## Understanding the Housing Credit Preservation Challenge

NCSHA Housing Credit Connect San Francisco Thursday, June 13, 2019



## **About National Housing Trust (NHT)**





LENDING





Informs everything we do & strengthens our impact





The National Housing Trust protects, improves, and maintains existing affordable housing so that low-income families can live in quality neighborhoods with access to opportunities.



## **Qualified Contracts**

There are two exceptions to the requirement that Housing Credit properties remain affordable for 30 years: 1) in the case of foreclosure; and 2) where a request for a qualified contract is presented to the state Housing Credit agency.

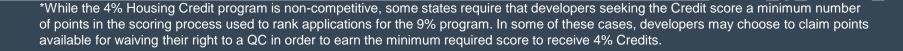
An average of 10,000 units are being lost from the Housing Credit program each year as a result of qualified contracts.

Qualified Contract Activity											
	T ( 100										
Total QC Requests (CY 2014)		Total QC Requests (CY 2015)		Total QC Requests (CY 2016)		Total QC Requests all 3 Years					
Props.	Units	Props.	Units	Props.	Units	Props.	Units				
122	8,462	132	12,910	145	11,335	399	32,707				

## **Qualified Contracts**

Many states require or incentivize applicants to waive their right to a qualified contract in both the competitive 9% and non-competitive 4% Housing Credit programs:

	ies in the 9% redit Progran		QC Policies in the 4% Housing Credit Program			
Requirement to waive right to QC	Incentive to waive right to QC	For how many years beyond the initial 15 year compliance period is the right waived?	Requirement to waive right to QC	Incentive to waive right to QC*	For how many years beyond the initial 15 year compliance period is the right waived?	
28 states	20 states	3-35 years	27 states	7 states		







Laura Abernathy
Director, State and Local Policy

Email: labernathy@nhtinc.org

Phone: 202-333-8931\*137

**POLICY INNOVATION** 

LENDING

**DEVELOPMENT** 

**ENERGY SOLUTIONS** 



