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NEWSLETTER

WINTER 2019

Providing affordable housing for gainfully employed Alabamians since 1987

Affordable Housing Delivers The American Dream

Trump Continues Reagan's Legacy

By Congressman Robert Aderholt



When President Donald Trump and the Republican Congress pushed through the 2017 Tax Cuts and Jobs Act, the sweeping overhaul not only delivered tax cuts to working families, it specifically protected one of the most successful housing initiatives in our nation's history: The Low-Income Housing Tax Credit (LIHTC) program.

President Reagan and his Housing and Urban Development (HUD) Secretary Jack Kemp devised the LIHTC program, also known as Section 42 Housing, to benefit hard-working families on the lower end of the household income spectrum. Over 30 years, as a

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L-R: Mr. John Thompson, AAHA Board Member Mike Davis, Covington County Commission Chairman Greg White, Senator Jimmy Holley, Lt. Governor-Elect Will Ainsworth, Rep. Mike Jones, Andalusia Mayor Earl Johnson, Robert Bishop, Rick Clifton, Andy Wiggins

Lt. Governor-Elect Voices Support for Affordable Housing In Alabama

Will Ainsworth Applauds Public-Private Partnerships

As part of the *Making Alabama Sweet Home Again* statewide groundbreaking tour, Lieutenant Governor-elect Will Ainsworth joined elected officials at the Appaloosa Run development in Andalusia, 56-unit development in Covington County. The future Lt. Governor recognized the enormously successful program and the public-private partnerships that make a safe and affordable home a possibility for hard-working Alabamians. "I believe that public-private partnerships, like the one that serves as the foundation for this project, are vital to our efforts to provide jobs and create opportunities," Ainsworth stated.

He was joined by Representative Mike Jones, Senator Jimmy Holley and Andalusia Mayor Earl Johnson, all voicing their support for the roughly \$8 million economic impact Appaloosa Run will have on the local economy. Ainsworth said, "The mayor said the number one economic issue here is more housing this should help them strengthen their economy".



L-R Senator Jimmy Holley, Lt. Governor-Elect Will Ainsworth, Rep. Mike Jones, Andalusia Mayor Earl Johnson

When you look at the tax credits and the capital that goes into these complexes, along with the jobs it's going to create and support; I think it's a winning formula."

Lieutenant Governor-Elect Will Ainsworth, on the success of the Low Income Housing Tax Credit Program and its positive effect on Alabama's families and economies, *October 17, 2018*

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multitude of other programs failed, Section 42 remains one of the most successful housing programs in recent American history. These federal housing tax credits help create and rehabilitate qualified projects through a competitive application process to expand the supply of affordable rental housing. It also provides housing to veterans who sacrificially served our nation as well as seniors on a fixed income. Since its creation, families have called over 2.4 million of these quality units ‘home’.

President Trump made his support of the program clear in his first major legislative victory. The tax law changes signed by President Trump allow additional properties to be eligible for a LIHTC allocation and increase the amount of credits available to the states by 12.5% through 2021. Experts predict the change will produce as many as 28,000 additional affordable housing units. The effects of the tax reform package were felt almost instantly in Alabama. The Alabama Affordable Housing Association (AAHA) reports the number of LIHTC developments in our state alone literally doubled in 2018. New construction or renovation of twenty (20) properties, providing 1105 homes, are already underway, with even more expected in the years affected by the legislation. That means more quality housing for working families, veterans and seniors, allowing them to provide a roof over their heads while gaining the ability to save for a house, a child’s education, or retirement.

I was honored to support the 2017 Tax Cuts and Jobs Act and the President’s plan to strengthen and increase housing opportunities for our families, veterans and seniors. We have already seen, in just one year, the effects of that decision. President Trump and the 115th Congress not only understood this sound public policy, we are making it stronger than ever before.

Passed by Congress in 1986 and signed into law by President Ronald Reagan, the low-income housing tax credit gives the private sector an incentive to create and invest in affordable housing. It is widely viewed as one of the most effective federal housing programs ever.

New York Times, July 12, 2013

“...you are giving people opportunity that they probably wouldn’t have had otherwise through this great program...”

President Pro Tem Del Marsh, on the success of the LIHTC program.

President Pro Tem Addresses AAHA Summer Conference

Top Senator Praises LIHTC Programs



Alabama’s highest-ranking state senator delivered the keynote address to hundreds of Section 42 residents, developers and supporters at the AAHA Annual Conference in SanDestin, Florida.

President Pro Tem Senator Del Marsh told attendees, “you are giving people opportunity that they probably wouldn’t have had otherwise through this great program...”

[AAHA’s] mission is to provide opportunity, and I think that we’ve got to provide opportunity as a state to our citizens.”

Senator Marsh drew clear and persuasive parallels between the goals of the LIHTC program and the Alabama Accountability Act (AAA), legislation that he originated, sponsored,

and championed. The mission of AAHA and AAA is strikingly similar: to help the working men and women of Alabama provide quality housing and education for the next generation, by supporting those who are willing to work for a better life.

