



The Housing Advisory Group (HAG) is dedicated to protecting and improving affordable housing programs. Our membership largely consists of non-profit and for-profit affordable housing developers, but also includes members of state affordable housing associations as well as accountants, attorneys, institutional investors, and other professionals involved in the industry.

The founding members of the HAG were key architects of the Low-Income Housing Tax Credit (LIHTC) who, along with their industry colleagues, worked with President Ronald Reagan and congressional supporters of affordable housing to enact the LIHTC program as part of the Tax Reform Act of 1986.



The significance of the HAG can be viewed through the success and expansion of the LIHTC over the last 35 years in which the organization played a pivotal role in advocating for the program and affordable housing. The HAG's advocacy was central to the 2015 enactment of the fixed 9% LIHTC; the 2018 enactment of a temporary 12.5% increase in LIHTC authority; and the 2020 enactment of the fixed 4% LIHTC. The HAG also played a key role through its recent work with the Biden Administration to make clear that State and Local Fiscal Recovery Funds (SLFRF)

could be used for long-term loans to LIHTC-financed developments; to revise and finalize Average Income Test guidance to facilitate production of low- and middle-income housing; and to secure extended placed-in-service deadlines for LIHTC allocations.

Integral to these successes has been the HAG's focus on working in a non-partisan fashion to educate the White House, other Administration officials, Members of Congress, and congressional staff on the benefits of the LIHTC. At the core of this effort is developing lasting relationships between policymakers and those who endeavor to develop, finance, manage, and facilitate affordable housing throughout the country. The personal relationships fostered over time have been the key to our success in not only improving the program but also in defending the program from potential legislative threats.

Going forward, we are expanding our advocacy base, expanding our relationships in the Administration and Congress, engaging the Council of Independent State Housing Associations (CISHA) as well as growing our HAG membership and building coalitions. Working with our colleagues in the ACTION Campaign, we are focused on restoring and expanding the 12.5% allocation increase that expired on December 31, 2021, and on lowering the 50% bond threshold test. We are also working within the Administration to address regulatory issues and create greater efficiencies.



HAG Leadership

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Benefits of Membership

- Advocacy for expansion and improvement of the LIHTC program
- HAG leadership and member advocacy meetings (virtual and in-person)
- Meetings with Administration and Members of Congress on federal housing programs that complement the LIHTC program
- Networking opportunities with Administration officials, Members of Congress, congressional staff, and affordable housing industry partners
- Access to breaking news via HAG legislative updates
- Annual Washington Housing Forum and Reception

As has been the case throughout the history of the LIHTC, the HAG is at the center of efforts to secure and grow affordable housing production.

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