



July 29, 2010

The Honorable Joseph Crowley  
United States House of Representatives  
Washington, DC 20515

Dear Representative Crowley:

The National Multi Housing Council and National Apartment Association write to express our support for the *Real Estate Jobs and Investment Act* (HR 5901) that you have introduced and that the House is expected to consider today. While this legislation will help to bring new capital into distressed commercial real estate markets, it will be particularly beneficial in helping to maintain and develop affordable multi family housing.

The fact is that if aid is not provided to commercial real estate markets, economic recovery could be severely impeded. The legislation you have introduced would drive investment dollars directly into our nation's real estate markets. Under current law, when foreign investors sell stock in a US corporation, they generally do not pay capital gains tax. The one exception is that foreign investors must pay capital gains taxes attributable to investments in a Real Estate Investment Trust (REIT). Accordingly, this makes investments in real estate relatively less attractive and at the worst possible time.

For this reason, we support the *Real Estate Jobs and Investment Act* that would double the amount of foreign capital that could be invested in a publicly-traded REIT from 5 percent to 10 percent. This would provide strong added incentive for foreign investors to drive capital investment in US real estate markets while, at the same time, ensuring that such investors will be unable to gain undue ownership control of US properties.

Should you have any questions about the National Multi Housing Council's or the National Apartment Association's views with respect to this legislation, please do not hesitate to contact Jim Arbury, Senior Vice President of Government Affairs, at 202-974-2300.

Sincerely,

National Multi Housing Council & National Apartment Association