**Letter Instructions:**

**Email your letter to:** Debbie Michel, Chief Consultant, Asm. Local Government Committee (Debbie.Michel@asm.ca.gov) and Cc: JR Starrett, NPH Director of Advocacy and Community Engagement (jr@nonprofithousing.org)

**And 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)

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**Letter Template:**

*[Place on your letterhead or include your address block]*

*[Insert Date]*

The Honorable Cecilia Aguiar-Curry

Assembly Member, California State Assembly

State Capitol, Room 5144

Sacramento, California 95814

**Re: Support for ACA 1 (Aguiar-Curry) Local government financing**

 Dear Assemblymember Aguiar-Curry:

*[INSERT ORGANIZATION’S NAME HERE]* is voicing our strong support for **ACA 1 (Aguiar-Curry), which will lower the vote approval threshold to 55% for affordable housing and infrastructure revenue measures.**

We support local voters' decision-making opportunities, and ACA 1 offers **a more realistic financing option to increase affordable homes and address local public infrastructure challenges.**

*[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.*]

**Housing is a critical tool to protect against and recover from COVID-19 and is the foundation for the Bay Area’s health and success ahead.** We are grateful to all of our state leaders for developing emergency solutions as well as continuing to work to advance long-standing critical solutions for all of our neighbors and communities.

ACA 1 would create realistic opportunities to increase affordable housing production by:

* **Supporting local communities’ ability to raise local revenue.** Cities, counties, and special districts face numerous challenges in funding important public infrastructure and housing projects for their communities. **According to the Department of Housing & Community Development, in the last 10 years California has built an average of 80,000 homes per year when the need is approximately 180,000 per year to keep up with growth**. Local officials must have a greater role in proposing and funding local needs that often do not rise to the top of regional, state, or federal funding lists.
* **Supporting the urgent needs of local communities.** Local revenue is an important component to create local affordable homes. In 2018, an overwhelming majority of voters (reaching at least 55% support) from Santa Cruz County, the City of Santa Rosa and City of San Jose supported three local measures totaling $714 million[1] in funding for affordable housing. However, the policies failed to pass owing to the severely restrictive two-thirds threshold needed to secure voter approval. **The two-thirds threshold cost these local communities an estimated $3.5 billion in new funding for affordable housing development, when accounting for the state and federal match.**
* **Representing voters’ will.** This bill would increase affordable home production as well as address the numerous local public infrastructure challenges that cities, counties, and special districts are facing **all through local voters’ decision-making opportunities.** If approved by the Legislature, the proposal would then have to achieve voter approval during a statewide election, further solidifying the fact that voters support this change.

**Californians want to have an impact on their communities because they know what’s best for their families and neighbors.**

Thank you for your leadership in drafting legislation that **supports local decision-making, strengthens local communities, and ensures that voters’ will is represented.**

*[INSERT NAME OF ORGANIZATION HERE]* strongly supports ACA 1 and encourages the Legislature to pass this important bill. As a member of the Non-Profit Housing Association of Northern California (NPH), we look forward to working with you to pass this critical legislation.

Respectfully,

*[Insert Your Full Name]*

*[Insert Your Title]*

*[Insert Your Organization’s Name]*

[1] Santa Cruz County Measure H - $140 million GO Bond, City of Santa Rosa Measure N.- $124 million GO Bond, and City of San Jose Measure V - $450 million GO Bond.