



Americans for Financial Reform
1629 K St NW, 10th Floor, Washington, DC, 20006
202.466.1885

February 24, 2014

Dear Member of Congress,

We write to urge you to support [S. 1187, the Mortgage Forgiveness Tax Relief Act, HR 2788, Mortgage Forgiveness Tax Relief Act, HR 2944, Mortgage Forgiveness Tax Relief Act of 2013].

Extending the qualified principal residence indebtedness exclusion (QPRI) is of critical importance as we work to resolve the housing crisis. More than six years after the mortgage market imploded, we have still not returned to pre-2008 foreclosure levels. In the next year, many more homeowners will receive loan modifications with principal reduction under HAMP, the National Mortgage Settlement, or through private, proprietary modifications. The recent settlement with JP Morgan Chase, which requires a minimum of \$1.5 billion in principal reductions, further ups the ante. Homeowners who need a principal reduction on their mortgage in order to avoid foreclosure should not face a tax bill. The imposition of tax in these circumstances undermines national housing policy.

The extension of QPRI will allow many homeowners to remain in their homes, paying on their mortgages, restoring some small measure of financial stability to their lives and to their communities. Extension of QPRI has received uncommonly wide bipartisan support across the entire spectrum of stakeholders.

We would ask that you go further, as well. QPRI has never reached the majority of homeowners who need principal reductions because QPRI is, as a practical matter, only available to homeowners receiving reductions on their purchase money mortgage. Homeowners who refinanced and received cash-out, or who paid off medical bills or student loans, or who took out a home equity loan to address deferred maintenance on their homes, cannot use QPRI to avoid paying income tax, even though they will have no additional income with which to pay the increased taxes and even if they remain deeply underwater after the loan modification. For example, under the terms of a recent principal reduction modification offered a Connecticut homeowner, the homeowner would, after the modification, owe nearly \$250,000 more than the house is worth and face an increase in their annual taxes of over \$10,000 a year, for three years, on a total annual income of only \$71,000. In order to protect homeowners who need principal reductions from adverse tax consequences and to promote tax equity, QPRI should be expanded to include all residential mortgage debt forgiven due to a decrease in the value of the home or the homeowner's financial condition.

The Mortgage Debt Forgiveness Tax Relief Act expired on December 31, 2013. Homeowners are making decisions now whether to accept or reject principal reduction modifications, and they need certainty about the tax consequences of those decisions. Without an extension, principal reduction modifications, including those authorized by the recent settlements with JP Morgan Chase and Ocwen, will result in additional tax consequences for homeowners. Absent the extension of the Mortgage Forgiveness Tax Relief Act, far fewer modifications will be done and the modifications done will be less sustainable, with wide-reaching consequences for homeowners, the communities they live in, and our national economy. The settlements with some of the large financial institutions that are finally providing modifications with principal reductions for qualified homeowners should not end up penalizing the homeowners who have waited so long for assistance.

An extension of the Mortgage Forgiveness Tax Relief Act cannot wait for a more global tax reform bill; it should be enacted swiftly.

Sincerely,

National Signatories

AAA Fair Credit Foundation
Action for the Common Good
Americans for Financial Reform
Asian-American Homeownership Counseling, Inc.
Cambridge Credit Counseling Corp
Campaign for a Fair Settlement
Catholic Charities USA
Center for Popular Democracy
Center for Responsible Lending
ClearPoint Credit Counseling Solutions
Community Action Human Resources Agency
Consumer Action
Consumer Federation of America
Debthelper.com - Credit Card Management Services, Inc.
Esperanza
Greenlining Institute
Home Defenders League
HomeFree-USA
National Asian American Coalition
National Association of Consumer Advocates
National Coalition for Asian Pacific American Community Development
National Community Reinvestment Coalition
National Consumer Law Center (on behalf of our low income clients)
National Council of La Raza
National Education Association
National Fair Housing Alliance

