Federal policymakers have recently introduced bold, innovative tax credit proposals to address the growing affordable housing crisis facing millions of the lowest income seniors, people with disabilities, families with children, and individuals. The “Rent Relief Act” and the “Housing, Opportunity, Mobility, and Equity (HOME) Act” provide refundable tax credits to cost-burdened taxpayers. These proposals would help bridge the widening gap between incomes and housing costs by creating new tax credits to help renters who face impossible choices between paying rent and meeting their other basic needs, including putting groceries on the table and taking care of their health. Separate from his tax credit bill, Senator Booker has called for a significant expansion of the national Housing Trust Fund, resources to build and preserve affordable housing in rural and tribal communities, and an expansion of fair housing protections.

The National Low Income Housing Coalition strongly supports the creation of a renters’ tax credit that could make housing affordable for millions of the lowest income people.

<table>
<thead>
<tr>
<th>INDIVIDUAL TAX CREDITS</th>
<th>“Rent Relief Act”</th>
<th>“Housing, Opportunity, Mobility, and Equity (HOME) Act”</th>
</tr>
</thead>
</table>
| Sponsor                 | Senator Kamala Harris (D-CA)  
                          Congressmembers Danny Davis (D-IL)  
                          Scott Peters (D-CA), Jimmy Gomez (D-CA)  
                          Senator Cory Booker (D-NJ)  
                          Congressman James Clyburn (D-SC) |
| Type                    | Fully Refundable | Fully Refundable                                      |
| Eligibility             | Taxpayers earning less than $125,000 annually | All cost-burdened taxpayers |
| Value of Credit         | A share of the difference between 30% of income and rent, capped at 100% of Small Area Fair Market Rent | The difference between 30% of income and rent, capped at 100% of Small Area Fair Market Rent |
| Schedule                | If gross income is:  
                          The percentage is:  
                          < $25,000  
                          Between $25,000 and $50,000  
                          Between $50,000 and $75,000  
                          Between $75,000 and $100,000  
                          More than $100,000*  
                          100%  
                          75%  
                          50%  
                          25%  
                          0% |
| Utilities               | Included | Included |
| Residents in Federally Subsidized Housing | Provided a separate tax credit – in lieu of the one above – equal to the amount paid by the taxpayer in rent for 1 month | Eligible for the tax credit, if they have cost burdens |
| Interest Accrued        | Creates a Rainy Day Fund for taxpayers who choose to defer tax credit for 180 days to collect interest accrued |
| Other Provisions        | Allows taxpayers to receive their benefit in monthly payments. | Requires states and local communities to develop new inclusive zoning policies, programs, or regulatory initiatives to create more affordable housing supply. |

*If the taxpayer is located in an area that uses HUD Small Area Fair Market Rents, the maximum income is increased to $125,000.

For more information, contact NLIHC Vice President of Public Policy, Sarah Saadian at ssaadian@nlihc.org or by calling 202-662-1530, ext. 228

1000 Vermont Avenue, NW | Suite 500 | Washington, DC 20005 | 202-662-1530 | www.nlihc.org