

Opportunities for Advocates in the Low Income Housing Tax Credit Program

Part of the *What Survivor Advocates Should
Know about the Low Income Housing Tax
Credit Program* webinar series

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About



Regional Housing Legal Services (RHLS)

Pennsylvania legal services program focused on affordable housing & community development. Legal work is primarily representing nonprofits doing development. Policy work runs the gamut.



Rachel Blake

Associate Director, RHLS

Previously real estate attorney at private firms and at RHLS. Now focused on policy and RHLS organizational issues. Education in urban planning and business as well as law.

“Out of 11,991 unmet requests [one day in 2016] for domestic violence services, *66 percent were for housing and shelter.*”

“In another nationwide study, *more than half (51.5 percent) of the victims who identified a need for housing services did not receive them.*”

Source: US Dept. of Justice, *Transitional Housing Programs and Empowering Survivors of Domestic Violence*, available at: <https://www.justice.gov/ovw/blog/transitional-housing-programs-and-empowering-survivors-domestic-violence>

Housing Choices for People with Diverse Needs



Emergency Shelters



Transitional/Short-term Housing



Permanent, Affordable
Supportive Housing

Types of Affordable Housing

- **Affordable** means 30% or less of income on rent & utilities
- Types
 - Subsidized Housing: housing developed with some sort of government subsidy and with some sort of affordability restrictions attached
 - “Naturally Occurring”: is affordable without a government subsidy

Types of Subsidized Housing

- Public Housing
- Section 8
- USDA/Rural Housing
- HUD Project-Based
- State Housing Tax Credits
- Federal Low-Income Housing Tax Credits (LIHTC)

Question for the Audience

How much do you know about Federal LIHTC?





LIHTC is a little hazy

- LIHTC is a newer program (1986)
- Less physically obvious
- Not controlled by HUD
- Less media coverage



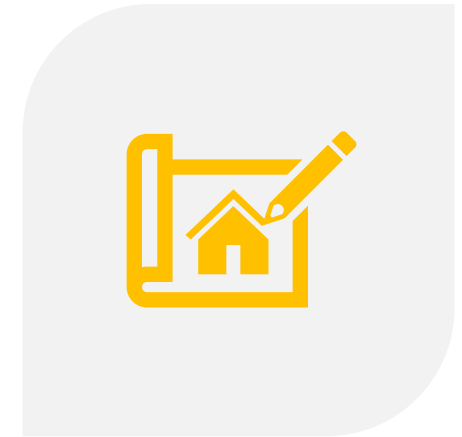
Why Learn About Federal LIHTC?



