

HR 2573

Affordable Housing Credit Improvement Act of 2021

Congress: 117 (2021–2023, Ended)

Chamber: House

Policy Area: Taxation

Introduced: Apr 15, 2021

Current Status: Referred to the House Committee on Ways and Means.

Latest Action: Referred to the House Committee on Ways and Means. (Apr 15, 2021)

Official Text: <https://www.congress.gov/bill/117th-congress/house-bill/2573>

Sponsor

Name: Rep. DelBene, Suzan K. [D-WA-1]

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

Cosponsors (207 total)

Cosponsor	Party / State	Role	Date Joined
Rep. Beyer, Donald S., Jr. [D-VA-8]	D · VA		Apr 15, 2021
Rep. Walorski, Jackie [R-IN-2]	R · IN		Apr 15, 2021
Rep. Wenstrup, Brad R. [R-OH-2]	R · OH		Apr 15, 2021
Rep. Blumenauer, Earl [D-OR-3]	D · OR		May 7, 2021
Rep. Bucshon, Larry [R-IN-8]	R · IN		May 7, 2021
Rep. Fitzpatrick, Brian K. [R-PA-1]	R · PA		May 7, 2021
Rep. LaHood, Darin [R-IL-18]	R · IL		May 7, 2021
Rep. Moore, Gwen [D-WI-4]	D · WI		May 7, 2021
Rep. Murphy, Stephanie N. [D-FL-7]	D · FL		May 7, 2021
Rep. Panetta, Jimmy [D-CA-20]	D · CA		May 7, 2021
Rep. Posey, Bill [R-FL-8]	R · FL		May 7, 2021
Rep. Reed, Tom [R-NY-23]	R · NY		May 7, 2021
Rep. Suozzi, Thomas R. [D-NY-3]	D · NY		May 7, 2021
Rep. Balderson, Troy [R-OH-12]	R · OH		May 18, 2021
Rep. Chu, Judy [D-CA-27]	D · CA		May 18, 2021
Rep. Davis, Rodney [R-IL-13]	R · IL		May 18, 2021
Rep. Evans, Dwight [D-PA-3]	D · PA		May 18, 2021
Rep. Hudson, Richard [R-NC-8]	R · NC		May 18, 2021
Rep. Kildee, Daniel T. [D-MI-5]	D · MI		May 18, 2021
Rep. Sánchez, Linda T. [D-CA-38]	D · CA		May 18, 2021
Rep. Axne, Cynthia [D-IA-3]	D · IA		Jun 4, 2021
Rep. Brownley, Julia [D-CA-26]	D · CA		Jun 4, 2021
Rep. Budd, Ted [R-NC-13]	R · NC		Jun 4, 2021
Rep. Carbajal, Salud O. [D-CA-24]	D · CA		Jun 4, 2021
Rep. Craig, Angie [D-MN-2]	D · MN		Jun 4, 2021
Rep. Doyle, Michael F. [D-PA-18]	D · PA		Jun 4, 2021
Rep. Ferguson, A. Drew, IV [R-GA-3]	R · GA		Jun 4, 2021
Rep. Katko, John [R-NY-24]	R · NY		Jun 4, 2021
Rep. Kim, Young [R-CA-39]	R · CA		Jun 4, 2021
Rep. LaMalfa, Doug [R-CA-1]	R · CA		Jun 4, 2021
Rep. Levin, Mike [D-CA-49]	D · CA		Jun 4, 2021
Rep. McKinley, David B. [R-WV-1]	R · WV		Jun 4, 2021
Rep. Miller, Carol D. [R-WV-3]	R · WV		Jun 4, 2021
Rep. Phillips, Dean [D-MN-3]	D · MN		Jun 4, 2021
Rep. Pressley, Ayanna [D-MA-7]	D · MA		Jun 4, 2021
Rep. Reschenthaler, Guy [R-PA-14]	R · PA		Jun 4, 2021
Rep. Swalwell, Eric [D-CA-15]	D · CA		Jun 4, 2021
Rep. Bergman, Jack [R-MI-1]	R · MI		Jun 17, 2021
Rep. Case, Ed [D-HI-1]	D · HI		Jun 17, 2021
Rep. Costa, Jim [D-CA-16]	D · CA		Jun 17, 2021
Rep. DeSaulnier, Mark [D-CA-11]	D · CA		Jun 17, 2021

