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House Leaders Introduce Constitutional Amendment to Address Outrageous LIHTC Property Tax Assessments

ATLANTA (Feb. 19, 2026) — House Ways & Means Chairman [Rep. Shaw Blackmon](#) (R–Warner Robins) today introduced [House Resolution 1392](#), a proposed constitutional amendment aimed at protecting Georgia’s Low-Income Housing Tax Credit (LIHTC) properties from excessive and destabilizing property tax assessments.

The resolution is co-sponsored by [Rep. Rob Leverett](#) (R–Elberton), who previously led similar legislation and has long recognized the need to treat LIHTC properties as a distinct class for ad valorem tax purposes.

In several Georgia counties, LIHTC properties — which are deed-restricted and operate under federally mandated rent caps — have seen property tax assessments spike by 100–200% or more. In some cases, annual tax burdens have doubled or tripled within just a few years.

Because LIHTC properties cannot raise rents beyond federally restricted limits, the properties cannot absorb or pass on assessment increases—placing developments at risk of financial insolvency and threatening the long-term stability of affordable housing across Georgia.

“Chairman Blackmon and Representative Leverett understand that these properties operate under strict rent limitations and serve working families, seniors, and the lower-wage workers who keep Georgia’s local economies functioning,” said Ken Blankenship, President of the [Georgia Affordable](#)

Housing Coalition. “When tax assessments ignore those restrictions, they jeopardize housing that thousands of Georgians depend on every day.”

The ramifications of outrageous property tax increases extend far beyond individual properties. When affordable housing becomes financially unstable and unavailable, employers struggle to recruit and retain the workers who keep local businesses operating, including service workers, health aides, maintenance staff, and other essential personnel. Schools and public works agencies face growing staffing challenges, and housing instability weakens local economies while undermining the communities that depend on a stable workforce.

“This isn’t just a housing issue — it’s an economic issue,” Blankenship added. “When affordable housing is jeopardized by high property taxation, employers are forced to delay expansion or reduce operations because workers can’t afford to live nearby. Every community in Georgia ultimately feels the consequences.”

Since 2001, state and federal LIHTC credits have incentivized the construction and availability of more than 123,000 safe, quality affordable residential units statewide for low-income seniors and lower-wage workers.

HR 1392 has been assigned to the Georgia House Ways and Means Committee for consideration.

For additional background or to schedule an interview, please contact:

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