National Housing Law Project
National Housing Resource Center
National Urban League
NID Housing Counseling Agency
Rural Community Assistance Corporation
The Center for American Progress
The Housing Research & Advocacy Center
The Leadership Conference on Civil and Human Rights
The National Association of Neighborhoods (NAN)

State and Local Signatories

Alaska

Rising Tide Alaska

Arizona

A New Leaf (Mesa and Glendale, AZ)
The Affordable Housing Partnership (Albany, NY)
Arizona Fair Housing Center (Phoenix, AZ)
Arizona Housing Alliance (Phoenix, AZ)
BOTHANDS, Inc. (Flagstaff, AZ)
Campesinos Sin Fronteras (San Luiz, AZ)
Catholic Community Services dba Pio Decimo Center (Tucson, AZ)
City of Yuma (Yuma, AZ)
Family Housing Resources (Arizona)
Golden Circle Real Estate (Mesa, AZ)
Greater Phoenix Urban League (Phoenix, AZ)
Housing America Corporation (Kingman, AZ)
Labor's Community Service Agency (Phoenix, AZ)
Neighborhood Housing Services of Phoenix (Phoenix, AZ)
Neighborhood Housing Services of Southwestern Maricopa County, Inc. (Avondale, AZ)
NHS Phoenix (Phoenix, AZ)
Old Pueblo Community Services (Tucson, AZ)
SouthEastern Arizona Governments Organization (Bisbee, AZ)

Arkansas

Arkansas Community Organizations

California

ACCE (Alliance of Californians for Community Empowerment)
California Reinvestment Coalition
City of Porterville (Porterville, CA)
Community Housing Council of Fresno (Fresno, CA)
Community Housing Development Corporation of North Richmond (North Richmond, CA)
Consumer Credit Counseling Service of Orange County (Santa Ana, CA)
Fair Housing Council of the San Fernando Valley (Panorama City, CA)
Housing and Economic Rights Advocates (HERA) (Oakland, CA)

Housing Resource Center of Monterey County (Salinas, CA)
Inland Fair Housing and Mediation Board (Rancho Cucamonga, CA)
Korean Resource Center (Brea, CA)
Neighborhood House Association (San Diego, CA)
Northern Circle Indian housing Authority (Ukiah, CA)
OC HOC (Santa Ana, CA)
Peoples' Self-Help Housing (San Luis Obispo, CA)
Public Interest Law Firm and Fair Housing Law Project of the Law Foundation of Silicon Valley (San Jose, CA)
Sacramento Home Loan Counseling Center (Sacramento, CA)
SurePath Financial Solutions (San Jose, CA)
Tri-Valley Housing Opportunity Center (Livermore, CA)
Visionary Home Builders of California, Inc. (Stockton, CA)
Watts/Century Latino Organization (Los Angeles, CA)

Colorado

Newsed CDC (Denver, CO)

Connecticut

Connecticut Fair Housing Center (Hartford, CT)
Legal Assistance Resource Center of Connecticut, Inc.

Delaware

Neighborhood House, Inc. (Wilmington, DE)

Florida

Clay County Behavioral Health Center (Middleburg, FL)
Community Enterprise Investments, Inc (Pensacola, FL)
Consumer Credit Counseling Services of West Florida, Inc. (Pensacola, FL)
Florida Alliance for Consumer Protection, Inc.
H.E.L.P. Community Dev. Corp. (Eatonville, FL)
Housing & Education Alliance (Tampa, FL)
Jacksonville Area Legal Aid, Inc. (Jacksonville, FL)
NANAY Community Economic Development Corporation (North Miami, FL)
Real Estate Education & Community Housing (Palm Beach Gardens, FL)
St. Petersburg Neighborhood Housing Services, Inc. d/b/a Neighborhood Home Solutions (St. Petersburg, FL)
Tampa Bay Community Development Corp. (Tampa Bay, FL)
Trinity Empowerment Consortium (Homestead, FL)
We Help Community Development Corporation (Belle Glade, FL)

