Please place letter on your organization’s letterhead

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

DATE

The Honorable Edmund G. Brown Jr.

Governor of California

State Capitol Building

Sacramento, California 95814

**Re: Respectfully requesting your signature on Assembly Bill 72 (Santiago and Chiu): Housing - SUPPORT**

Dear Governor Brown,

On behalf of ORGANIZATION NAME we are writing to respectfully request your signature on Assembly Bill 72, which strengthens enforcement of the State’s Housing Element Law by empowering the Department of Housing and Community Development (HCD) to review actions taken by jurisdictions to determine whether the jurisdiction is in compliance with their adopted housing element. It also authorizes the department to notify the Office of the Attorney General if the jurisdiction is out of compliance.

1-2 sentences about your organization.

**The need for affordable housing has never been greater**

The need to build more housing, especially affordable housing, in California has never been greater. Demand continues to far outpace the supply of new housing, especially affordable homes, as the Bay Area continues to add hundreds of thousands of jobs but relatively few housing units. Between 2007 and 2014 the Bay Area added only 35,000 or 28% of the 125,000+ new affordable homes it needed to house its lower income population, further exacerbating the need for affordable housing in our region.

In fact, according to the National Low Income Housing Coalition, California is the second least affordable state in the United States with the Bay Area consistently ranking among the top 3 least affordable regions in the country.

AB 72 empowers the HCD to review actions taken by jurisdictions and to determine whether the jurisdiction is in compliance with their adopted housing element, which will help spur the development of new housing; especially housing that is affordable for all Californians.

**Greater enforcement of housing laws will help the State and the Bay Area become more affordable**

While many local governments are devoting large amounts of energy and attention to the issue of increasing housing production, there are some who have been unable to do so – due to either a lack of will by the local legislative body or by constituent groups within those localities. In fact, as late as 2012, 28 of the Bay Area’s 101 jurisdictions lacked certified housing elements, a requirement of state law. Once the Metropolitan Transportation Commission required having a certified housing element for accessing regional transportation funds it spurred all Bay Area jurisdictions to adopt housing elements and now all Bay Area jurisdictions are in compliance. In this case, the enforcement of housing element law has made a significant difference as certain jurisdictions are now hard pressed to refuse new affordable housing developments on sites that they identified in these important planning documents.

By authorizing HCD to review actions taken by jurisdictions in relation to their housing elements, AB 72 will be an important step towards ensuring the continued construction of fair and equitable affordable housing across California.

We are grateful for your leadership and urge you to sign AB 72.

Sincerely,

NAME

TITLE

ORGANIZATION