[Congressman/Congresswoman First Name Last Name]

[Congressman/Congresswoman’s Full Business Address]

Dear [Congressman/Congresswoman First Name Last Name],

Across [State] and the United States, housing is becoming increasingly difficult to afford. As a result, nearly 11 million households across the country, including [number of severely housing cost burdened households as found in district fact sheet [here](http://rentalhousingaction.org/state-district)] households in [State]’s [district number] district alone, pay more than half of their income on rent. This severe housing cost burden leaves families with little left for necessities like healthcare, childcare, quality food, and transportation, and stifles economic growth.

To increase the production of affordable housing for low-income [name for state’s residents, e.g. Californians] in need, we urge you to co-sponsor the bipartisan [Affordable Housing Credit Improvement Act of 2019](https://www.congress.gov/bill/116th-congress/house-bill/3077) (AHCIA; H.R. 3077), introduced by Representatives Suzan DelBene (D-WA-1), Kenny Marchant (R-TX-24), Don Beyer (D-VA-8), and Jackie Walorski (R-IN-2) to expand and strengthen the Low-Income Housing Tax Credit (Housing Credit). The Housing Credit is our main driver for building and preserving safe, decent affordable homes in [State]. By utilizing private-public partnerships, the Housing Credit has financed more than [number of homes as found in state fact sheet [here](http://rentalhousingaction.org/state-district)] affordable homes in the state. Last year, legislation to strengthen the Housing Credit ([H.R. 1661](https://www.congress.gov/bill/115th-congress/house-bill/1661/cosponsors)) was co-sponsored by 40 percent of Congress, and this year H.R. 3077 includes [new provisions](https://static1.squarespace.com/static/566ee654bfe8736211c559eb/t/5d090dd6cacffd0001df547f/1560874455626/AHCIA%2BOne%2BPage%2BSummary%2B6.18.19.pdf) to expand the Housing Credit’s impact, broaden its reach to rural areas and veterans, and simplify regulations.

Specifically, the AHCIA will:

* Increase Housing Credit allocations by 50 percent, phased in over five years, to help meet the vast and growing need for affordable housing.
* Enact a minimum 4 percent Housing Credit rate to parallel the minimum 9 percent rate already enacted, providing predictability in the market and making more developments financially feasible.
* Enable the Housing Credit to better serve hard-to-reach communities including rural, Native-American, high-cost, and high-poverty communities, as well as extremely low-income tenants.
* Make the Housing Credit a more effective tool for preserving the nation’s existing affordable housing inventory by simplifying and aligning duplicative or conflicting rules.

For more information about the AHCIA, see the [summary of the bill](https://static1.squarespace.com/static/566ee654bfe8736211c559eb/t/5d090dd6cacffd0001df547f/1560874455626/AHCIA%2BOne%2BPage%2BSummary%2B6.18.19.pdf), [details about each provision](https://static1.squarespace.com/static/566ee654bfe8736211c559eb/t/5d13d935b8f85300011fe514/1561581878168/AHCIA%2Bcomprehensive%2Bsummary%2B-%2BJune%2B2019%2BUPDATED%2Bsb.pdf), [bill text](https://www.congress.gov/bill/116th-congress/house-bill/3077/text), and [list of cosponsors](https://www.congress.gov/bill/116th-congress/house-bill/3077/cosponsors?r=1&s=4). To cosponsor the legislation, please contact Victoria Honard, Senior Policy Adviser for Congresswoman Suzan DelBene, at Victoria.Honard@mail.house.gov, or John Deoudes, Legislative Director for Congressman Kenny Marchant, at John.Deoudes@mail.house.gov.

Thank you,

[Your Name or Organization]