Please place letter on your organization’s letterhead

*E-mail the letter to:* *graciela.castillo-krings@gov.ca.gov* *and cc:* info@nonprofithousing.org

DATE

The Honorable Edmund G. Brown Jr.

Governor of California

State Capitol Building

Sacramento, California 95814

**Re: Requesting your signature on AB 1521: Land use: notice of proposed change: assisted housing developments- SUPPORT**

Dear Governor Brown,

On behalf of ORGANIZATION NAME, we write to respectfully request your signature on Assembly Bill 1521, which will help keep people in their homes and communities by strengthening the State’s existing Affordable Housing Preservation Law.

1-2 sentences about your organization.

Not only is California facing a housing affordability crisis but many low-income Californians who have secured housing that is affordable to them are at imminent risk of being displaced from their communities by real-estate speculators.

According to the California Housing Partnership, the state has lost more than 28,000 affordable rental homes and is facing the potential loss of 32,000 more at a time when there is already a deficit of 1.5 million affordable rental homes. The combination of a massive shortage in the lower end of the rental market, intense speculation in the residential real estate market leading to widespread displacement, the loss of existing affordable housing and the risk of additional losses are in turn placing huge pressure on the ability of low-income households to find and hold on to affordable rental housing.

AB 1521 will address these pressures by strengthening the state’s existing Affordable Housing Preservation Notice Law (Government Code Section 65863.10-.13) by requiring that:

1. Rental housing with expiring federal, state subsidies or affordability protections be offered for sale at market-value to qualified buyers who will preserve the affordability of the units;
2. Requiring the state to monitor compliance with this provision; and
3. Providing affected tenants with the right to enforce the Preservation Law as amended by this legislation.

Current law does not require that owners of affordable rental properties with expiring affordability requirements to accept a purchase offer, nor does it require any monitoring compliance with the Law or have a practical enforcement mechanism, meaning that there is no incentive to comply with the law. AB 1521 makes changes that will bring California in line with the best practices adopted by places like the State of Illinois and make a significant difference in the lives of tens of thousands of low-income families.

We are grateful for your leadership and urge you to sign AB 1521,

Sincerely,

NAME

TITLE

ORGANIZATION