Georgia

Dalton-Whitfield Community Development Corporation (Dalton, GA)
Green Forest H.O.M.E., Inc. (Decatur, GA)
The Homeowners Employment Corporation (Atlanta, GA)

Hawaii

Hawaiian Community Assets

Idaho

Idaho Community Action Network

Illinois

Center for Economic Progress (Chicago, IL)
Genesis Housing Developmet Corporation (Chicago, IL)
Greater Southwest Development Corporation (Chicago, IL)
Housing Action Illinois
Joseph Corporation (Aurora, IL)
Neighborhood Housing Services of Chicago, Inc. (Chicago, IL)
Northwest Side Housing Center (Chicago, IL)
Partners In Community Building, Inc. (Chicago, IL)
Spanish Coalition for Housing (Chicago, IL)
Woodstock Institute (Chicago, IL)

Indiana

Homestead Consulting Services (Lafayette, IN)

Iowa

Family Management Credit Counselors, Inc. (Waterloo, IA)
Iowa Citizens for Community Improvement
ISED Ventures (Des Moines, IA)

Kansas

Kansas Appleseed

Kentucky

The Housing Partnership, Inc. (Louisville, KY)

Louisiana

Neighborhood Housing Services of New Orleans (New Orleans, LA)

Maine

Agora Community Services (Agora, ME)
Coastal Enterprises, Inc. (Maine)
MaineStream Finance (Bangor, ME)

Maryland

Comprehensive Housing Assistance, Inc. (Baltimore, MD)
Development Corporation of Northwest Baltimore (Baltimore, MD)
Eastside Community Development Corporation, Inc (Baltimore, MD)
Foreclosure Legal Assistance Project (Riverdale, MD)
Garwyn Oaks Northwest Housing Resource Center (Baltimore, MD)
GO Northwest HRC (Balitmore, MD)
The Hagerstown Home Store (Hagerstown, MD)

HNDP, Inc. (Hagerstown, MD)
Housing Initiative Partnership/HIP Services, Inc. (Hyattsville, MD)
Maryland CASH Campaign (Baltimore, MD)
Maryland Consumer Rights Coalition (MCRC)
Public Justice Center (Baltimore, MD)
St. Ambrose Housing Aid Center (Baltimore, MD)

Massachusetts

Boston Community Capital (Boston, MA)
Neighborhood Legal Services (Lawrence, MA)

Michigan

Center for Civil Justice (Flint, MI)
Inner City Christian Federation (Grand Rapids, MI)
Metro Community Development (Flint, MI)
Michigan Legal Services
Oakland County Housing Counseling (Michigan)

Mississippi

Covenant Community Development Corporation (Mississippi)

Missouri

Beyond Housing (St. Louis, MO)
Metropolitan St. Louis Equal Housing Opportunity Council (St. Louis, MO)

Minnesota

Mid-Minnesota Legal Aid (Minneapolis, MN)

Montana

Neighborworks Montana

Nebraska

Family Housing Advisory Services (Omaha, NE)

New Mexico

Center for Civic Policy

New Jersey

Affordable Housing Alliance (Eatontown, NJ)
Housing and Community Development Network of New Jersey
La Casa de Don Pedro (Newark, NJ)
New Jersey Citizen Action
Newark/Essex Foreclosure Taskforce (Newark, NJ)
NJ Communities United (Newark, NJ)
Novadebt (Freehold, NJ)

New York

Affordable Housing Partnership (Albany, NY)

