

118TH CONGRESS
2D SESSION

S. 3925

To amend the Internal Revenue Code of 1986 to increase the low-income housing credit for projects designated to serve households with people with disabilities.

IN THE SENATE OF THE UNITED STATES

MARCH 12, 2024

Mr. CASEY introduced the following bill; which was read twice and referred to the Committee on Finance

A BILL

To amend the Internal Revenue Code of 1986 to increase the low-income housing credit for projects designated to serve households with people with disabilities.

1 *Be it enacted by the Senate and House of Representa-*
2 *tives of the United States of America in Congress assembled,*

3 **SECTION 1. SHORT TITLE.**

4 This Act may be cited as the “Boosting Tax Credits
5 for Accessible Housing Act”.

1 **SEC. 2. INCREASE IN LOW-INCOME HOUSING CREDIT FOR**
2 **PROJECTS DESIGNATED TO SERVE HOUSE-**
3 **HOLDS WITH PEOPLE WITH DISABILITIES.**

4 (a) IN GENERAL.—Paragraph (5) of section 42(d) of
5 the Internal Revenue Code of 1986 is amended by adding
6 at the end the following new subparagraph:

7 “(C) INCREASE IN CREDIT FOR PROJECTS
8 DESIGNATED TO SERVE HOUSEHOLDS WITH
9 PEOPLE WITH DISABILITIES.—

10 “(i) IN GENERAL.—In the case of any
11 building—

12 “(I) 50 percent or more of the
13 low-income units in the building are
14 units designated by the taxpayer to
15 meet the applicable design standards
16 for occupancy by persons with mental,
17 physical, sensory, or developmental
18 disabilities,

19 “(II) which is located in a census
20 block group designated by the Envi-
21 ronmental Protection Agency as
22 being—

23 “(aa) above average or bet-
24 ter in terms of walkability, or

1 “(bb) adjacent to 2 or more
2 census tracts described in item
3 (aa), and

4 “(III) which is designated by the
5 housing credit agency as requiring the
6 increase in credit under this subpara-
7 graph in order for such building to be
8 financially feasible as part of a quali-
9 fied low-income housing project,
10 subparagraph (B) shall not apply to the
11 portion of such building which is comprised
12 of such units, and the eligible basis of such
13 portion of the building shall be 150 per-
14 cent of such basis determined without re-
15 gard to this subparagraph.

16 “(ii) DESIGN STANDARDS.—For pur-
17 poses of clause (i)(I), the term ‘applicable
18 design standards’ means the principles and
19 standards of adaptable design as detailed
20 in the Uniform Federal Accessibility
21 Standards, or any successor standard des-
22 ignated by the Secretary.”.

23 (b) EFFECTIVE DATE.—The amendment made by
24 this section shall apply to buildings which receive alloca-
25 tions of housing credit dollar amount or, in the case of

1 projects financed by tax-exempt obligations as described
2 in section 42(h)(4) of the Internal Revenue Code of 1986,
3 which are first taken into account under section 146 of
4 such Code, after the date of the enactment of this Act.

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