

The Honorable [full name of official]

ATTN: Housing Staffer

United States Congress

Washington, DC 20510

AFFORDABLE HOUSING LEGISLATION CRITICALLY NEEDED

Thank you for your efforts in legislating solutions to the affordable housing crisis in America. There is a **CRITICAL ISSUE** that demands your immediate attention to prevent ongoing **HARM** to low- and fixed-income tenants across the Country.

As you are aware, HUD releases annual county Area Median Income (AMI) data, which is not only three years behind, but HUD is also utilizing various adjustments to artificially inflate AMIs and correlating rent ceilings contributing to rapid housing insecurity.

Between 2019-2022 (pandemic years and record high inflation) HUD's artificially inflated AMIs enabled landlords to **raise rents up to 26.8%**! This far exceeds the rate of inflation and COLA. The 2023 reports show yet another **5% increase**! Furthermore, when a current LIHTC tenant's income is deflated so they qualify for a more affordable unit, current regulations allow landlords to force them to the back of the waitlist (years long) while subjecting them to burdensome rent hikes in the interim.

Affordable housing should not be sabotaged by these reckless policies. The following is urgently requested:

1. Stop artificial inflation of county AMIs
2. Keep rents capped and affordable for current tenants
3. LIHTC landlords must prioritize current tenants qualified for a more affordable unit

We have a **HOMELESSNESS EPIDEMIC** in this country. Please **ACT NOW** to keep our vulnerable tenants housed.

Signed,

[Enter Name], [State] District [#] Constituent