[Place on your letterhead or include your address block]

[Insert Date]

The Honorable Kevin Mullin

California State Assembly

State Capitol, Room 3160

Sacramento, CA 95814

**Re:  Support for AB 2035 (Mullin)**

Dear Assemblymember Mullin,

[Insert your organization's name] strongly supports AB 2035 (Mullin), which strengthens “Affordable Housing Authorities,” a critical tool for local governments to address the housing affordability crisis without raising taxes.

[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.*]

**AB 2035 will make it easier for local governments to create and use Affordable Housing Authorities**

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, including 50% of our moderate-income families, struggle to afford the cost of living in their local communities. The most vulnerable of them risk joining the over 134,000 Californians who are already homeless on any given night.

Through your leadership, in 2017, the Legislature passed and the Governor signed AB 1598 (Mullin) which allows local governments to create Affordable Housing Authorities that can 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. Affordable Housing Authorities provide local governments with a tool to redirect some existing resources in support of affordable housing to make up for the significant funding shortfall left by the State’s dissolution of Redevelopment Agencies.

**AB 2035 provides fixes for a powerful new tool to build more affordable housing units**

Affordable Housing Authorities provide a new tool for local governments to address the housing crisis by allowing local governments to make use of existing property taxes and to issue bonds against those taxes to build more affordable homes. AB 2035 makes technical changes to existing law to strengthen and increase the utility of Affordable Housing Authorities including:

* Clarifying the definitions of property tax increment and real property
* Increasing representation on the Authorities’ governing boards
* Clarifying when the tax increment becomes effective
* Clarifying the mechanisms by which tax increment will flow to the correct recipients

Through these important clarifying changes, California will strengthen its ability to build thousands of new affordable homes all without raising taxes.

Thank you for your leadership in drafting legislation that will make it easier to build affordable homes in our state. 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]

To: Laura Fitzgerald, Legislative Aide, Office of Assemblymember Kevin Mullin (Laura.Fitzgerald@asm.ca.gov)

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