LIHTC IS GROWING

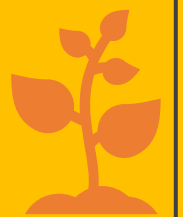


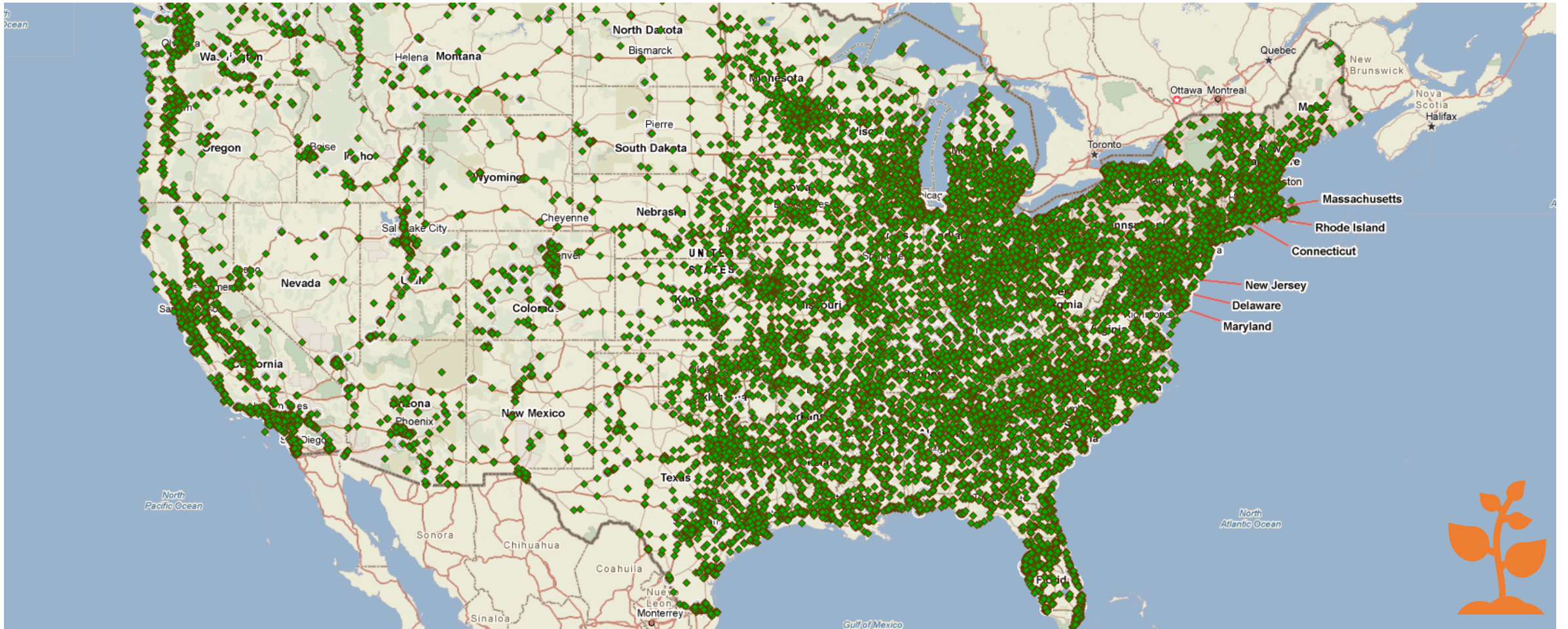
SUPPORTIVE SERVICES
ARE OFTEN INCLUDED



YOU CAN INFLUENCE LIHTC
DEVELOPMENT

Subsidized Housing Type	# of Units	Trends
Public Housing	1.1 M	Down ↓ 250,000 from the mid 1990s
Federal LIHTC	3.13 M (all time)	Up ↑ 110,000 new units each year





Source: PolicyMap, <https://plcy.mp/jvkrv1n>

“Supportive housing – combining affordable housing with services to help people who face complex challenges live with stability, autonomy and dignity – is a *proven, cost-effective* way to end homelessness.”

Source: Corporation for Supportive Housing, *2016 LIHTC Policies Promoting Supportive Housing & Recommendations for 2017- 2018*, p.4, available at: <https://www.csh.org/2017/03/2016-qap-report-examines-lihtc-policies/>



