

National Statements of Support for the Neighborhood Homes Investment Act Spring 2025

Quotes from the Neighborhood Homes Coalition Co-Chairs:

National Association of Affordable Housing Lenders (NAAHL)

“Hard-working Americans ready for homeownership need more opportunities to find a modest, affordable home. The Neighborhood Homes Investment Act is a smart solution that will seed thriving communities, attract thousands of jobs, and unlock new economic potential - after all, homes are where jobs go to live,” said **Sarah Brundage, President and CEO of the National Association of Affordable Housing Lenders**. “We applaud Representatives Mike Kelly and John Larson for leading the bipartisan solution to more affordable homeownership supply. Erie, Hartford, and communities nationwide - especially hard-to-reach and underserved communities - will benefit from the investments into starter homes that the Neighborhood Homes Investment Act will unlock.”

LISC

“The Local Initiatives Support Corporation (LISC) applauds Representatives Kelly and Larson for introducing the Neighborhood Homes Investment Act. High construction costs, rising interest rates and the general lack of housing supply have put homeownership out of reach for far too many lower and middle income homebuyers. The Neighborhood Homes legislation would spur the development of hundreds of thousands of modestly priced homes in the communities that need them most, helping to repopulate and revitalize those communities while simultaneously creating opportunities for first time homebuyers.” - **Matt Josephs, Senior Vice President for Policy, LISC**

National Community Stabilization Trust (NCST)

“The United States is experiencing a housing affordability crisis at an alarming rate. It is imperative that our elected officials make equitable investments into our housing infrastructure — both for the stability of our nation’s economy and the well-being of neighborhoods across the country,” said **Christopher Tyson, President of NCST (National Community Stabilization Trust)**. “This transformative piece of legislation redirects private capital into communities plagued by blighted homes and encourages expansive revitalization efforts across all geographic regions. The Neighborhood Homes Investment Act will create hundreds of thousands of new units for aspiring homeowners and enable more hard working families to build meaningful wealth for generations to come.”

Quotes from Other National Organizations Supporting NHIA:

American Wood Council

"Our nation’s housing crisis has reached a critical peak, and U.S. wood products are an important part of the solution. Wood product manufacturing in this country supports rural jobs and economies and offers a safe, renewable and sustainable building material to help address the need for affordable housing. AWC is excited to join the Neighborhood Homes Coalition and

support the NHIA as it seeks to encourage new home construction through tax credits in areas with a high need for affordable housing."

Bipartisan Policy Center (BPC) Action

"BPC Action applauds the bipartisan, bicameral reintroduction of the Neighborhood Homes Investment Act (NHIA) by Reps. Mike Kelly (R-PA) and John Larson (D-CT) and Sens. Todd Young (R-IN) and Mark Warner (D-VA). Estimates show a shortage of between 1.5 and 5.5 million affordable homes in the U.S. This legislation would expand access to stable homeownership and preserve affordable housing in communities that need help the most by facilitating the construction and rehabilitation of 500,000 owner-occupied homes over the next decade. We look forward to ensuring this vital legislation is enacted in the 119th Congress." –

Michele Stockwell, President, BPC Action

Community Opportunity Alliance

"Community development organizations develop 13,000 affordable homeownership units and rehab an additional 17,000 every year in the hardest to reach communities. The type of resources NHIA will provide will give these powerful organizations a new, unique resource to transform the futures of underserved people and places." - **Frank Woodruff, Executive Director of Community Opportunity Alliance.**

Enterprise Community Partners

"The Neighborhood Homes Investment Act is about helping families realize the dream of homeownership in rural, suburban, and urban neighborhoods that deserve more opportunities to build wealth. By mobilizing private capital to rehabilitate or construct 1- to 4-unit housing, the NHIA will create homes that families can actually afford to buy," said **Pat Cave, Senior Vice president of Policy, Enterprise Community Partners.** "Enterprise strongly supports the creation of the Neighborhood Homes Tax Credit, and we commend Senators Young and Warner, and Representatives Kelly and Larson on their bipartisan leadership in introducing this important piece of legislation."

