



November 30, 2015

The Honorable Sean Maloney
1529 Longworth House Office Building
Washington, D.C. 20510

Dear Representative Maloney:

The National Housing Conference is pleased by the introduction of H.R. 4114 to amend the Internal Revenue Code of 1986 to increase the amount that can be withdrawn without penalty from individual retirement plans as first-time homebuyer distributions. We write to express our support.

The National Housing Conference represents a diverse membership of housing stakeholders including tenant advocates, mortgage bankers, nonprofit and for-profit home builders, property managers, policy practitioners, real estate professionals, equity investors, and more, all of whom share a commitment to safe, decent and affordable housing for all in America. We are the nation's oldest housing advocacy organization, dedicated to the affordable housing mission since our founding in 1931. We are a nonpartisan, 501(c)3 nonprofit that brings together our broad-based membership to advocate on housing issues.

Since 1997, savers have been allowed to withdraw up to \$10,000 penalty free from their Individual Retirement Accounts (IRA) to go towards their first home purchase. The measure, while well intended, has not kept pace with inflation. This bill, very simply, would increase the allowed withdrawal to \$25,000 and tie it to inflation moving forward. Allowing savers greater access to their IRAs for the purchase of a home will allow more households to take advantage of an existing and underutilized vehicle that allows for tax-deferred wealth building. It could encourage young households to start saving at a younger age, because of the increased resource available for a home purchase from an IRA. NHC believes this legislation is one important tool, among many, that promotes affordable homeownership.

In closing, NHC endorses H.R. 4114 and looks forward to working with you on this legislation.

Sincerely,

A handwritten signature in black ink that reads "Chris Estes". The signature is written in a cursive, flowing style.

Chris Estes
President and CEO