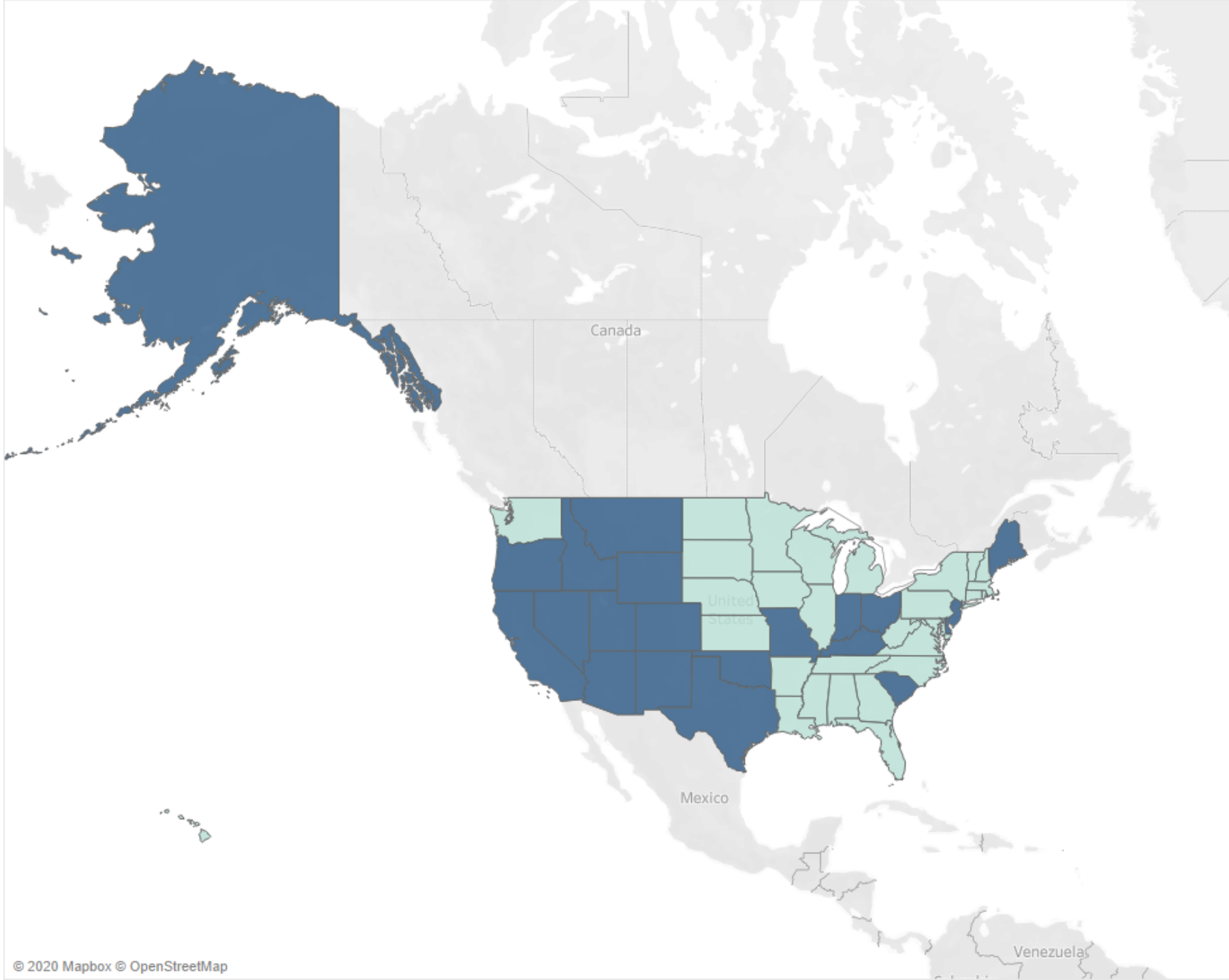
Supportive Services in LIHTC

As of 2016, all states and territories had some sort of incentive for supportive housing as part of their Federal LIHTC programs

Source: Corporation for Supportive Housing, <https://www.csh.org/2017/03/2016-qap-report-examines-lihtc-policies/>