Cosponsor	Party / State	Role	Date Joined
Rep. Emmer, Tom [R-MN-6]	R · MN		Jun 17, 2021
Rep. Escobar, Veronica [D-TX-16]	D · TX		Jun 17, 2021
Rep. Kustoff, David [R-TN-8]	R · TN		Jun 17, 2021
Rep. Neguse, Joe [D-CO-2]	D · CO		Jun 17, 2021
Rep. Newman, Marie [D-IL-3]	D · IL		Jun 17, 2021
Rep. Perlmutter, Ed [D-CO-7]	D · CO		Jun 17, 2021
Rep. Peters, Scott H. [D-CA-52]	D · CA		Jun 17, 2021
Rep. Rose, John W. [R-TN-6]	R · TN		Jun 17, 2021
Rep. Tenney, Claudia [R-NY-22]	R · NY		Jun 17, 2021
Rep. Walberg, Tim [R-MI-7]	R · MI		Jun 17, 2021
Rep. Young, Don [R-AK-At Large]	R · AK		Jun 17, 2021
Rep. Zeldin, Lee M. [R-NY-1]	R · NY		Jun 17, 2021
Rep. Bacon, Don [R-NE-2]	R · NE		Jun 24, 2021
Rep. Lowenthal, Alan S. [D-CA-47]	D · CA		Jun 24, 2021
Rep. Luria, Elaine G. [D-VA-2]	D · VA		Jun 24, 2021
Rep. Moolenaar, John R. [R-MI-4]	R · MI		Jun 24, 2021
Rep. Rouzer, David [R-NC-7]	R · NC		Jun 24, 2021
Rep. Schweikert, David [R-AZ-6]	R · AZ		Jun 24, 2021
Rep. Stevens, Haley M. [D-MI-11]	D · MI		Jun 24, 2021
Rep. Timmons, William R. IV [R-SC-4]	R · SC		Jun 24, 2021
Rep. Tlaib, Rashida [D-MI-13]	D · MI		Jun 24, 2021
Rep. Yarmuth, John A. [D-KY-3]	D · KY		Jun 24, 2021
Rep. Cole, Tom [R-OK-4]	R · OK		Jul 16, 2021
Rep. Crow, Jason [D-CO-6]	D · CO		Jul 16, 2021
Rep. Dean, Madeleine [D-PA-4]	D · PA		Jul 16, 2021
Rep. Espaillat, Adriano [D-NY-13]	D · NY		Jul 16, 2021
Rep. Gonzales, Tony [R-TX-23]	R · TX		Jul 16, 2021
Rep. Higgins, Brian [D-NY-26]	D · NY		Jul 16, 2021
Rep. Khanna, Ro [D-CA-17]	D · CA		Jul 16, 2021
Rep. Kinzinger, Adam [R-IL-16]	R · IL		Jul 16, 2021
Rep. Langevin, James R. [D-RI-2]	D · RI		Jul 16, 2021
Rep. Larsen, Rick [D-WA-2]	D · WA		Jul 16, 2021
Rep. Lieu, Ted [D-CA-33]	D · CA		Jul 16, 2021
Rep. McBath, Lucy [D-GA-6]	D · GA		Jul 16, 2021
Rep. McCollum, Betty [D-MN-4]	D · MN		Jul 16, 2021
Rep. Pascrell, Bill, Jr. [D-NJ-9]	D · NJ		Jul 16, 2021
Rep. Smucker, Lloyd [R-PA-11]	R · PA		Jul 16, 2021
Rep. Torres, Norma J. [D-CA-35]	D · CA		Jul 16, 2021
Rep. Torres, Ritchie [D-NY-15]	D · NY		Jul 16, 2021
Rep. Valadao, David G. [R-CA-21]	R · CA		Jul 16, 2021
Rep. Williams, Roger [R-TX-25]	R · TX		Jul 16, 2021
Rep. Davis, Danny K. [D-IL-7]	D · IL		Jul 27, 2021

