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PRESS RELEASE

FOR IMMEDIATE RELEASE

National Housing Trust Statement on H.R.1, the One Big Beautiful Bill Act

Organization calls for focus on affordable housing preservation and development amid comprehensive legislation

WASHINGTON, DC, JULY 3, 2025 – National Housing Trust (NHT) today released the following statement regarding H.R.1, the One Big Beautiful Bill Act, which passed through Congress today:

As Congress considers this comprehensive reconciliation package, National Housing Trust emphasizes the critical importance of addressing our nation's affordable housing crisis through meaningful policy solutions and sustained investment.

“The One Big Beautiful Bill Act includes a major expansion of the Low Income Housing Tax Credit (Housing Credit) program, providing a permanent 12 percent increase in Housing Credit authority for the 9 percent program and permanently lowering the bond financing test from 50 to 25 percent,” said **Moha Thakur**, NHT’s Senior Manager of State & Local Policy, “The Housing Credit program is a pillar of the affordable housing industry, and we have championed the expansion of the program for years. These permanent changes present an opportunity to continue our work to develop and preserve affordable homes for those communities most in need.”

The United States faces a shortage of nearly 7 million homes accessible to lower-income residents, while simultaneously losing existing affordable housing stock to age and expiring regulations. This dual challenge requires immediate, coordinated federal action to both preserve existing affordable housing and develop new units.

Any major federal legislation must recognize that housing stability is fundamental to economic mobility and family wellbeing. At National Housing Trust, we have seen effective legislation come in the form of provisions that prioritize long-term affordability, energy efficiency and community development.

National Housing Trust particularly emphasizes the need for federal policies that:

- **Preserve existing affordable housing** through robust funding for rehabilitation and regulatory extensions
- **Expand access to capital** for affordable housing development through innovative financing mechanisms
- **Promote energy efficiency** to reduce utility costs for low-income residents while addressing climate change
- **Support community-centered development** that includes resident services and wraparound support

Our work developing and preserving nearly 20,000 multifamily housing units has shown us that effective housing policy requires sustained commitment and creative solutions. We stand ready to work with Congress and the Administration to advance policies that ensure everyone, everywhere, can be proud of where they live.

About National Housing Trust

National Housing Trust (NHT) creates and preserves affordable homes to provide opportunity, reduce economic disparities and strengthen community resilience through practice and policy. NHT provides expertise nationally and locally in preserving and improving affordable housing through policy innovation and advocacy, real estate development, lending, resident engagement, and energy solutions. NHT has participated in the preservation and improvement of over 10,000 affordable units in 13 states and the District of Columbia. NHT maintains an ownership interest in nearly 4,000 units in 33 apartment communities.