

Achieving Housing Affordability Through Tax Legislation

This year, increasing housing supply, protecting the long term viability of rental housing and boosting housing affordability for America's more than 40 million renters runs through comprehensive tax legislation.

PRESERVE critical provisions enacted as part of TCJA:

- ✓ 20-percent qualified business income deduction (Section 199A)
- ✓ Reduced individual income tax rates
- ✓ Double estate-tax exemption



ENACT other tax incentives to boost housing supply:

- ✓ Expand and enhance the Low-Income Housing Tax Credit
- ✓ Reinvigorate Opportunity Zones to promote the rehabilitation of existing properties
- ✓ Encourage adaptive reuse of underutilized commercial properties into multifamily housing
- ✓ Support workforce housing



PROTECT current tax law from proposals that would make it more costly to develop, preserve, and operate housing units:

- ✗ Restrict the deductibility of state and local taxes by pass-through entities
- ✗ Tax carried interest as ordinary income
- ✗ Impose the net investment income tax on active income and/or increase the rate
- ✗ Recapture 100-percent of depreciation deductions as ordinary income for real estate
- ✗ Eliminate deferral of taxable gain from like-kind exchanges

