

*Wabuck Development Company, Inc.*



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February 23, 2011

U.S. Senator Rand Paul  
1019 State Street  
Bowling Green, KY 42101

Dear Senator Paul:

My name is Garry Watkins. We met at a fundraiser for your campaign at the home of Dennis Wilson of Clarkson back in September of 2010. I am the President of Wabuck Development Company, Inc. in Leitchfield, Kentucky. We specialize in the construction and rehabilitation of affordable apartment properties for seniors and families. As of January 1 of this year, we have built over 2,000 apartment units throughout the Commonwealth utilizing the Low Income Housing Tax Credit Program, including several in Bowling Green. Among these projects are Lorie Village and Daystar Apartments on Patton Way, Renaissance Apartments on Third Street (just west of the hospital) and Independence Place on West Main Street. These projects serve the elderly and the average income for these tenants is less than \$12,000/year.

The purpose of my correspondence is to offer my assistance to you and your staff as you develop policies focused on housing of moderate and low income families in Kentucky and throughout the country. My urgency stems from comments attributed to you regarding the Low Income Housing Tax Credit program. These comments seem to reflect an incorrect notion that the LIHTC is a public housing program, rife with inefficiency and abuse. The facts tell a much different story of a program signed into law by President Ronald Reagan, leveraging private sector investment and discipline with public sector oversight. Tenants of LIHTC properties pay rent, taxes and are often public safety personnel, teachers and seniors.

The LIHTC has proven to be the most effective public/private partnership, accounting for over 2 million units of affordable housing since 1987. A number of independent studies, including a comprehensive review of the program by the Government Accountability Office, have confirmed the efficiency and policy success of the LIHTC. The LIHTC continues to rebuild the ravaged Gulf Coast after Hurricanes Katrina and Rita as well as the mid-west following devastating flooding in the region. I am confident if you solicited the opinion of Governors and housing officials throughout the country they would attest to the value of the LIHTC program.

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It is my sincerest hope as a constituent and Kentucky businessman, that you will accept my offer to come in and meet with you and your staff. I could also meet with you in Bowling Green to tour some of the work we have done. I believe after hearing more about what we have accomplished you will see the value of the Low Income Housing Tax Credit.

Thank you for your time and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read "Garry D. Watkins". The signature is fluid and cursive, with a long horizontal stroke at the end.

Garry D. Watkins  
President

GDW/sd

cc: Mr. David S. Gasson/Vice-President, Director of Corporate Communications  
Boston Capital Corporation