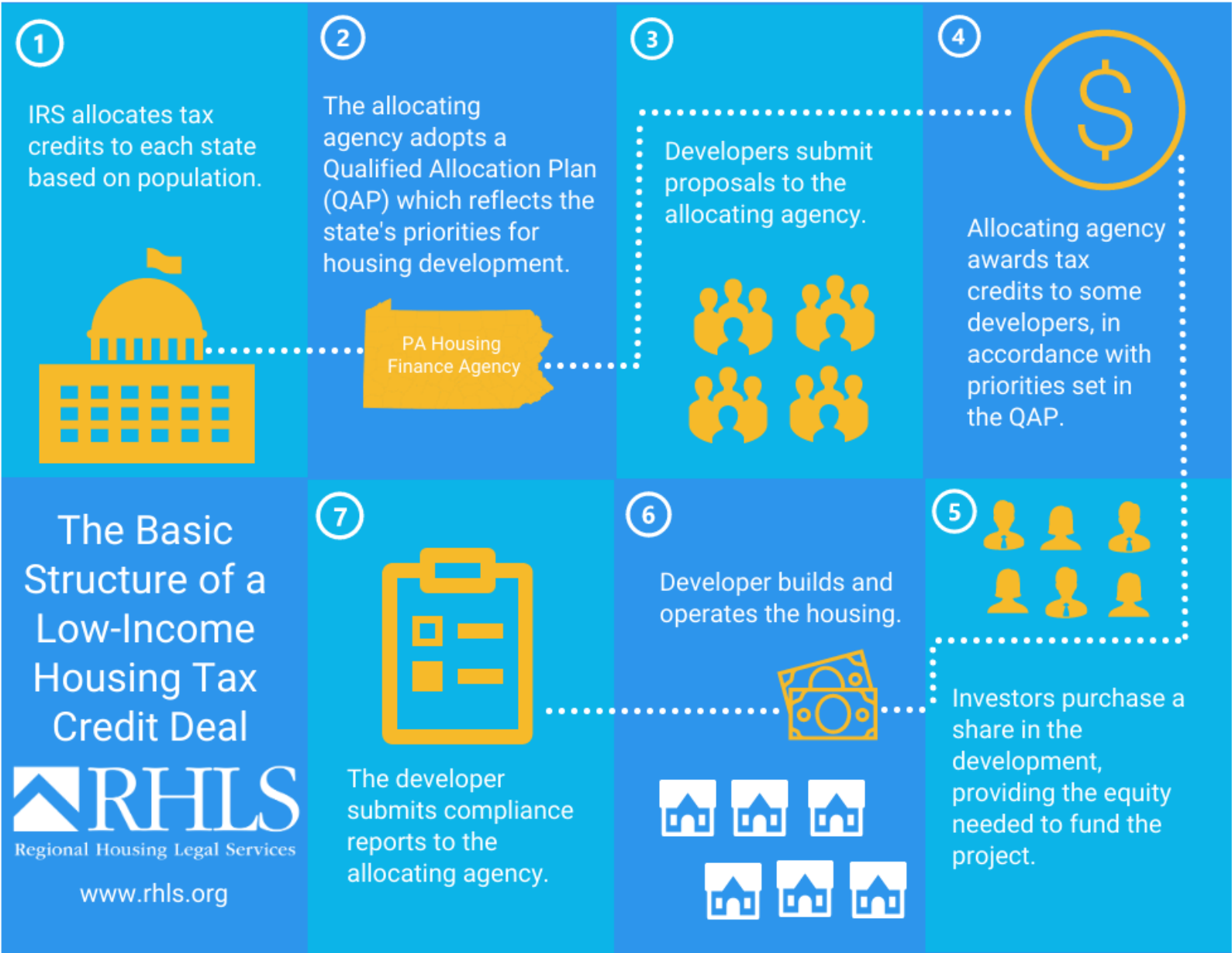


QAP Are DV/SA survivor..



Wait. What?





How it works

Question for the Audience

Have you tried to find/access subsidized units in the past?

How Can Survivors Access LIHTC Units?

- Property by property
 - Good news – new properties being developed all the time
 - Bad news – lines can still be very long
- Opportunities for relationship-building with developers and HFAs

Eligibility for Federal LIHTC

- Applicant must meet (i.e. be beneath) income limit for unit at admission
- Project may not discriminate against Section 8 voucher holders
- No immigration status requirements

Low-Income Housing Tax Credits

Opening doors for agencies serving survivors.

The Low-Income Housing Tax Credit (LIHTC) is one of the largest sources of funding for affordable housing in the United States. Understanding its role in your community can help you better serve survivors and increase access to affordable housing units for survivors. There are many ways to get involved!



Access

Learn how to find and help survivors access LIHTC-funded housing.



Protection

Understand tenant protections for survivors applying for and living in LIHTC-funded housing to help them access and maintain safe housing.



Advocacy

Advocate for more affordable and supportive housing units serving survivors to address their specific needs.



Development

Develop housing or co-develop housing for survivors.