As elected leaders from across the state to learn about the remarkable success of the LIHTC federal program, more and more, are voicing their support for the initiative, its positive effects on our citizens and the substantial economic impact these developments have on communities from one border to another: a home for their families, educational opportunities to residents, hundreds of good-paying jobs and millions invested in local economies, especially in our rural areas.

“I believe and have believed for a long time that you have to offer opportunity to our citizens ... and you can’t lock somebody into a failing situation.”

President Pro Tem Del Marsh, on the parallels of AAHA’s goals and his legacy legislation, the Alabama Accountability Act.

Making Alabama Sweet Home Again Tour by the Numbers

Development	LOCATION	HOMES	IMPACT \$	JOBS
Appaloosa Run	Andalusia, Covington County	56	7,890,000	63
Bluegrass	Montevallo, Shelby County	48	6,760,000	54
Childersburg	Childersburg, Talladega County	59	8,310,000	66
Cottages at Indian Creek	Huntsville, Madison County	56	7,890,000	64
County Club Estates	Montgomery, Montgomery County	62	8,740,000	70
Cove at New Haven	Guntersville, Marshall County	56	7,890,000	63
Farrington	Birmingham, Jefferson County	104	14,660,000	121
Graceway	Fairhope, Baldwin County	48	6,760,000	54
Hickory Run	Jacksonville, Calhoun County	42	5,920,000	47
Honeysuckle Grove	Dothan, Houston County	48	6,760,000	54
Hunter’s Run	Theodore, Mobile County	56	7,890,000	63
Ivy Pointe	Tuscumbia, Colbert County	56	7,890,000	63
Legacy at St. Andrews	Sardia City, Etowah County	56	7,890,000	63
Mayfair Manor	Fayette, Fayette County	47	6,620,000	53
Mayfield Woods	Ozark, Dale County	48	6,760,000	54
Nathan’s Ridge	Wetumpka, Elmore County	56	7,890,000	63
River Run	Brewton, Escambia County	56	7,890,000	63
Southern Villa	Thomasville, Clarke County	48	6,760,000	54
Village at Bridge Creek	Cullman, Cullman County	56	7,890,000	64
Winwood	Winfield, Marion County	47	6,620,000	53

Making Alabama Sweet Home Again Tour- 2018

Developments Doubled in 2018



Rep. Tracey Estes and David Morrow—
Winwood Apartments, Winfield, AL



L-R Sardis City Mayor Russel Amos, Senator Andrew Jones, Rep. Becky Nordgren and Jay Ronca—
Legacy at St. Andrews Sardis City, AL



Rep. Kyle South and David Morrow- Fayette County



Chris Johnson, AAHA Second Vice President
Fred Bennett, Bette Moore, Ozark City
Councilman Les Perault- Dale County



L-R Senator David Sessions, Senator Tom
Whatley and Tom Cooksey—Hunter's Run,
Theodore, AL



AAHA President Gary Hall is joined by his Mother and,
Dothan Mayor Mike Saliba, Senator Donny Chesteen,
Rep. Paul Lee and Dothan City Commissioner John
Ferguson. Honeysuckle Grove, Dothan AL



John David Chambless, Rep. Alan Baker, Amy Montgomery—
Escambia County



Daniel Catlin, Senator Chris Elliott, Rep. Joe Faust and
David Morrow Graceway, Fairhope, AL



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The Glass Ceiling is Shattered Governor Kay Ivey Makes History

The Board of Directors of the Alabama Affordable Housing Association and the 41,519 families who call Section 42 apartments their home would like to congratulate Governor Ivey on her historic victory to become the first Republican woman elected to our state's highest office. After defeating a crowded field of Republicans in the primary, she easily won over Democratic nominee, Tuscaloosa Mayor Walt Maddox. As she vowed to steady the ship of state, the Governor ran an effective campaign based on the state's booming economy, restoring trust and honor to the governor's office, and her conservative values.

In our nation's history, forty-two (42) women have served or are serving as governor. There are only six (6) female governors currently in office.

In addition to what her election clearly means for women, Governor Ivey is also the first Lieutenant Governor to assume the office from a predecessor and subsequently win a full term.

As our she prepares for the next Ivey Administration, we offer our prayers and support for her, her Cabinet, and her Administration. Godspeed, Governor!



Governor Kay Ivey waves to supporters on the night of her historic election as Governor of Alabama.

"Together, we have made history: first Republican woman elected Governor, and this is the first time in our history that a Lieutenant Governor has become Governor and then won the election for a full term as Governor. The odds were against me. Some said I would never make it across the finish line, while others claimed I was on my last breath. Well, nothing could be further from the truth! Not only did I finish, we finished very strong. And I am just now getting started."

Governor Kay Ivey, in her victory speech, November 6, 2018