



Affordable Housing Credit Improvement Act of 2025

Lead House sponsors: Representatives Darin LaHood (R-IL), Claudia Tenney (R-NY), Randy Feenstra (R-IA), Suzan DelBene (D-WA), Don Beyer (D-VA), and Jimmy Panetta (D-CA)

The Affordable Housing Credit Improvement Act of 2025 (AHCIA) would make significant strides towards addressing our nation's severe shortage of affordable housing. It would expand and strengthen the Low-Income Housing Tax Credit (Housing Credit), our nation's most successful tool for encouraging private investment in the production and preservation of affordable rental housing. The legislation is estimated to finance an additional 1.94 million affordable rental units over 10 years. Since created in 1986 under President Reagan's administration, the Housing Credit has been a model public-private partnership program, bringing to bear private sector resources, market forces, and state-level administration. It has financed over 3.7 million affordable homes since its enactment in 1986, providing over 8 million low-income families, seniors, veterans, and people with disabilities homes they can afford.

Colorado needs 200,000 additional homes to address the current housing shortage and the need for future estimated growth. As the Housing Credit is the state's most successful affordable housing program and is oversubscribed by a rate of 3:1, expansion of this tool is critical for Coloradans.

86,643 housing units directly supported in Colorado

- Since it was established in 1986, the Housing Credit has directly supported the development of 86,643 affordable rental units.
- The median household income of residents living in tax credit-supported units is \$24,252, or approximately 27 percent of Area Median Income (AMI).
- Coloradans served by the Housing Credit include individuals and families earning 80% of the Area Median Income or below, veterans, older adults, and individuals transitioning out of homelessness.
- The Housing Credit supports developments in urban, rural, and rural resort regions of the state throughout all eight congressional districts.

\$5.6 billion in private sector investment raised from federal Housing Tax Credits

- The sale of federal Housing Credits has generated over \$5.6 billion in private sector equity investment in Colorado that otherwise would not have occurred.

\$18.7 billion in economic impact

- The development of the 86,643 units directly supported with the Housing Credit is estimated to generate over \$18.7 billion in economic impact in Colorado and support 151,894 jobs.

47,200 additional housing units

- It is estimated that the expansion of the Housing Credit through provisions in the AHCIA will support up to 47,200 additional housing units in Colorado.

For more information contact Jerilynn Francis at jfrancis@chfainfo.com, Julia Selby at jselby@chfainfo.com.