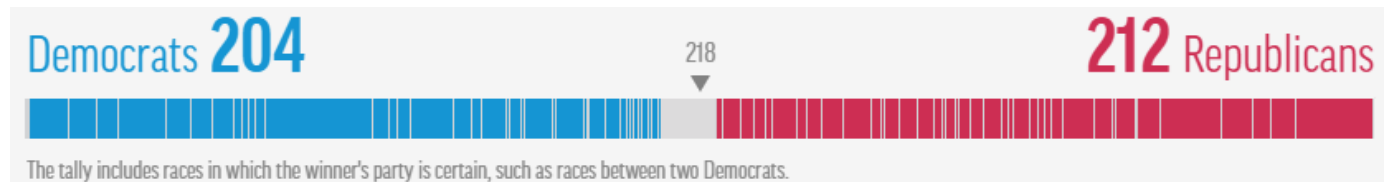
Election Outcome: U.S. Senate

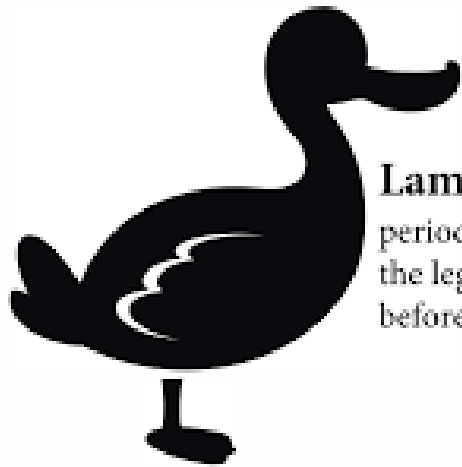
- Only one Senate seat changed hands– Democrats flipping Pennsylvania.
- While Alaska Senate race not yet called, winner will be a Republican
- December 6 runoff election in Georgia will determine whether Democrats' majority is 50 or 51.



Election Outcome: U.S. House

- Republicans still on track to take the majority but a much narrower majority than expected.
- Democrats could still eke out an upset but would need to sweep remaining seats to do so.
- Most uncalled races are in the West: California, Nevada, Arizona, and Oregon

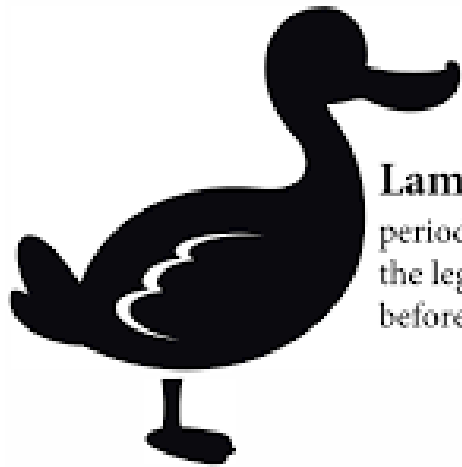




Lame Duck: *noun* Short, infamous period after the general election when the legislature does a load of its business before new office holders take office.

What's on the agenda in the Lame Duck session?

- FY 2023 spending to keep the government running
- Defense reauthorization
- Judicial nominations
- Tax legislation
- Energy permitting
- Legislation protecting same-sex marriage'
- Modernizing the Electoral Count Act
- Funding for Ukraine
- Disaster relief
- Debt ceiling???



Lame Duck: *noun* Short, infamous period after the general election when the legislature does a load of its business before new office holders take office.

What's at Stake for affordable housing?



- FY 2023 spending on HUD and USDA housing programs
- Increasing rental housing production through the Low Income Housing Tax Credit
- New homeownership resources
- Disaster assistance for rebuilding

The Big Question

Will this be a
productive Lame
Duck session?

FY 2023 Appropriations

FY 2023 Budget Chart for Select U.S. Department of Housing and Urban Development (HUD)	FY 2022 Enacted	FY 2023 President's Budget Request	FY 2023 House	FY 2023 Senate Committee
Choice Neighborhoods Initiative	350	250	450	250
Community Development Block Grant (CDBG)	3,300	3,770	3,300	3,525
Family Self-Sufficiency Program	109	120	125	150
Green and Resilient Retrofit Program				
<i>PBRA, Section 202 and Section 811 properties</i>		250		
<i>Energy and Water benchmarking</i>		32		
HOME Investment Partnerships Program (HOME)	1,500	1,950	1,675	1,725
Homeless Assistance Grants	3,213	3,576	3,604	3,545
Housing Choice Vouchers	27,370	32,130	31,047	30,181
Housing Counseling Assistance	57.5	65.9	70	63
Housing for the Elderly (Section 202)	1,033	966	1,200	1,033
Housing for Persons with Disabilities (Section 811)	352	288	400	287
Housing Opportunities for Persons with AIDS (HOPWA)	450	455	600	468
Housing Supply Fund*		35,000		
Housing Trust Fund (mandatory spending)	0	0		
Lead Hazard Control and Healthy Homes	415	400	415	390
Native American Housing Block Grants	772	772	772	819
Public Housing				
<i>Public Housing Capital Fund</i>	3388	3,720	3,400	3,225
<i>Public Housing Operating Fund</i>	5064	5,060	5,038	5,038
Project-Based Section 8	13,940	15,054	14,540	14,687
Self-Help & Assisted Homeownership (SHOP)	12.5	10	12.5	17
(PRICE)--Manufactured Housing			500	

