



[Date]

The Honorable Representative/Senator [Name]
[Name] Office Building, Room [Room Number]
Washington, D.C. [Zip Code]

Dear Congressman/Senator [Name],

I represent [organization name], a [description of organization] in [state/district]. As Congress considers comprehensive tax reform, I urge you to protect and strengthen the Low-Income Housing Tax Credit (Housing Credit) to ensure that [state/district] continues to benefit from this critical affordable rental housing resource for years to come.

The Housing Credit is the nation's most successful housing production and preservation tool. Since President Reagan signed it into law in 1986, it has financed more than 2.6 million affordable apartments nationwide. Each year, it creates approximately 95,000 jobs, mostly in the small business sector.

Through public-private partnerships, the program has also leveraged near \$100 billion in private capital to help revitalize distressed neighborhoods. In [state/district], it has financed more than [#,###] (view the [ACTION State Fact Sheets](#) and [District Fact Sheets](#) for local information) affordable rental homes and created approximately [#,###] (see state or district fact sheet) jobs.

[Insert any state/community-specific information on projects or need.]

There is unique value in the Housing Credit being included in the tax code because of the high degree of accountability built into it, ensuring its efficiency and effectiveness. Unlike in a direct spending program, private investors – not the federal government – provide equity up front and bear the financial risk, while states oversee the program. This model helps keep federal costs low and ensures developments serve the specific needs of local communities including [state/district].

Best of all, it is 'pay for performance': the federal government awards credits only after properties are built according to quality standards and are occupied by income-eligible residents paying affordable rents. If the project is mismanaged so that it doesn't meet federal requirements, taxpayer dollars are recovered.

According to HUD's Summary of Worst Case Housing Needs, in 2011 a record 8.5 million very low-income families either paid more than half of their income for rent, lived in severely inadequate conditions or both – a number that increased from 7.1 million in 2009 and has been steadily growing since 2007. As the effects of the housing crisis continue to be felt, we need the Housing Credit program to help close this multi-million affordable apartment supply gap.



As a member of the A Call To Invest in Our Neighborhoods (ACTION) campaign – a broad, cross-industry coalition of close to 500 national, state and local organizations located in all 50 states – I ask that you help to protect the Housing Credit in whatever deficit reduction or tax reform proposal Congress considers and strengthen it by:

- 1) Making permanent the new construction and substantial rehabilitation Housing Credit minimum rate at no less than 9 percent; and
- 2) Enacting a minimum rate of 4 percent for the acquisition Housing Credit.

These provisions would ensure that affordable rental housing developments are able to receive the private investment equity needed for financial feasibility at little or no cost to the federal government.

Please help ensure that the Housing Credit remains a shining example of how private dollars can work to address affordable housing needs through effective and efficient public-private partnerships, and please urge House Ways and Means Committee Chairman Dave Camp and Senate Finance Committee Chairman Max Baucus to do the same.

Sincerely,

[Name]

[Title]

[Organization]

[Address]