

Big Beautiful Bill - Federal Legislation (from Politico)

The adjustments to financing requirements for low-income housing tax credits, along with higher allocations of tax breaks available for new projects, represent “the single largest increase in affordable housing development resources in at least 25 years,” said **Peter Lawrence**, the chief public policy officer at Novogradac — an accounting firm whose analysis of the legislation has been widely cited by housing advocates.

Those tax credits serve as the “premier source of capital for affordable housing supply,” he added (roughly 3.7 million housing units [have qualified since 1987](#)). “There’s nothing else that comes close in importance to it.”

Under the GOP’s tax and spending law, developers of low-income housing would only have to finance 25 percent of their building and land costs through a special type of municipal bond — known as private activity bonds, or PABs — to qualify for a widely utilized tax credit. The volume of PAB financing available for those projects is capped and, under the previous regime, developers had to obtain 50 percent PAB financing before they could take full advantage of the credit.

By cutting the threshold in half, “you can do the same amount of housing [development] with half the bonds,” said **Emily Cadik**, the chief executive officer of the Affordable Housing Tax Credit Coalition. The shift gives states the ability to move ahead with “twice as much affordable housing with the existing bond cap.”

The tax credit provisions that were included in the GOP’s megabill derive from a bipartisan measure that has been kicking around Congress for nearly a decade. The [Affordable Housing Credit Improvement Act](#), whose current lead sponsors are Rep. **Darin LaHood** (R-Ill.) and Sen. **Todd Young** (R-Indiana), has enjoyed broad bipartisan support for years. Sen. **Maria Cantwell** (D-Wash.) has been a major force for the legislation since [introducing its first iteration](#) in 2016.

New York Housing Conference Executive Director **Rachel Fee** — whose [nonprofit group has been critical of Trump’s broader housing agenda](#) — applauded the megabill’s expansion of low-income housing tax credits for being long overdue.

“It will be a huge boost,” she said. “It’ll get shovels in the ground more quickly and produce affordable housing that low-income renters need.”

That’s obviously welcome news for banks or real estate firms looking to invest in new construction (to say nothing of pro-growth cheerleaders on Trump’s economic team).

But Fee included several caveats in her praise.

The White House’s budget proposal would slash tens of billions of dollars from rental assistance programs — which underpin low-income tenant payments to landlords— [and eliminate popular programs that support the development of affordable housing](#). Other cuts to the social safety net, including reductions in Medicaid and food stamp programs, also pose a threat to household finances of low-income tenants.

“Even just the budget proposal being out there is starting to make the lenders in this space nervous,” said Fee. The threat of those cuts “make it more difficult to maximize the benefits of this low-income housing tax credit expansion.”

Good Cause Eviction

The Schenectady City Council voted the Good Cause Eviction legislation out of committee, they will hold a public hearing on July 28 with a final vote coming after that. The vote was close (4-3) to advance the legislation. A small landlord has been defined as an owner with one rental property.

<https://cbs6albany.com/news/local/public-hearing-set-for-good-cause-eviction-law-in-schenectady>



[Public hearing set for "Good Cause Eviction" law in Schenectady](#)

by Nicolas Dubina Tue, July 8th 2025 at 2:26 PM
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[Landlords oppose 'good cause eviction' law proposed in Schenectady](#)

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[Why "good cause" or "just cause" eviction risks undermine housing markets - reason.org](#)

In April 2024, New York State passed a sweeping " Good Cause Eviction " law, significantly restricting landlords' ability to remove tenants and imposing new limits on rent increases. The law took effect immediately in New York City while allowing other municipalities across the state to opt in with adjustments tailored to local housing markets. While the stated goal of the law is to ...
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Media

This article has data on the number of apartments that are being built in the WNY area. If you are unable to access it and would like to read it, let me know and I will copy the full text for you.

<https://www.bizjournals.com/buffalo/news/2025/05/21/apartment-construction-data-erie-county-census.html?ana=emailafriend>

There are many things being written about the Zohran Mamdani primary victory, but I have chosen to share a few that specifically talk about his ties to the tenant community.

Zohran Won by running for the Tenant Majority

<https://www.commondreams.org/opinion/zohran-tenants-rights>

<https://scheerpost.com/2025/07/03/mamdani-ability-to-break-with-dem-status-quo-depends-on-organizing-from-below/>



[Mamdani's Ability to Break With Dem Status Quo Depends on Organizing From Below - sheerpost.com](https://scheerpost.com)

Editor's Note: At a moment when the once vaunted model of responsible journalism is overwhelmingly the play thing of self-serving billionaires and their corporate scribes, alternatives of integrity are desperately needed, and ScheerPost is one of them. Please support our independent journalism by contributing to our online donation platform, Network for Good, or send a check to our new PO ...
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<https://shelterforce.org/2025/07/09/what-zohran-mamdani-primary-win-means-for-the-tenant-movement/>



[What Zohran Mamdani's Primary Win Means for the Tenant Movement](https://shelterforce.org/2025/07/09/what-zohran-mamdani-primary-win-means-for-the-tenant-movement/)

Zohran Mamdani speaks at a DSA meeting. Photo by Bingjiefu He, CC BY-SA 4.0, via Wikimedia Commons "I don't know any example in recent memory of tenants organizing at this scale," said Ritti Singh, an organizer with the New York State Tenant Bloc, the day after Mamdani's win. The New York State Tenant Bloc is a 501 (c) (4) formed by Housing Justice For All, a statewide coalition of ...

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Political Events