Cosponsor	Party / State	Role	Date Joined
Rep. Gonzalez, Anthony [R-OH-16]	R · OH		Jul 27, 2021
Del. Norton, Eleanor Holmes [D-DC-At Large]	D · DC		Jul 30, 2021
Rep. Auchincloss, Jake [D-MA-4]	D · MA		Jul 30, 2021
Rep. Bonamici, Suzanne [D-OR-1]	D · OR		Jul 30, 2021
Rep. Clark, Katherine M. [D-MA-5]	D · MA		Jul 30, 2021
Rep. Cohen, Steve [D-TN-9]	D · TN		Jul 30, 2021
Rep. Estes, Ron [R-KS-4]	R · KS		Jul 30, 2021
Rep. Gallego, Ruben [D-AZ-7]	D · AZ		Jul 30, 2021
Rep. Garcia, Jesus G. "Chuy" [D-IL-4]	D · IL		Jul 30, 2021
Rep. Gomez, Jimmy [D-CA-34]	D · CA		Jul 30, 2021
Rep. Himes, James A. [D-CT-4]	D · CT		Jul 30, 2021
Rep. Kelly, Robin L. [D-IL-2]	D · IL		Jul 30, 2021
Rep. Lawrence, Brenda L. [D-MI-14]	D · MI		Jul 30, 2021
Rep. Meeks, Gregory W. [D-NY-5]	D · NY		Jul 30, 2021
Rep. Schakowsky, Janice D. [D-IL-9]	D · IL		Jul 30, 2021
Rep. Sewell, Terri A. [D-AL-7]	D · AL		Jul 30, 2021
Rep. Smith, Adam [D-WA-9]	D · WA		Jul 30, 2021
Rep. Gooden, Lance [R-TX-5]	R · TX		Sep 10, 2021
Rep. Joyce, David P. [R-OH-14]	R · OH		Sep 10, 2021
Rep. Kelly, Mike [R-PA-16]	R · PA		Sep 10, 2021
Rep. Kilmer, Derek [D-WA-6]	D · WA		Sep 10, 2021
Rep. Kind, Ron [D-WI-3]	D · WI		Sep 10, 2021
Rep. Larson, John B. [D-CT-1]	D · CT		Sep 10, 2021
Rep. Schneider, Bradley Scott [D-IL-10]	D · IL		Sep 10, 2021
Rep. Smith, Jason [R-MO-8]	R · MO		Sep 10, 2021
Rep. Upton, Fred [R-MI-6]	R · MI		Sep 10, 2021
Rep. Fleischmann, Charles J. "Chuck" [R-TN-3]	R · TN		Sep 17, 2021
Rep. Sessions, Pete [R-TX-17]	R · TX		Sep 17, 2021
Rep. Stauber, Pete [R-MN-8]	R · MN		Sep 17, 2021
Rep. Allred, Colin Z. [D-TX-32]	D · TX		Oct 15, 2021
Rep. Bass, Karen [D-CA-37]	D · CA		Oct 15, 2021
Rep. Beatty, Joyce [D-OH-3]	D · OH		Oct 15, 2021
Rep. Buchanan, Vern [R-FL-16]	R · FL		Oct 15, 2021
Rep. Dingell, Debbie [D-MI-12]	D · MI		Oct 15, 2021
Rep. Donalds, Byron [R-FL-19]	R · FL		Oct 15, 2021
Rep. Foster, Bill [D-IL-11]	D · IL		Oct 15, 2021
Rep. Harder, Josh [D-CA-10]	D · CA		Oct 15, 2021
Rep. LaTurner, Jake [R-KS-2]	R · KS		Oct 15, 2021
Rep. Lee, Barbara [D-CA-13]	D · CA		Oct 15, 2021
Rep. Maloney, Carolyn B. [D-NY-12]	D · NY		Oct 15, 2021
Rep. Mann, Tracey [R-KS-1]	R · KS		Oct 15, 2021
Rep. Matsui, Doris O. [D-CA-6]	D · CA		Oct 15, 2021