Albany County Rural Housing Alliance, Inc. (Albany, New York)
Arbor Housing and Development (New York)
Bridge Street Development Corp (Brooklyn, NY)
Buffalo Urban League (Buffalo, NY)
Center for New York City Neighborhoods (New York, NY)
Consumer Credit Counseling Service of Buffalo, Inc. (Buffalo, NY)
Cypress Hills Local Development Corporation (Cypress Hills, NY)
Empire Justice Center (New York)
Friends of the North Country (Keeseville, NY)
Legal Services for the Elderly in Queens (New York, NY)
Long Island Housing Services, Inc. (Bohemia, NY)
MFY Legal Services, Inc. (New York, NY)
New Economy Project (New York)
New York Legal Assistance Group (New York, NY)
New York Mortgage Coalition (New York, NY)
Northfield Community LDC (Staten Island, NY)
Pratt Area Community Council (Brooklyn, NY)
Rockland Housing Action Coalition (New City, NY)
RUPCO (Kingston, NY)
West Bronx Housing and Neighborhood Resource Center (Bronx, NY)
Westchester Residential Opportunities Inc. (White Plains, NY)

Nevada

Community Services of Nevada
Legal Aid Center of Southern Nevada (Las Vegas, NV)

North Carolina

CCCS of Greater Greensboro, A division of Family Service of the Piedmont Inc.
(Greensboro, NC)
Financial Pathways of the Piedmont (Winston-Salem, NC)
Financial Protection Law Center (Wilmington, NC)
North Carolina Justice Center
OnTrack Financial Education & Counseling (Asheville, NC)
Reinvestment Partners (Durham, NC)
Strickland Associates (Roanake Rapids, NC)

Ohio

Advocates for Basic Legal Equality, Inc (Toledo, OH)
Coalition on Homelessness & Housing in Ohio (COHHIO) (Columbus, OH)
ESOP: Empowering and Strengthening Ohio's People (Cleveland, OH)
Fair Housing Contact Service, Inc. (Akron, Ohio)
Homes on the Hill, CDC (Columbus, OH)
Legal Aid Society of Southwest Ohio, LLC (Cincinnati, OH)
Toledo Fair Housing Center (Toledo, OH)
Miami Valley Fair Housing Center, Inc. (Dayton, OH)
Neighborhood Housing Services of Greater Cleveland (Cleveland, OH)
Ohio Poverty Law Center

Toledo Fair Housing Center (Toledo, OH)

Oklahoma

Consumer Credit Counseling Service of Oklahoma (Tulsa, OK)

Oregon

Economic Fairness Oregon

Hacienda Community Development Corporation (Portland, OR)

NEDCO: Neighborhood Economic Development Corporation (Springfield, OR)

Willamette Neighborhood Housing Services (Corvallis, OR)

Pennsylvania

ACTION-Housing, Inc. (Pittsburgh, PA)

Housing Opportunities of Beaver County (Beaver, PA)

Integra Home Counseling, Inc (Tannersville, PA)

New Kensington CDC (NKCDC) (Philadelphia, PA)

Philadelphia Unemployment Project (Philadelphia, PA)

Schuylkill Community Action (Pottsville, PA)

South Carolina

SC Appleseed Legal Justice Center

Texas

Austin Habitat for Humanity (Austin, TX)

Project LIFT (Houston, TX)

To Each His Home Community Redevelopment Corporation (Texas City, TX)

Utah

Neighborhood Nonprofit Housing Corporation (Logan UT)

SLCAP (Salt Lake City, UT)

Vermont

Vermont Legal Aid, Inc (Montpelier, VT)

Virginia

Urban League of Hampton Roads, Inc. (Virginia Beach, VA)

Washington

HomeSight (Seattle, WA)

Columbia Legal Services, Inc., on behalf of clients (Washington)

West Virginia

HomeOwnership Center Inc. (Elkins, WV)

Mon County Habitat for Humanity (Morgantown, WV)

Mountain State Justice, Inc. (West Virginia)

Precision Real Estate (West Virginia)

Wisconsin

Legal Aid Society of Milwaukee (Milwaukee, WI)
Select Milwaukee, Inc. (Milwaukee, WI)
West CAP (Glenwood City, WI)

Multistate & Other

A Home For Everyone (Paris, France)
Credit & Homeownership Empowerment Services, Inc. (FL, MO, NC)
Housing Options & Planning Enterprises, Inc (DC, MD, VA)
Latino Economic Development Center (DC, MD)

Following are the partners of Americans for Financial Reform.