[View complete document online.](#)

NCSHA's Top Housing Priorities

- Expanding the Low Income Housing Tax Credit
 - Pressing for a 50% increase to the Housing Credit, but at a minimum restoring the 12.5% cut the program suffered in 2022.
 - Enhancing the use of Private Activity Bond authority for rental production by lowering the “50% test.”
- Ensuring robust funding for the HOME Investment Partnerships program and rental assistance
- *If the opportunity presents itself:*
 - Enactment of Neighborhood Homes Credit
 - Disaster authority for the Low Income Housing Tax Credit

Advocacy in the Lame Duck

1

Make sure your members of Congress understand the need for affordable rental housing production in Vermont.

2

Urge all members of the VT delegation to voice their support for the Low Income Housing Tax Credit to Senate Majority Leader Schumer and House Speaker Pelosi.

3

Urge those who have not yet cosponsored the Affordable Housing Credit Improvement Act (S. 1136/H.R. 2573) to do so.

4

Ask members to provide the highest funding possible for affordable housing spending programs, in particular the HOME program in FY 2023 appropriations.

The New Hampshire Delegation

New Hampshire members are well positioned to impact the outcome for housing:

- Senator Hassan on the Senate Finance Committee— The committee with jurisdiction over all tax programs
- Senator Shaheen on the Senate Appropriations Committee— The committee with jurisdiction over spending
- While Representatives Pappas and Kuster aren't on one of the key committees of jurisdiction for housing, we still need their support for our priorities.

What to Expect in the 118th Congress

If there is split control of Congress

- Bipartisan compromise will be needed to pass legislation.
- Republicans in the House likely to proceed with investigations into the Biden Administration.
- Republicans in the Senate will be able to filibuster legislation.
- Unlikely that Congress will pass a budget resolution, thus no “reconciliation” legislation.
- Gridlock almost guaranteed.
- *BUT...* our housing priorities generally have wide bipartisan support.

What to Expect in the 118th Congress

If Democrats take both chambers

- Razor thin majorities will require bipartisan compromise or party discipline to pass legislation.
- Republicans will be able to filibuster legislation in the Senate.
- Democrats could pass a budget resolution allowing them to bypass a Republican filibuster for “reconciliation” legislation- but still would need a majority vote to advance such a bill.
- Same party government in Congress and the White House likely means less gridlock overall.

Top Housing Legislative Priorities in the 118th

- Affordable Housing Credit Improvement Act
- Affordable Housing Bond Enhancement Act
- Neighborhood Homes Investment Act
- HOME program reauthorization legislation
- FY 2024 Appropriations

All bills need to be reintroduced in each new Congress.

Cosponsorship campaigns start from scratch.

How Can You Help?

- Contact your members of Congress ASAP and urge their support for housing in the Lame Duck.
- Get involved in advocacy in the 118th Congress.
- Join the ACTION Campaign.



Low-Income Housing Tax Credit Impact In New Hampshire





The ACTION Campaign represents over 2,400 organizations and businesses working to address our nation's severe shortage of affordable rental housing by supporting the Low-Income Housing Tax Credit.

The Housing Credit's Benefits For Low-Income Families And The Economy, 1986 - 2020

	11,069 homes developed or preserved in NH
	23,593 low-income households served
	17,154 jobs supported for one year
	\$671 million in tax revenue generated
	\$1.9 billion in wages & business income generated

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.

	32,240 renter households in New Hampshire pay more than half of their monthly income on rent, leaving too little for other expenses like health care, transportation, and nutritious food
	In order to afford a one-bedroom apartment, a minimum wage worker in New Hampshire has to work 106 hours per week

The Low-Income Housing Tax Credit (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 nearly 3.5 million homes for low-income families and individuals nationwide since 1986.

The ACTION Campaign calls on Congress to:

- Expand the Housing Credit to address the severe shortage of affordable housing.
- Strengthen the Housing Credit to maximize impact in communities facing the greatest need.
- Enhance multifamily Housing Bonds, which provide critical financing to about 50 percent of Housing Credit homes.

Addressing Our Nation's Severe Shortage Of Affordable Housing

Up to 2,620 additional affordable homes could be financed in New Hampshire by the primary unit financing provisions in the Affordable Housing Credit Improvement Act.

Visit rentalhousingaction.org for data sources and methodologies.