Cosponsor	Party / State	Role	Date Joined
Rep. McGovern, James P. [D-MA-2]	D · MA		Oct 15, 2021
Rep. Mooney, Alexander X. [R-WV-2]	R · WV		Oct 15, 2021
Rep. Pocan, Mark [D-WI-2]	D · WI		Oct 15, 2021
Rep. Roybal-Allard, Lucille [D-CA-40]	D · CA		Oct 15, 2021
Rep. Steil, Bryan [R-WI-1]	R · WI		Oct 15, 2021
Rep. Trahan, Lori [D-MA-3]	D · MA		Oct 15, 2021
Rep. McMorris Rodgers, Cathy [R-WA-5]	R · WA		Dec 8, 2021
Rep. Aguilar, Pete [D-CA-31]	D · CA		Jan 14, 2022
Rep. Davids, Sharice [D-KS-3]	D · KS		Jan 14, 2022
Rep. Fletcher, Lizzie [D-TX-7]	D · TX		Jan 14, 2022
Rep. Gottheimer, Josh [D-NJ-5]	D · NJ		Jan 14, 2022
Rep. Lofgren, Zoe [D-CA-19]	D · CA		Jan 14, 2022
Rep. Morelle, Joseph D. [D-NY-25]	D · NY		Jan 14, 2022
Rep. Quigley, Mike [D-IL-5]	D · IL		Jan 14, 2022
Rep. Scanlon, Mary Gay [D-PA-5]	D · PA		Jan 14, 2022
Rep. Schrier, Kim [D-WA-8]	D · WA		Jan 14, 2022
Rep. Speier, Jackie [D-CA-14]	D · CA		Jan 14, 2022
Rep. Tonko, Paul [D-NY-20]	D · NY		Jan 14, 2022
Rep. Williams, Nikema [D-GA-5]	D · GA		Jan 14, 2022
Rep. Calvert, Ken [R-CA-42]	R · CA		Mar 9, 2022
Rep. Courtney, Joe [D-CT-2]	D · CT		Mar 9, 2022
Rep. Garbarino, Andrew R. [R-NY-2]	R · NY		Mar 9, 2022
Rep. Houlahan, Chrissy [D-PA-6]	D · PA		Mar 9, 2022
Rep. Huffman, Jared [D-CA-2]	D · CA		Mar 9, 2022
Rep. Moulton, Seth [D-MA-6]	D · MA		Mar 9, 2022
Rep. Omar, Ilhan [D-MN-5]	D · MN		Mar 9, 2022
Rep. Pingree, Chellie [D-ME-1]	D · ME		Mar 9, 2022
Rep. Rush, Bobby L. [D-IL-1]	D · IL		Mar 9, 2022
Rep. Watson Coleman, Bonnie [D-NJ-12]	D · NJ		Mar 9, 2022
Rep. Carey, Mike [R-OH-15]	R · OH		Apr 28, 2022
Rep. Johnson, Bill [R-OH-6]	R · OH		Apr 28, 2022
Rep. Murphy, Gregory [R-NC-3]	R · NC		Apr 28, 2022
Rep. Horsford, Steven [D-NV-4]	D · NV		May 18, 2022
Rep. Barragan, Nanette Diaz [D-CA-44]	D · CA		Jul 15, 2022
Rep. Cárdenas, Tony [D-CA-29]	D · CA		Jul 15, 2022
Rep. Comer, James [R-KY-1]	R · KY		Jul 15, 2022
Rep. Feenstra, Randy [R-IA-4]	R · IA		Jul 15, 2022
Rep. Jones, Mondaire [D-NY-17]	D · NY		Jul 15, 2022
Rep. Lamb, Conor [D-PA-17]	D · PA		Jul 15, 2022
Rep. Levin, Andy [D-MI-9]	D · MI		Jul 15, 2022
Rep. Manning, Kathy E. [D-NC-6]	D · NC		Jul 15, 2022
Rep. McNerney, Jerry [D-CA-9]	D · CA		Jul 15, 2022

