

Date

The Honorable _____
U.S. Senate
Washington, DC 20510

RE: Affordable Housing Credit Improvement Act of 2017 (S. 548)

Senator _____:

On behalf of [YOUR organization], I ask that you join Senator Maria Cantwell (D-WA) and Senate Finance Committee Chairman Orrin Hatch (R-UT) as a co-sponsor of the Affordable Housing Credit Improvement Act of 2017 (S. 548), bipartisan legislation that would expand and strengthen the Low-Income Housing Tax Credit (Housing Credit), our nation's primary tool for encouraging private investment in affordable rental housing.

In addition to increasing Housing Credit allocation authority by 50 percent, the bill would enact numerous provisions to strengthen the Housing Credit, including providing states with additional flexibility, making the financing of affordable housing more predictable and streamlined, increasing the Housing Credit's ability to reach extremely low-income tenants, and facilitating Housing Credit development in challenging markets like rural and Native American communities.

The Cantwell-Hatch bill already has strong bipartisan support in the 115th Congress, with 17 bipartisan co-sponsors. Over 2,000 organizations and businesses also wrote a letter to Congress in strong support of this legislation.

As you know, the Housing Credit is the most efficient and effective tool for developing and preserving affordable rental housing. Since 1986, the Housing Credit has helped build or preserve nearly 3 million affordable rental homes nationwide, providing homes to 6.7 million low-income families and supporting approximately 3.25 million jobs. Estimates indicate that the Affordable Housing Credit Improvement Act of 2017 would help develop or preserve 400,000 more affordable rental housing units over ten years than will otherwise be possible.

[Add your own discussion of the impact of the Housing Credit locally]

For the more than 12 million households that currently spend more than half of their income on housing, your support for the Housing Credit is critical.

Sincerely,