

December 9, 2019

The Honorable Mitch McConnell
Majority Leader
U.S. Senate

The Honorable Nancy Pelosi
Speaker of the House
U.S. House of Representatives

The Honorable Chuck Schumer
Minority Leader
U.S. Senate

The Honorable Kevin McCarthy
Minority Leader
U.S. House of Representatives

Dear Senate Majority Leader Mitch McConnell, Minority Leader Chuck Schumer, House Speaker Nancy Pelosi, and House Minority Leader Kevin McCarthy,

As bipartisan mayors representing communities in 19 states and the District of Columbia, we write to urge you to include S. 1703/H.R. 3077, the *Affordable Housing Credit Improvement Act of 2019*, as part of any tax package. The Low-Income Housing Tax Credit (Housing Credit) is our nation's primary tool for encouraging private investment in affordable rental housing. This bipartisan legislation would help strengthen and expand the highly effective Housing Credit, resulting in more than half a million additional affordable homes nationwide over the next decade.

Our nation is facing one of the worst housing crises in our history. As residents of our cities continue to face these challenges, we know that access to safe and affordable housing is essential for the health and well-being of our residents and the economic strength of our communities. Nearly 11 million renter households – one in four of all renters in the U.S. – spend more than half of their monthly income on housing costs alone. With that severe cost burden, there is very little left for other necessities, such as food, healthcare, education, and transportation to employment, let alone for retirement or college savings. The Housing Credit has long been the most effective and critical tool to building new and preserving existing affordable housing. The *Affordable Housing Credit Improvement Act* would have a critical impact in addressing our rental housing shortages and increasing access to affordable housing for hard-working families, seniors, veterans, and people with disabilities.

As a model public-private partnership, the Housing Credit has financed the development or preservation of 3.2 million affordable homes. In addition to financing virtually all affordable housing development today, the Housing Credit provides economic benefits and creates jobs. Furthermore, by design, the Housing Credit is administered at the state level so that it can address rural, urban, and suburban communities' unique housing needs nationwide. We must respond to the alarming need for more affordable housing in our cities, and the *Affordable Housing Credit Improvement Act* would provide a much-needed investment in our nation's housing infrastructure, while also generating \$48.5 billion in wages and business income, \$19.1 billion in additional tax revenue, and 510,000 jobs.

Strong federal leadership in partnership with our cities is critical to addressing the housing needs in our communities. This legislation has broad, bipartisan support and is critical for our cities, our residents, and our nation. We urge you to include S. 1703/H.R. 3077, the *Affordable Housing Credit Improvement Act of 2019*, in any tax package.

Sincerely,

Mayor Jenny A. Durkan, *Seattle, Washington*

Mayor Victoria Woodards, *Tacoma, Washington*
Mayor Tom Barrett, *Milwaukee, Wisconsin*
Mayor Ethan Berkowitz, *Anchorage, Alaska*
Mayor Muriel Bowser, *Washington, D.C.*
Mayor James Brainard, *Carmel, Indiana*
Mayor London N. Breed, *San Francisco, California*
Mayor LaToya Cantrell, *New Orleans, Louisiana*
Mayor Melvin Carter, *Saint Paul, Minnesota*
Mayor Gleam Davis, *Santa Monica, California*
Mayor Bill de Blasio, *New York City, New York*
Mayor Greg Fischer, *Louisville, Kentucky*
Mayor Cassie Franklin, *Everett, Washington*
Mayor Jacob Frey, *Minneapolis, Minnesota*
Mayor Jeff Fritz, *Vergennes, Vermont*
Mayor Kate Gallego, *Phoenix, Arizona*
Mayor Eric Garcetti, *Los Angeles, California*
Mayor Lisa Gauthier, *East Palo Alto, California*
Mayor John Giles, *Mesa, Arizona*
Mayor Andrew J. Ginther, *Columbus, Ohio*
Mayor Michael B. Hancock, *Denver, Colorado*
Mayor Torrance Harvey, *Newburgh, New York*
Mayor Daniel Horrigan, *Akron, Ohio*
Mayor Frank G. Jackson, *Cleveland, Ohio*
Mayor Louis Janke, *Colville, Washington*
Mayor Eric Johnson, *Dallas, Texas*
Mayor Jim Kenney, *Philadelphia, Pennsylvania*
Mayor Lyda Krewson, *St. Louis, Missouri*
Mayor Sam Liccardo, *San Jose, California*
Mayor Lori E. Lightfoot, *Chicago, Illinois*
Mayor Kristine Lott, *Winooski, Vermont*
Mayor Robert McGarvey, *Rancho Cordova, California*
Mayor Alan Nagy, *Newark, California*
Mayor Ron Nirenberg, *San Antonio, Texas*
Mayor William Peduto, *Pittsburgh, Pennsylvania*
Mayor Satya Rhodes-Conway, *Madison, Wisconsin*
Mayor Regina Romero, *Tucson, Arizona*
Mayor Pauline Russo Cutter, *San Leandro, California*
Mayor Libby Schaaf, *Oakland, California*
Mayor Darrell Steinberg, *Sacramento, California*
Mayor Marty Walsh, *Boston, Massachusetts*
Mayor Lovely A. Warren, *Rochester, New York*
Mayor Anne Watson, *Montpelier, Vermont*
Mayor Peter Weiss, *Oceanside, California*
Mayor Justin Wilson, *Alexandria, Virginia*

cc: Chairman Chuck Grassley, Senate Committee on Finance
Ranking Member Ron Wyden, Senate Committee on Finance
Chairman Richard Neal, House Committee on Ways and Means
Ranking Member Kevin Brady, House Committee on Ways and Means