Cosponsor	Party / State	Role	Date Joined
Rep. Mrvan, Frank J. [D-IN-1]	D · IN		Jul 15, 2022
Rep. Trone, David J. [D-MD-6]	D · MD		Jul 15, 2022
Rep. Wexton, Jennifer [D-VA-10]	D · VA		Jul 15, 2022
Rep. Bustos, Cheri [D-IL-17]	D · IL		Sep 9, 2022
Rep. Carson, Andre [D-IN-7]	D · IN		Sep 9, 2022
Rep. Casten, Sean [D-IL-6]	D · IL		Sep 9, 2022
Rep. Cleaver, Emanuel [D-MO-5]	D · MO		Sep 9, 2022
Rep. Correa, J. Luis [D-CA-46]	D · CA		Sep 9, 2022
Rep. Cuellar, Henry [D-TX-28]	D · TX		Sep 9, 2022
Rep. DeGette, Diana [D-CO-1]	D · CO		Sep 9, 2022
Rep. Eshoo, Anna G. [D-CA-18]	D · CA		Sep 9, 2022
Rep. Gibbs, Bob [R-OH-7]	R · OH		Sep 9, 2022
Rep. Hayes, Jahana [D-CT-5]	D · CT		Sep 9, 2022
Rep. Johnson, Dusty [R-SD-At Large]	R · SD		Sep 9, 2022
Rep. Kahele, Kaiali'i [D-HI-2]	D · HI		Sep 9, 2022
Rep. Kaptur, Marcy [D-OH-9]	D · OH		Sep 9, 2022
Rep. O'Halleran, Tom [D-AZ-1]	D · AZ		Sep 9, 2022
Rep. Porter, Katie [D-CA-45]	D · CA		Sep 9, 2022
Rep. Ruiz, Raul [D-CA-36]	D · CA		Sep 9, 2022
Rep. Schiff, Adam B. [D-CA-28]	D · CA		Sep 9, 2022
Rep. Sherman, Brad [D-CA-30]	D · CA		Sep 9, 2022
Rep. Stansbury, Melanie Ann [D-NM-1]	D · NM		Sep 9, 2022
Rep. Vargas, Juan [D-CA-51]	D · CA		Sep 9, 2022
Rep. Gonzalez, Vicente [D-TX-15]	D · TX		Sep 20, 2022
Rep. Meijer, Peter [R-MI-3]	R · MI		Sep 20, 2022
Rep. Stanton, Greg [D-AZ-9]	D · AZ		Sep 20, 2022
Rep. Harshbarger, Diana [R-TN-1]	R · TN		Nov 17, 2022
Rep. Johnson, Henry C. "Hank," Jr. [D-GA-4]	D · GA		Nov 17, 2022
Rep. Titus, Dina [D-NV-1]	D · NV		Nov 17, 2022
Rep. Turner, Michael R. [R-OH-10]	R · OH		Nov 17, 2022
Rep. Wittman, Robert J. [R-VA-1]	R · VA		Nov 22, 2022
Rep. Kuster, Ann M. [D-NH-2]	D · NH		Dec 14, 2022
Rep. Long, Billy [R-MO-7]	R · MO		Dec 14, 2022
Rep. Moore, Blake D. [R-UT-1]	R · UT		Dec 14, 2022
Rep. Bishop, Sanford D., Jr. [D-GA-2]	D · GA		Dec 22, 2022
Rep. Carter, Earl L. "Buddy" [R-GA-1]	R · GA		Dec 22, 2022
Rep. Jacobs, Sara [D-CA-53]	D · CA		Dec 22, 2022
Rep. Blunt Rochester, Lisa [D-DE-At Large]	D · DE		Dec 23, 2022
Rep. Finstad, Brad [R-MN-1]	R · MN		Dec 23, 2022
Rep. Garamendi, John [D-CA-3]	D · CA		Dec 23, 2022

Committee Activity

Committee	Chamber	Activity	Date
Ways and Means Committee	House	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 S 1136	Identical bill	Apr 15, 2021: Read twice and referred to the Committee on Finance.

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 House
- **Apr 15, 2021:** Referred to the House Committee on Ways and Means.