Please send the edited, attached letter to the Governor. Follow these steps:

1. Edit the below letter to fill in your information. Please do not include anything highlighted in yellow.
2. Save the edited letter and send to Graciela.Castillo-Krings@gov.ca.gov.
3. E-mail to the Governor directly by—
	1. Clicking on <https://govapps.gov.ca.gov/gov39mail/index.php?h=1>, and scrolling down to the bottom of the page (“Email the Governor”).
	2. Click on “Have Comment.”
	3. Complete your contact info, then go to “Please Choose Your Subject.” Scroll down to “AB02035”
	4. Click “Reply” if you’d like to confirm receipt of the e-mail, and then click “Continue.”
	5. On the next page, click “Pro.” Then copy and paste your edited letter into the box under “Write your e-mail.”
	6. Click “Send Email.”

[ON YOUR LETTERHEAD]

DATE

Governor Jerry Brown

State Capitol

Sacramento, CA 95814

**Re: Request for Signature – AB 2035 (Mullin): Affordable Housing Authorities**

Dear Governor Brown:

ORGANIZATION NAME strongly supports and respectfully requests your signature on AB 2035 (Mullin), which strengthens “Affordable Housing Authorities” a critical tool for local governments to address the housing affordability crisis without raising taxes.

1-2 sentence description of your organization.

**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.

In 2017, the Legislature passed and you 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 consideration of this measure. We respectfully request that you sign the bill into law.

Sincerely,

NAME

TITLE

ORGANIZATION

cc: Pedro Galvao (pedro@nonprofithousing.org), Non-Profit Housing Association of Northern California