Partnership

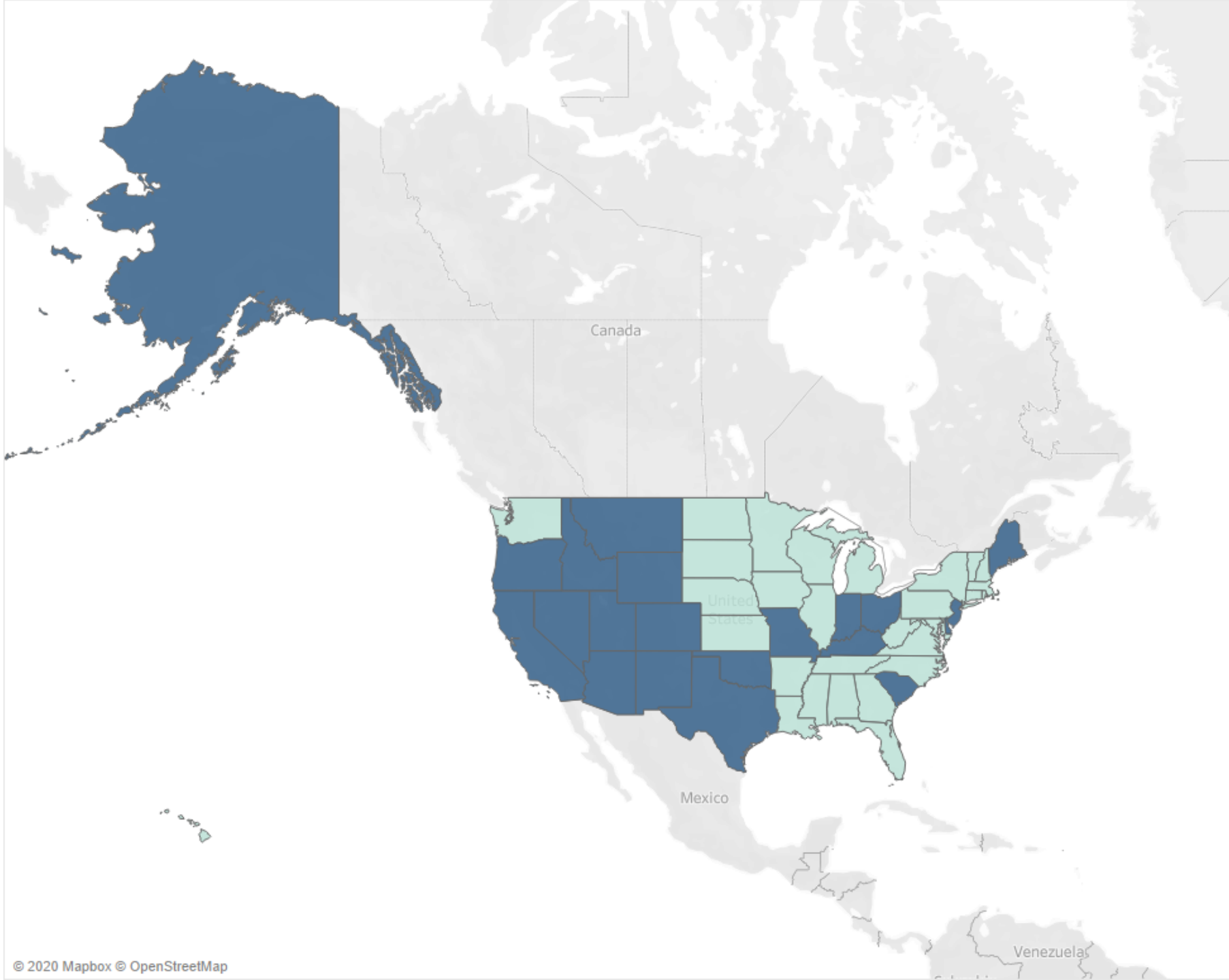
Partner with LIHTC housing developers or property managers to provide services to their residents.



Services

Initiate creative partnerships to meet the needs of survivors.

QAP Are DV/SA survivor..



Low-Income Housing Tax Credits are the largest funding source for the creation of affordable housing.



The allocating agency adopts a **Qualified Allocation Plan (QAP)** which reflects federal regulations and state priorities for housing development.



- Geographic Priorities
- Sustainability
- Community Impact
- Transportation
- Supportive Services
- And more! It can cover almost anything.

comment on the QAP to make sure your community's needs are considered.



Advocacy for Your Community Using the Qualified Allocation Plan



RHLS used QAP advocacy to increase available tax credits for projects supporting vulnerable populations.



Check out how we did it.



Check out the current QAP and mark your calendar for the next commenting period.



Talk to your allocating agency about the best way to get involved in the process.

Even minor changes to the QAP can have a huge impact.



Gather your allies. Your feedback will have a bigger impact with multiple voices.



Policy Advocacy



Question for the Audience

Which of the opportunities do you want to explore in more detail?



Let us Know How
We Can Help!

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@rhlsipa

/rhlsipa



Questions?