[Place on your letterhead or include your address block]

[Insert Date]

The Honorable Kevin Mullin

State Capitol

P.O. Box 942849

Sacramento, CA 94249

**Re:  Support for AB 1598**

Dear Speaker pro Tem Mullin,

[Insert your organization's name] is writing to voice our support of AB 1598, which will provide local governments with a critical tool of address the housing affordability crisis without raising taxes.

[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.

**Cities and Counties have been starved of affordable housing funds just as they need them the most.**

Over the past six years, the number of low-income jobs in the Bay Area has far outpaced the creation of new affordable homes. At the same time, California lost nearly 70% of all state and federal funding formerly available for affordable housing with even deeper cuts anticipated to the US Department of Housing and Urban Development. AB 1598 improves the ability of cities and counties to address their yawning affordable housing funding through expanding how they create Community Revitalization and Investment Authorities (CRIAs).

**Expanding CRIAs will provide localities with a much-needed tool to address the housing affordability crisis.** As you know, current state law limits CRIAs to areas of “blight” and characterized by crime and high unemployment. Many Bay Area communities, however, are not lacking in private investment in commercial and office development but instead are experiencing significant job growth without any corresponding affordable housing development. CRIAs allow jurisdictions to be able to capture the tax increment produced by new commercial development and invest those revenues in the production of homes affordable to their workers without raising taxes.

This common sense and budget neutral approach will create a valuable tool for the Bay Area’s cities and counties to meaningfully address our region’s affordability crisis all without raising taxes.

Thank you for your leadership on this issue. We are proud to support AB 1598.

Sincerely,

[Insert Your Full Name]

[Insert Your Title]

[Insert Your Organization’s Name]

To: Marina Espinoza, Office of Assemblymember Kevin Mullin (Marina.Espinoza@asm.ca.gov)

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