All the organizations support the overall principles of AFR and are working for an accountable, fair and secure financial system. Not all of these organizations work on all of the issues covered by the coalition or have signed on to every statement.

- AARP
- A New Way Forward
- AFL-CIO
- AFSCME
- Alliance For Justice
- American Income Life Insurance
- American Sustainable Business Council
- Americans for Democratic Action, Inc
- Americans United for Change
- Campaign for America's Future
- Campaign Money
- Center for Digital Democracy
- Center for Economic and Policy Research
- Center for Economic Progress
- Center for Media and Democracy
- Center for Responsible Lending
- Center for Justice and Democracy
- Center of Concern
- Center for Effective Government
- Change to Win
- Clean Yield Asset Management
- Coastal Enterprises Inc.
- Color of Change
- Common Cause
- Communications Workers of America
- Community Development Transportation Lending Services
- Consumer Action
- Consumer Association Council
- Consumers for Auto Safety and Reliability
- Consumer Federation of America
- Consumer Watchdog
- Consumers Union
- Corporation for Enterprise Development
- CREDO Mobile
- CTW Investment Group
- Demos
- Economic Policy Institute
- Essential Action
- Green America
- Greenlining Institute
- Good Business International

- HNMA Funding Company
- Home Actions
- Housing Counseling Services
- Home Defender's League
- Information Press
- Institute for Agriculture and Trade Policy
- Institute for Global Communications
- Institute for Policy Studies: Global Economy Project
- International Brotherhood of Teamsters
- Institute of Women's Policy Research
- Krull & Company
- Laborers' International Union of North America
- Lawyers' Committee for Civil Rights Under Law
- Main Street Alliance
- Move On
- NAACP
- NASCAT
- National Association of Consumer Advocates
- National Association of Neighborhoods
- National Community Reinvestment Coalition
- National Consumer Law Center (on behalf of its low-income clients)
- National Consumers League
- National Council of La Raza
- National Council of Women's Organizations
- National Fair Housing Alliance
- National Federation of Community Development Credit Unions
- National Housing Resource Center
- National Housing Trust
- National Housing Trust Community Development Fund
- National NeighborWorks Association
- National Nurses United
- National People's Action
- National Urban League
- Next Step
- OpenTheGovernment.org
- Opportunity Finance Network
- Partners for the Common Good
- PICO National Network
- Progress Now Action
- Progressive States Network
- Poverty and Race Research Action Council
- Public Citizen
- Sargent Shriver Center on Poverty Law
- SEIU
- State Voices
- Taxpayer's for Common Sense
- The Association for Housing and Neighborhood Development
- The Fuel Savers Club

- The Leadership Conference on Civil and Human Rights
- The Seminal
- TICAS
- U.S. Public Interest Research Group
- UNITE HERE
- United Food and Commercial Workers
- United States Student Association
- USAction
- Veris Wealth Partners
- Western States Center
- We the People Now
- Woodstock Institute
- World Privacy Forum
- UNET
- Union Plus
- Unitarian Universalist for a Just Economic Community

List of State and Local Partners

- Alaska PIRG
- Arizona PIRG
- Arizona Advocacy Network
- Arizonans For Responsible Lending
- Association for Neighborhood and Housing Development NY
- Audubon Partnership for Economic Development LDC, New York NY
- BAC Funding Consortium Inc., Miami FL
- Beech Capital Venture Corporation, Philadelphia PA
- California PIRG
- California Reinvestment Coalition
- Century Housing Corporation, Culver City CA
- CHANGER NY
- Chautauqua Home Rehabilitation and Improvement Corporation (NY)
- Chicago Community Loan Fund, Chicago IL
- Chicago Community Ventures, Chicago IL
- Chicago Consumer Coalition
- Citizen Potawatomi CDC, Shawnee OK
- Colorado PIRG
- Coalition on Homeless Housing in Ohio
- Community Capital Fund, Bridgeport CT
- Community Capital of Maryland, Baltimore MD
- Community Development Financial Institution of the Tohono O'odham Nation, Sells AZ
- Community Redevelopment Loan and Investment Fund, Atlanta GA
- Community Reinvestment Association of North Carolina
- Community Resource Group, Fayetteville A
- Connecticut PIRG
- Consumer Assistance Council
- Cooper Square Committee (NYC)
- Cooperative Fund of New England, Wilmington NC

