S. 2820: The Decent, Affordable, Safe Housing for All Act (DASH Act)	
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What's it About?	The DASH Act seeks to end homelessness throughout the country within five years by expanding the housing voucher program and by greatly increasing the production of deeply affordable housing through new tax credits for renters, homeowners, developers, and homebuilders.
What's the Status?	Introduced in the Senate on September 23, 2021, and referred to the Committee on Finance.
What Does it Do?	The bill creates several new tax credits to increase the number of affordable housing options for renters and homeowners. Significantly, the bill would provide a housing voucher to every eligible household who is homeless or at risk of homelessness. Each person or family receiving a voucher would also receive supportive services that would be permanently funded by the federal government. The components include: Ending Homelessness: a. Funding needed to enable public housing agencies to serve every person who experiences homelessness in their jurisdiction with a housing voucher. b. States will be provided an investment of $10 billion through the National Housing Trust Fund over a 10-year period to construct new housing for the voucher holders. Additionally, $65 million a year for five years will be available to states for administration and capacity building. c. A total of $500 million in capacity building funding will be allocated to public housing agencies for two fiscal years. d. And $300 million will be allocated for five years to fund the increased administrative fees so public housing agencies can hire service coordinators to provide supportive services.

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	Several tax provisions: a. <u>Emergency Affordable Housing Act</u>—would strengthen the Low Income Housing Tax Credit (LIHTC) program by preserving and protecting existing LIHTC properties, expanding production, and extending the program to serve Extremely Low Income (ELI) families. The author projects that this new program would produce nearly one million new affordable homes over a 10-year period. b. <u>Renter's Tax Credit</u>—provides a refundable tax credit to property owners who rent to ELI tenants. These credits will be allocated annually to states through a per capita formula. c. <u>Middle-Income Housing Tax Credit</u>—a new tax credit for middle-income families that provides a credit to developers building homes for families who earn between 60-100% of area median income. State agencies would receive allocations of $6 per capita (or $8 million if higher) and would award the credits to eligible project sponsors. d. <u>Neighborhood Homes Investment Act</u>—a tax credit to homebuilders in areas with high poverty rates, where incomes that are less than 80% of area median income, and where home values are below the state median. e. <u>First Time Homebuyer Refundable Credit</u>—a $15,000 tax credit for first-time homebuyers who purchase properties that are no more than 110% of conforming loan limits. Other provisions: a. A $10 million pilot project over five years to invest in innovative and cost-effective building methods. b. Grant funding of $5 million to $125 million to cities that change their zoning and land use practices to adopt pro-housing policies.
Why is it Important?	These new resources and credits will provide the tools needed to house every person who is homeless or at risk of homelessness, as well as encourage new housing development and investment.
More Information	Bill: https://www.congress.gov/117/bills/s2820/BILLS-117s2820is.pdf