Habitat for Humanity International

"The lack of affordable housing is a crisis that impacts each and every community across the nation," said **Habitat for Humanity International CEO Jonathan Reckford.** "Families cannot gain a solid foundation without affordable housing, and so Habitat is encouraged by the bipartisan support for the Neighborhood Homes Investment Act, which would create a tax credit to build and rehabilitate homes for low- to moderate-income homeowners. I applaud Senators Young and Warner, and Representatives Kelly and Larson for re-introducing the legislation as it would ensure more Americans have access to a safe and affordable place to call home."

Housing Assistance Council

"The 'value gap' can often be a barrier to home repair in rural places, which have a disproportionately high rate of aging and substandard housing," said **David Lipsetz, President & CEO of the Housing Assistance Council,** "We applaud the reintroduction of the Neighborhood Homes Investment Act, which would bring private investment to the table to rehabilitate owner-occupied homes through a new and innovative tax credit."

National Community Reinvestment Coalition (NCRC)

"Everyone is aware of the dire need for new supply-side investments in housing in thousands of communities around the country, which reflects a market failure that only federal intervention can correct," said **Jesse Van Tol, President and CEO of the National Community Reinvestment Coalition**. "I applaud the authors of the carefully crafted and efficiently targeted Neighborhood Homes Investment Act and urge its passage. Long-suffering communities across this country need new and refurbished housing capacity in order to jumpstart local economic growth and raise quality of life. The NHIA will benefit everyone, not solely the lower-income and minority communities who have been excluded from homeownership for so long."

National Council of State Housing Agencies

"The shortage of affordable for-sale housing supply is the primary barrier to homeownership for working families. The market will not become more affordable until more is done to address this issue," said **Stockton Williams, executive director of the National Council of State Housing Agencies**. "The Neighborhood Homes Investment Act would establish an innovative public-private partnership based on the Housing Credit model to boost single-family supply, help low- and moderate-income households realize the dream of homeownership, and revitalize struggling neighborhoods."

National Housing Conference

"The Neighborhood Homes Investment Act (NHIA) will revitalize distressed urban, suburban, and rural neighborhoods with federal tax credits, mobilizing private investment to build and rehabilitate homes for lower- and middle-income homeowners. With a shortage of affordable housing supply, this initiative would help bridge the gap between development costs and market prices in neighborhoods where housing values don't currently support new construction and rehabilitation lending. Over the next decade, NHIA can support the creation of hundreds of thousands of homes where it's needed most. NHIA is one of the top priorities of the National Housing Conference. We are committed to working with policymakers and stakeholders to advance this vital, bipartisan legislation."

National NeighborWorks Association

"With almost 250 NeighborWorks members nationwide providing over \$10 billion of affordable housing and community/economic development per year, the National NeighborWorks Association (NNA) endorses bipartisan supported solutions that address the supply side housing crisis like Neighborhood Homes," stated **Lou Tisler, Executive Director of NNA**. "It is time to address this crisis head on. It is time to implement community-based solutions. It is time for Congress to act on the Neighborhood Homes Investment Act."

Novogradac

"We're encouraged to see the reintroduction of the Neighborhood Homes Investment Act," said **Michael J. Novogradac, managing partner of Novogradac**. "Enactment of this tax incentive would help stimulate the economy in a multitude of ways. We urge this freshly seated Congress and the Trump administration to embrace a bill that would help build and renovate single-family, owner-occupied homes in distressed communities across America."

Smart Growth America

"Communities across the United States are facing compounding housing access and affordability crises. We applaud the reintroduction of the Neighborhood Homes Investment Act, which will provide a vital tool to update housing and expand homeownership, improving economic and social outcomes for families across the country, no matter who they are or where they call home. Targeting these investments into existing communities, especially those well-connected to jobs, schools, and essential services, aligns with our vision of creating vibrant, inclusive places where everyone can thrive. " - **Calvin Gladney, President and CEO, Smart Growth America**