[Place on your letterhead or include your address block]

[Insert Date]

Honorable Richard Bloom

State Capitol
PO BOX 942849

Sacramento, CA 94249

**Re:  Support for AB 1521**

Dear Assemblymember Bloom,

[Insert your organization's name] is writing to voice our support of Assembly Bill 1521, which will help keep people in their homes and communities by strengthening the State’s existing Affordable Housing Preservation Law.

[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.

[If appropriate, include 1-2 sentence highlighting a resident story or experience.]

**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 a shortfall of more than 1.5 million rental homes affordable to low-income households. This shortage in the lower end of the rental market is in turn placing huge pressure on low-income households, many of whom are being displaced as real estate speculators purchase apartment buildings, in some cases converting properties that were previously reserved as affordable rentals for low-income households.

California Housing Partnership reports that as of 2016, there are more than 35,000 affordable rental homes at-risk of losing their affordability in the next five years due to the expiration of a federal or state subsidy and/or deed restriction. **The State must act to preserve this precious resource and to prevent the displacement of tens of thousands of our most vulnerable residents.**

AB 1521 will strengthen the state’s existing Affordable Housing Preservation Law 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.

These common sense provisions will help preserve our state’s dwindling supply of affordable units by implementing best practices for preventing loss of affordable units and the displacement of low-income residents. AB 1521 can make a significant difference in the lives of tens of thousands of low-income families.

Thank you for your leadership on this issue. We are proud to support AB 1521.

Sincerely,

[Insert Your Full Name]

[Insert Your Title]

[Insert Your Organization’s Name]

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

Cc: Pedro Galvao, Regional Planning and Policy Manager, NPH (pedro@nonprofithousing.org)

 Anya Lawler, Policy Advocate, Western Center on Law and Poverty (alawler@wclp.org)