[See the [Senate](https://www.senate.gov/reference/reference_index_subjects/Directories_vrd.htm) directories for contact information]

Dear Senator [name],

Now that Congress has passed the largest tax reform legislation in 30 years and reaffirmed the Low-Income Housing Tax Credit’s (Housing Credit) role in the tax code, 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](https://www.congress.gov/bill/115th-congress/senate-bill/548) (S. 548), bipartisan legislation that would expand and strengthen the Housing Credit.

In [state] alone, the Housing Credit has been responsible for financing [##] affordable apartments and supporting [##] jobs. [[Find state-specific numbers here](http://rentalhousingaction.org/state-district/)]

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

[We thank Congress for retaining the Housing Credit and private activity bonds](http://rentalhousingaction.org/s/ACTION-Thank-You-Statement-on-Preserving-Housing-Programs-in-Tax-Reform.pdf) (PABs), including multifamily Housing Bonds which provide critical financing to roughly half of all Housing Credit projects, in the tax Cuts and Jobs Act. However, the lower corporate tax rate and other indirect effects from the bill will lower investor demand for the Credit, resulting in the estimated [loss of 235,000 affordable housing units over the next decade](https://www.novoco.com/notes-from-novogradac/see-how-many-jobs-affordable-rental-homes-each-state-would-lose-under-final-tax-reform-bill). And in [state], there will be an estimated loss of [##] affordable housing units. [[find state-specific numbers here](https://www.novoco.com/notes-from-novogradac/see-how-many-jobs-affordable-rental-homes-each-state-would-lose-under-final-tax-reform-bill)]

There is now more reason than ever to enact the Affordable Housing Credit Improvement Act. More than [##] households in [state] spend more than half of their income on rent, leaving too little for other expenses like health care, transportation and nutritious food. The Affordable Housing Credit Improvement Act would make a meaningful dent in this severe shortage – estimates suggest that the bill would help develop or preserve 400,000 more affordable rental housing units over ten years than will otherwise be possible. [[Find state-specific numbers here](http://rentalhousingaction.org/state-district/)]

The [bill text](https://static1.squarespace.com/static/566ee654bfe8736211c559eb/t/58bf2a0115d5db7d6b8afae8/1488923138062/AHCIA+115th.pdf), a [section-by-section](https://static1.squarespace.com/static/566ee654bfe8736211c559eb/t/58bf29d7f7e0abb09dd0c156/1488923095516/AHCIA+115th+-+Section+by+Section.pdf) outline of each provision, and a [summary of the legislation](https://static1.squarespace.com/static/566ee654bfe8736211c559eb/t/58c001ed579fb364709b7719/1488978414769/AHCIA+comprehensive+summary.pdf) are available for your review.

For the more than [number] [state] households that currently spend more than half of their income on rent, your support for the Housing Credit is critical. [[Find state-specific numbers here](http://rentalhousingaction.org/state-district/)]