

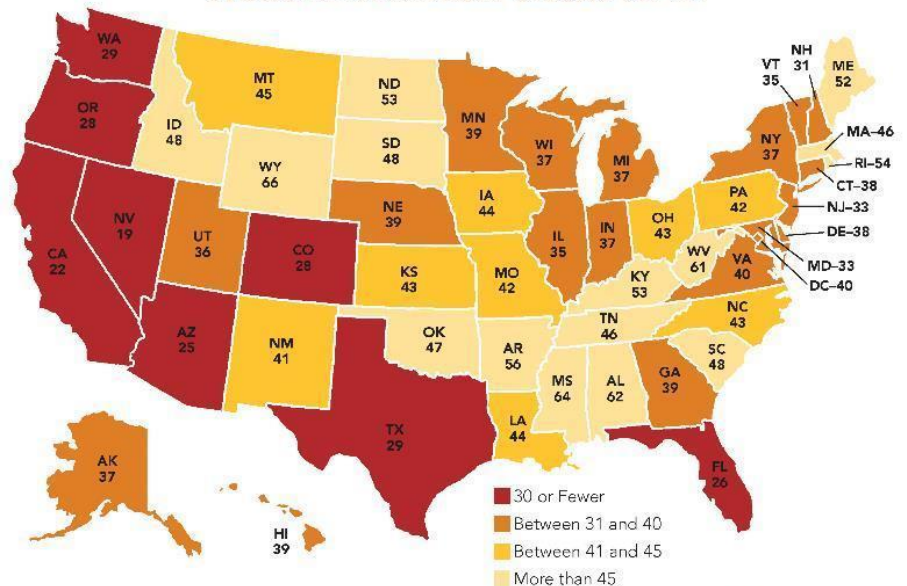
## Affordable Housing for All: Support a Renters' Tax Credit

The U.S. tax code can be a powerful tool in alleviating poverty. However, there are few housing provisions in the tax code that benefit low-income renters. The mortgage-interest deduction helps homeowners but most of the benefits go to wealthier, white households. We could help renters by enacting a **renters' tax credit**. This credit would increase housing affordability for low-income households by providing a refundable federal tax credit for rental costs above 30 percent of household income (what HUD defines as "affordable"), up to 100% of the area's Fair Market Rent. By providing renters relief from growing rental costs, more families could find safe, affordable places to live. There are already [several proposals in Congress](#) to enact such a credit.

Many members of Congress are not aware of what a renters' credit is. Use these talking points or our [online template](#) to write letters to your representative and both senators:

1. Start with **"Dear Sen./Rep. \_\_\_\_\_"**. Tell your name and that you're a constituent and RESULTS volunteer who believes Congress needs to do more to help low-income renters.
2. Tell them **America is in a housing crisis**. Millions of low-income working families struggle every day just to put a roof over their heads.
3. State that, according to Harvard researchers, **rents have risen by 61 percent since 1960 but renters' median earnings have gone up 5 percent**. Right now, only 37 affordable and available rental homes exist for every 100 extremely low-income renter households (use your state's number from the graph).
4. Explain that **we can begin to address America's housing crisis by supporting a "renters' tax credit" for low- and moderate-income renters**. A renters' credit would increase housing affordability for low-income families by providing a refundable tax credit for rental costs above 30 percent of their household income up to the local fair market rent.
5. Urge your members of Congress to **tell leaders on the House Ways and Means Committee/Senate Finance Committee** that they strongly support enacting a renters' tax credit for low-income families in any new tax legislation.

RENTAL HOMES AFFORDABLE AND AVAILABLE PER 100 EXTREMELY LOW INCOME RENTER HOUSEHOLDS BY STATE



Note: Extremely low income (ELI) renter households have incomes at or below the poverty level or 30% of the area median income. Source: NLIHC tabulations of 2017 ACS PUMS Data.

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