



MORTGAGE BANKERS ASSOCIATION

January 31, 2024

The Honorable Mike Johnson
Speaker
U.S. House of Representatives
H-232, The Capitol
Washington, D.C. 20515

The Honorable Hakeem Jeffries
Minority Leader
U.S. House of Representatives
H-204, the Capitol
Washington, D.C. 20515

Dear Speaker Johnson and Leader Jeffries:

On behalf of the Mortgage Bankers Association (MBA)¹, I am writing to express our staunch support for H.R. 7024, the "*Tax Relief for American Families and Workers Act of 2024*," which is scheduled to be considered by the full U.S. House of Representatives under suspension of the rules today.

As you are aware, this bipartisan, bicameral tax package was passed by the House Ways and Means Committee by a near unanimous vote of 40 to 3 on January 19. **MBA urges all House Members to vote "Aye" on H.R. 7024.**

Importantly, Title V of the bill restores a Low-Income Housing Tax Credit (LIHTC) program ceiling increase from 9 percent to 12.5 percent for calendar years 2023 through 2025, thereby allowing states to allocate more credits for affordable housing projects. It would also temporarily lower the Private Activity Bond (PAB) threshold test from 50 percent to 30 percent for 4 Percent LIHTC property projects with an issue date before 2026.

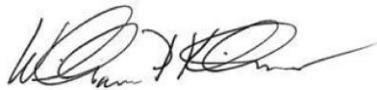
The LIHTC program, first enacted under Ronald Reagan in 1986, is a public/private partnership that leverages federal dollars with private investment to produce affordable rental housing and stimulate new economic development in communities – rural, urban, and suburban – throughout the U.S.

¹ The Mortgage Bankers Association (MBA) is the national association representing the real estate finance industry, an industry that employs more than 390,000 people in virtually every community in the country. Headquartered in Washington, D.C., the association works to ensure the continued strength of the nation's residential and commercial real estate markets, to expand homeownership, and to extend access to affordable housing to all Americans. MBA promotes fair and ethical lending practices and fosters professional excellence among real estate finance employees through a wide range of educational programs and a variety of publications. Its membership of more than 2,000 companies includes all elements of real estate finance: independent mortgage banks, mortgage brokers, commercial banks, thrifts, REITs, Wall Street conduits, life insurance companies, credit unions, and others in the mortgage lending field. For additional information, visit MBA's website: www.mba.org.

Put simply, the LIHTC provisions within H.R. 7024's Title V, if enacted, are estimated to help produce an additional 200,000 rental units nationwide over the next two years.

For these reasons, MBA urges all House Members to vote "Aye" for H.R. 7024. Thank you for taking this crucial step to help deal with our nation's housing affordability crisis.

Sincerely,

A handwritten signature in black ink, appearing to read "Bill Killmer". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Bill Killmer
Senior Vice President
Legislative & Political Affairs

cc: The Honorable Jason Smith, Chairman, House Ways and Means Committee
The Honorable Richard Neal, Ranking Member, House Ways and Means Committee
All House Members