

S 1136

Affordable Housing Credit Improvement Act of 2021

Congress: 117 (2021–2023, Ended)

Chamber: Senate

Policy Area: Taxation

Introduced: Apr 15, 2021

Current Status: Read twice and referred to the Committee on Finance.

Latest Action: Read twice and referred to the Committee on Finance. (Apr 15, 2021)

Official Text: <https://www.congress.gov/bill/117th-congress/senate-bill/1136>

Sponsor

Name: [Sen. Cantwell, Maria \[D-WA\]](#)

Party: Democratic • **State:** WA • **Chamber:** Senate

Cosponsors (43 total)

Cosponsor	Party / State	Role	Date Joined
Sen. Portman, Rob [R-OH]	R · OH		Apr 15, 2021
Sen. Wyden, Ron [D-OR]	D · OR		Apr 15, 2021
Sen. Young, Todd [R-IN]	R · IN		Apr 15, 2021
Sen. Capito, Shelley Moore [R-WV]	R · WV		May 27, 2021
Sen. Cardin, Benjamin L. [D-MD]	D · MD		May 27, 2021
Sen. Collins, Susan M. [R-ME]	R · ME		May 27, 2021
Sen. Graham, Lindsey [R-SC]	R · SC		May 27, 2021
Sen. Leahy, Patrick J. [D-VT]	D · VT		May 27, 2021
Sen. Moran, Jerry [R-KS]	R · KS		May 27, 2021
Sen. Sinema, Kyrsten [D-AZ]	D · AZ		May 27, 2021
Sen. Stabenow, Debbie [D-MI]	D · MI		May 27, 2021
Sen. Sullivan, Dan [R-AK]	R · AK		May 27, 2021
Sen. Whitehouse, Sheldon [D-RI]	D · RI		May 27, 2021
Sen. Brown, Sherrod [D-OH]	D · OH		Jun 10, 2021
Sen. Cramer, Kevin [R-ND]	R · ND		Jun 10, 2021
Sen. Marshall, Roger [R-KS]	R · KS		Jun 10, 2021
Sen. Van Hollen, Chris [D-MD]	D · MD		Jun 10, 2021
Sen. Bennet, Michael F. [D-CO]	D · CO		Jun 24, 2021
Sen. Murkowski, Lisa [R-AK]	R · AK		Jun 24, 2021
Sen. Hickenlooper, John W. [D-CO]	D · CO		Aug 3, 2021
Sen. Menendez, Robert [D-NJ]	D · NJ		Aug 3, 2021
Sen. Murphy, Christopher [D-CT]	D · CT		Aug 3, 2021
Sen. Padilla, Alex [D-CA]	D · CA		Aug 3, 2021
Sen. Smith, Tina [D-MN]	D · MN		Aug 3, 2021
Sen. Casey, Robert P., Jr. [D-PA]	D · PA		Sep 14, 2021
Sen. Coons, Christopher A. [D-DE]	D · DE		Sep 14, 2021
Sen. Cortez Masto, Catherine [D-NV]	D · NV		Sep 14, 2021
Sen. Hassan, Margaret Wood [D-NH]	D · NH		Sep 28, 2021
Sen. Carper, Thomas R. [D-DE]	D · DE		Nov 3, 2021
Sen. Kelly, Mark [D-AZ]	D · AZ		Dec 2, 2021
Sen. Peters, Gary C. [D-MI]	D · MI		Dec 14, 2021
Sen. Warnock, Raphael G. [D-GA]	D · GA		Apr 5, 2022
Sen. Heinrich, Martin [D-NM]	D · NM		Apr 6, 2022
Sen. Ossoff, Jon [D-GA]	D · GA		May 19, 2022
Sen. Blackburn, Marsha [R-TN]	R · TN		Nov 30, 2022
Sen. Rosen, Jacky [D-NV]	D · NV		Nov 30, 2022
Sen. Blumenthal, Richard [D-CT]	D · CT		Dec 19, 2022
Sen. Feinstein, Dianne [D-CA]	D · CA		Dec 19, 2022
Sen. Gillibrand, Kirsten E. [D-NY]	D · NY		Dec 19, 2022
Sen. Kaine, Tim [D-VA]	D · VA		Dec 19, 2022
Sen. Klobuchar, Amy [D-MN]	D · MN		Dec 19, 2022

Cosponsor	Party / State	Role	Date Joined
Sen. Lujan, Ben Ray [D-NM]	D · NM		Dec 19, 2022
Sen. Murray, Patty [D-WA]	D · WA		Dec 21, 2022

Committee Activity

Committee	Chamber	Activity	Date
Finance Committee	Senate	Referred To	Apr 15, 2021

Subjects & Policy Tags

Policy Area:

Taxation

Related Bills

Bill	Relationship	Last Action
117 HR 4204	Related bill	Jun 28, 2021: Referred to the House Committee on Ways and Means.
117 HR 2573	Identical bill	Apr 15, 2021: Referred to the House Committee on Ways and Means.

Summary (as of Apr 15, 2021)

Affordable Housing Credit Improvement Act of 2021

This bill revises provisions of the low-income housing tax credit and renames it as the *affordable housing credit*.

The bill increases the per capita dollar amount of the credit and its minimum ceiling amount beginning in 2021 and extends the inflation adjustment for such amounts.

The bill modifies tenant income eligibility requirements and the average income formula for determining such income. It also revises rules for student occupancy of rental units and tenant voucher payments, and prohibits any refusal to rent to victims of domestic abuse.

The bill further modifies the credit to

- increase state allocations of the credit;
- repeal the qualified census tract population cap;
- prohibit local approval and contribution requirements;
- increase the credit for certain projects designated to serve extremely low-income households;
- increase the credit for certain bond-financed projects designated by state agencies;
- eliminate the basis reduction for properties that receive certain energy-related tax benefits; and
- increase the population cap for difficult development areas (i.e., areas with high construction, land, and utility costs relative to area median gross income).

The bill also includes Indian and rural areas as difficult development areas and modifies other requirements relating to casualty losses, acquisition credits, and foreclosures.

Actions Timeline

- **Apr 15, 2021:** Introduced in Senate
- **Apr 15, 2021:** Read twice and referred to the Committee on Finance.