- Corporacion de Desarrollo Economico de Ceiba, Ceiba PR
- Delta Foundation, Inc., Greenville MS
- Economic Opportunity Fund (EOF), Philadelphia PA
- Empire Justice Center NY
- Empowering and Strengthening Ohio's People (ESOP), Cleveland OH
- Enterprises, Inc., Berea KY
- Fair Housing Contact Service OH
- Federation of Appalachian Housing
- Fitness and Praise Youth Development, Inc., Baton Rouge LA
- Florida Consumer Action Network
- Florida PIRG
- Funding Partners for Housing Solutions, Ft. Collins CO
- Georgia PIRG
- Grow Iowa Foundation, Greenfield IA
- Homewise, Inc., Santa Fe NM
- Idaho Nevada CDFI, Pocatello ID
- Idaho Chapter, National Association of Social Workers
- Illinois PIRG
- Impact Capital, Seattle WA
- Indiana PIRG
- Iowa PIRG
- Iowa Citizens for Community Improvement
- JobStart Chautauqua, Inc., Mayville NY
- La Casa Federal Credit Union, Newark NJ
- Low Income Investment Fund, San Francisco CA
- Long Island Housing Services NY
- MaineStream Finance, Bangor ME
- Maryland PIRG
- Massachusetts Consumers' Coalition
- MASSPIRG
- Massachusetts Fair Housing Center
- Michigan PIRG
- Midland Community Development Corporation, Midland TX
- Midwest Minnesota Community Development Corporation, Detroit Lakes MN
- Mile High Community Loan Fund, Denver CO
- Missouri PIRG
- Mortgage Recovery Service Center of L.A.
- Montana Community Development Corporation, Missoula MT
- Montana PIRG
- New Economy Project
- New Hampshire PIRG
- New Jersey Community Capital, Trenton NJ
- New Jersey Citizen Action
- New Jersey PIRG
- New Mexico PIRG
- New York PIRG
- New York City Aids Housing Network
- New Yorkers for Responsible Lending

- NOAH Community Development Fund, Inc., Boston MA
- Nonprofit Finance Fund, New York NY
- Nonprofits Assistance Fund, Minneapolis M
- North Carolina PIRG
- Northside Community Development Fund, Pittsburgh PA
- Ohio Capital Corporation for Housing, Columbus OH
- Ohio PIRG
- OligarchyUSA
- Oregon State PIRG
- Our Oregon
- PennPIRG
- Piedmont Housing Alliance, Charlottesville VA
- Michigan PIRG
- Rocky Mountain Peace and Justice Center, CO
- Rhode Island PIRG
- Rural Community Assistance Corporation, West Sacramento CA
- Rural Organizing Project OR
- San Francisco Municipal Transportation Authority
- Seattle Economic Development Fund
- Community Capital Development
- TexPIRG
- The Fair Housing Council of Central New York
- The Loan Fund, Albuquerque NM
- Third Reconstruction Institute NC
- Vermont PIRG
- Village Capital Corporation, Cleveland OH
- Virginia Citizens Consumer Council
- Virginia Poverty Law Center
- War on Poverty - Florida
- WashPIRG
- Westchester Residential Opportunities Inc.
- Wigamig Owners Loan Fund, Inc., Lac du Flambeau WI
- WISPIRG

Small Businesses

- Blu
- Bowden-Gill Environmental
- Community MedPAC
- Diversified Environmental Planning
- Hayden & Craig, PLLC
- Mid City Animal Hospital, Pheonix AZ
- UNET

