[Place on your letterhead or include your address block]

Email your letter:

To: Steve Werthim, Policy Consultant, Asm. Housing and Community Development

 (Steve.Wertheim@asm.ca.gov)

Cc: JR Starrett, Director of Advocacy and Community Engagement, NPH (jr@nonprofithousing.org)

*Please also submit to* [*https://calegislation.lc.ca.gov/Advocates/*](https://calegislation.lc.ca.gov/Advocates/%20) *(note that your organization will need to create a free account)*

[Insert Date]

The Honorable David Chiu

California State Assembly

State Capitol, Room 4112

Sacramento, CA, 94102

**Re:  Support for Tenant Protections (AB 1482)**

Dear Assemblymember Chiu,

[Insert your organization's name] strongly supports AB 1482, which will keep families in their homes by limiting extreme or unreasonable rent increases and prevents arbitrary evictions.

[Include 1-2 sentences to briefly describe your organization: *You may include how many people you serve and where, how many people you employ and where, etc.*]

**Tenant Protections: Keep Families in their Home**

California families and workers need safe, stable, affordable homes. Experts agree that our best tactic in creating a strong, healthy future for our state’s housing needs must include a three-pronged approach of production, preservation, and tenant protections together. AB 1482 fills a critical need in offering protections for renters, helping keep California families and individuals in their homes. **AB 1482 offers protections for families and workers**

AB 1482 will protect tenants from huge, unforeseen increases that cause them to lose their homes, while preserving the ability of landlords to make a fair return and maintain a successful business. AB 1482 would set maximum rent increases to the Consumer Price Index formula, ensuring stability and predictability for renters as well as fair returns for landlords. The bill also requires landlords to provide written notification and reason for any eviction notice, offering transparency and protections for both sides.

While AB 1482 does not impose rent control, it does guard against the most drastic and disruptive rent increases in places where tenants have no other protections. The bill would cover all rental units, except units currently covered by local rent control, deed-restricted affordable housing and dormitories.

**AB 1482 protects vulnerable Californians and provides security**

Across the state, there have been reports of renters receiving rent increases doubling their rent in a single month, leaving no feasible way for them to afford to remain in their homes. Current state law allows landlords to implement unreasonable rent increases with very short notice, causing renters to lose their homes.

Californians need stability and security in where they live, and AB 1482 offers the critical protections we need to help keep families in their homes.

Thank you for your leadership in drafting legislation that will keep families in their homes. As a [your organization/industry type] and as a member of the Non-Profit Housing Association of Northern California (NPH), we look forward to working with you to pass this important legislation.

Sincerely,

[Insert Your Full Name]

[Insert Your Title]

[Insert Your Organization’s Name]