RESOLUTION IN SUPPORT OF EXPANDED HOUSING OPTIONS

AND GREATER TAX FAIRNESS

**WHEREAS**,“Stable housing is the foundation upon which people build their lives – absent a safe, decent and affordable place to live, it is next to impossible to achieve good health, positive educational outcomes, or reach one’s economic potential.” (U.S. Interagency Council on Homelessness, *Opening Doors: Federal Strategic Plan to Prevent and End Homelessness*. 2010); and

**WHEREAS**, there are (insert number) extremely low income renter households in (insert state) whose income is $(insert number) or less for a family of four; and

**WHEREAS**, (insert number)% of extremely low income renter households in (insert state) pay more than half of their incomes for rent; and

**WHEREAS**, there is a shortage of (insert number) homes that are affordable and available for extremely low income renter households in (insert state); and

**WHEREAS**, this shortage of homes that are affordable and available for extremely low income renter households is the cause of homelessness in the United States; and

**WHEREAS**, Congress established the National Housing Trust Fund in 2008 as a dedicated source of funding for the production, preservation, rehabilitation, and operation of housing for people with the lowest incomes, including people who are homeless; and

**WHEREAS**, the National Housing Trust Fund has not received any dollars since it was created, despite the growing need for rental housing that extremely low income households can afford; and

**WHEREAS,** investing in the National Housing Trust Fund will create jobs in the construction trades and in property management; and

**WHEREAS,** for every $5 billion appropriated to the National Housing Trust Fund, approximately (insert state amount here) would be allocated to (insert state); and

**WHEREAS,** the mortgage interest deduction is under consideration for change by the U.S. Congress; and

**WHEREAS**, over three-quarters of the benefit for the mortgage interest deduction goes to households with income in the top fifth of all taxpayers; and

**WHEREAS**, only slightly more than half of homeowners who pay interest on their mortgages benefit from the mortgage interest deduction; and

**WHEREAS**, by converting the mortgage interest tax deduction to a 15% non-refundable credit and lowering the cap of eligible mortgage value from $1 million to $500,000, the number of taxpayers with mortgages who get a tax break would increase by 16 million, 99% of whom have incomes under $100,000 a year; and

**WHEREAS**,these modest modifications would reduce the cost of the mortgage interest tax expenditure, thereby freeing up an estimated $197 billion in federal resources over 10 years for housing assistance to low income households.

**NOW, THEREFORE, BE IT RESOLVED** that (insert name) endorses the United for Homes Campaign, and supports expanding mortgage interest tax benefits to more middle class and lower income homeowners by modifying the mortgage interest deduction by converting the tax deduction to a tax credit and by reducing the maximum size of a mortgage for which interest can be deducted; and

**BE IT FURTHER RESOLVED** that (insert name) urges Representative (insert name of House Members here) to co-sponsor H.R. 1213, The Common Sense Housing Investment Act of 2013, and further urges Senators (insert names of Senators here) to direct sums resulting from mortgage interest deduction modifications to the National Housing Trust Fund to build, preserve, rehabilitate, and operate rental housing that is affordable for extremely low income households.

Approved: (Date)

Please include (insert name) in the list of organizations (elected officials) that endorse this campaign.