[Place on your letterhead or include your address block]

[Insert Date]

The Honorable Richard Bloom

State Capitol

P.O. Box 942849

Sacramento, CA 94249-0050

**Re:  Support for AB 1505**

Dear Assemblymember Bloom,

[Insert your organization's name] is writing to voice our support of AB 1505, which clarifies local governments’ ability to adopt inclusionary housing requirements for new market-rate rental developments (aka the “Palmer Fix” for Inclusive Neighborhoods)

[Include 1-2 sentences to briefly describe your organization.] As a member of the Non-Profit Housing Association of Northern California (NPH), [your organization] joins with 750 affordable housing developers, advocates, community leaders and businesses, working to secure resources, promote good policy, educate the public, and support affordable homes as the foundation for thriving individuals, families and neighborhoods.

**California is facing a housing affordability crisis.**

While we believe that everyone should have access to a safe and affordable home, our state has fallen behind on creating these opportunities: Most of our families struggle to afford the cost of living in their local communities, including 50% of our moderate-income families. The most vulnerable of them risk joining the 134,000+ Californians who are already homeless on any given night.

**AB 1505 provides an effective tool for local communities to create more affordable homes**

For decades, local inclusionary housing programs have proven to be one of the most effective tools for producing new homes affordable to working families and creating strong, diverse neighborhoods with a range of housing choices. Nearly 170 cities and counties in California have adopted inclusionary housing policies as a complement to other local, state, and federal strategies to address the state’s ongoing affordable housing shortage.

Despite the long track record of success of inclusionary policies, an appellate court decision —*Palmer/Sixth Street Properties L.P. v. City of Los Angeles, 175 Cal. App. 4th 1396 (2009* )— created uncertainty for local governments regarding the viability of this important local land use tool. **AB 1505 clarifies state law** and allows jurisdictions to choose the affordable housing policies that fit the development context of their community.

AB 1505 does not require inclusionary policies or alter rent control; it simply allows the policies that have been effective at creating affordable housing for the last 40 years to continue at the local level without fear of litigation.

As housing markets across California continue to be some of the most expensive in the nation and affordable housing becomes further out of reach, local governments need every tool in their toolbox to tackle this problem. AB 1505 restores the authority to adopt effective inclusionary polices as one of these critical tools. Thank you for authoring this bill, and for your ongoing commitment to ensuring the availability of housing affordable to all Californians

Sincerely,

[Insert Your Full Name]

[Insert Your Title]

[Insert Your Organization’s Name]

To: Guy Strahl, Office of Assemblymember Richard Bloom (guy.strahl@asm.ca.gov)

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