



NATIONAL
ASSOCIATION of
REALTORS®

Ron Phipps
ABR, CRS, GRI, GREEN, e-PRO
2011 President

Dale A. Stinton
Chief Executive Officer

GOVERNMENT AFFAIRS

Jerry Giovaniello, Senior Vice President
Gary Weaver, Vice President
Joe Ventrone, Vice President
Jamie Gregory, Deputy Chief Lobbyist

500 New Jersey Ave., NW
Washington, DC 20001-2020
Ph. 202-383-1194 Fax 202-3837580
www.REALTOR.org

January 13, 2011

United States House of Representatives
Washington, DC 20515

Dear Representative:

More than one million members of the National Association of REALTORS® (NAR) remain steadfast in their belief that economic recovery depends in large measure on recovery in the housing market. Accordingly, the single most important contribution Congress can make to that recovery is to assure stability in the laws—particularly the tax rules—that undergird the housing economy.

To that end, we urge you to cosponsor H.Res.25, a bipartisan resolution offered by Rep. Gary Miller and five original bipartisan cosponsors. It affirms the importance of the mortgage interest deduction (MID). The resolution expresses the sense of Congress that the MID should not be cut back, but rather that current law should be retained. To restrict current law in any way would undermine progress in the still-fragile housing recovery.

The nation cannot emerge from its current economic distress unless and until the housing crisis has abated. Congress must do everything in its power to shore up consumer confidence in housing by reaffirming its support for the tax benefits that support housing. The worth and value of the MID must be preserved.

People buy homes to satisfy many social, family and personal goals. The tax system facilitates achievement of those goals. The tax system supports homeownership by making it more affordable. Nonetheless, over the past year, some pundits have questioned the role of homeownership in American culture. Some have even gone so far as to say that the nation should reduce its commitment to homeownership.

Those pundits are wrong. No single investment contributes more to family wealth and community stability than the purchase of a home. Similarly, nearly every State in the Union—and a majority of Congressional districts—has at least one community where second homes are the foundation of local economies. To change the tax benefits associated with any housing investments, particularly in today's economy, would be devastating to communities across the Nation.

Please join Mr. Miller and your colleagues in sending a clear signal that you support a strong and stable housing market and that you support the current MID rules. Please co-sponsor H.Res. 25.

Sincerely,

Ron Phipps, ABR, CRS, GRI, GREEN, e-PRO, SFR
2011 President, National Association of REALTORS®



REALTOR® is a registered collective membership mark which may be used only by real estate professionals who are members of the NATIONAL ASSOCIATION OF REALTORS® and subscribe to its strict Code of Ethics.

GARY G. MILLER
42ND DISTRICT, CALIFORNIA

ASSISTANT WHIP AT LARGE

COMMITTEE ON FINANCIAL SERVICES

COMMITTEE ON TRANSPORTATION
AND INFRASTRUCTURE

BUILDING A BETTER AMERICA CAUCUS,
CHAIRMAN



UNITED STATES
HOUSE OF REPRESENTATIVES

2349 RAYBURN HOUSE OFFICE BUILDING
WASHINGTON, DC 20515
TEL: (202) 225-3201
FAX: (202) 226-6962

1800 EAST LAMBERT ROAD, SUITE 150
BREA, CA 92821
TEL: (714) 257-1142
FAX: (714) 257-9242

200 CIVIC CENTER
MISSION VIEJO, CA 92691
TEL: (949) 470-8484

**PRESERVE THE MORTGAGE INTEREST
DEDUCTION**

**Become a Cosponsor of Resolution Expressing Sense That the Mortgage Interest
Deduction Should Not Be Changed**

Dear Colleague,

Since the enactment of the federal tax code in 1913, one of the most powerful incentives for the expansion and preservation of homeownership has been the deductibility of mortgage interest. The mortgage interest deduction (MID) is consistent with America's longstanding tradition of encouraging homeownership, which is the cornerstone of the American dream and U.S. housing policy. The MID is an important tool for encouraging increased homeownership among those who might not otherwise be able to afford it.

As the Internal Revenue Code currently stands, taxpayers are allowed to deduct all interest on mortgages up to \$1,000,000. This has helped millions of families experience the American dream of owning a home. Currently, 37 million taxpayers benefit from the MID, saving these families a total of \$72 billion annually. The savings resulting from this deduction are essential to many of these families, particularly in the first years of a new mortgage. Recently, the Co-Chairs of the bipartisan National Commission on Fiscal Responsibility and Reform issued a proposal containing numerous suggestions to reduce the skyrocketing national debt. As you are aware, among their suggestions is an elimination of or reduction to the MID as part of a comprehensive overhaul of the tax code. Limiting or eliminating this essential tax deduction would severely hamper any economic recovery in the housing sector and independent research has indicated that lowering this deduction will impact home prices and values for all Americans.

As a result I introduced a resolution at the beginning of the 112th Congress stating that, "it is the sense of Congress that the current Federal income tax deduction for interest paid on debt secured by a first or second home should not be further restricted." To become a cosponsor of this legislation, or for more information, please contact Bret Manley at bret.manley@mail.house.gov or 5-3201.

Sincerely,


GARY G. MILLER
Member of Congress