Senator [First Name Last Name]

[Senator’s Full Business Address]

Dear Senator [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 state fact sheet [here](http://rentalhousingaction.org/state-district)] households in [State] alone, pay more than half of their income on rent. This severe housing cost burden leaves families with little left for necessities like childcare, transportation, medical expenses, and food, 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/senate-bill/1703) (AHCIA; S. 1703), introduced by Senators Maria Cantwell (D-WA), Todd Young (R-IN), Ron Wyden (D-OR), and Johnny Isakson (R-GA) to expand and strengthen the Low-Income Housing Tax Credit (Housing Credit). A model public-private partnership, the Housing Credit is our main driver for building and preserving safe, decent affordable homes in [State]. The Housing Credit has financed more than [number of homes as found in state fact sheet [here](http://rentalhousingaction.org/state-district)] affordable homes and generated [job number as found in state fact sheet [here](http://rentalhousingaction.org/state-district)] jobs in the state. Last year, legislation to strengthen the Housing Credit ([S. 548](https://www.congress.gov/bill/115th-congress/senate-bill/548/cosponsors)) was co-sponsored by 40 percent of Congress, and this year S. 1703 includes [new provisions](https://static1.squarespace.com/static/566ee654bfe8736211c559eb/t/5d090dd6cacffd0001df547f/1560874455626/AHCIA+One+Page+Summary+6.18.19.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 high-cost, high-poverty, Native American, and rural 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.
* Ensure cost reasonableness is considered when states award Housing Credits.

For more information about the AHCIA, see the [summary of the bill](https://static1.squarespace.com/static/566ee654bfe8736211c559eb/t/5d090dd6cacffd0001df547f/1560874455626/AHCIA+One+Page+Summary+6.18.19.pdf), [details about each provision](https://static1.squarespace.com/static/566ee654bfe8736211c559eb/t/5d13d935b8f85300011fe514/1561581878168/AHCIA+comprehensive+summary+-+June+2019+UPDATED+sb.pdf), [bill text](https://www.congress.gov/bill/116th-congress/senate-bill/1703/), and [list of cosponsors](https://www.congress.gov/bill/116th-congress/senate-bill/1703/cosponsors). To cosponsor the legislation, please contact Lara Muldoon, Senior Adviser for Senator Maria Cantwell, at [Lara\_Muldoon@cantwell.senate.gov](mailto:Lara_Muldoon@cantwell.senate.gov), or Dan Cheever, Legislative Assistant for Senator Todd Young, at [Dan\_Cheever@young.senate.gov](mailto:Dan_Cheever@young.senate.gov).

Thank you,

[Your Name or Organization]