[DATE]

RE: AB 2502 (Mullin and Chiu)—Inclusionary Housing—SUPPORT

Dear Assemblymember Mullin and Assemblymember Chiu,

On behalf of [YOUR ORGANIZATION], I write to express our **support** for Assembly Bill 2502. [ADD INFORMATION ABOUT YOUR ORGANIZATION HERE.]

AB 2502 clarifies state law and allows jurisdictions to choose the affordable housing policies that fit the development context of their community. For decades, local inclusionary housing programs have proven to be one of the most effective tools for producing new homes affordable to working families and creating strong, diverse neighborhoods with a range of housing choices. Nearly 170 cities and counties in California have adopted inclusionary housing policies as a complement to other local, state, and federal strategies to address the state’s ongoing affordable housing shortage.

Despite the long track record of success of inclusionary policies, an appellate court decision — *Palmer/Sixth Street Properties L.P. v. City of Los Angeles, 175 Cal. App. 4th 1396 (2009)*—has created uncertainty for local governments regarding the viability of this important local land use tool. The *Palmer* court held for the first time that the state’s Costa-Hawkins rent control law prohibits local governments from creating affordable rental housing through inclusionary programs. In the wake of this decision, a well-established tool that has provided quality affordable housing to over 80,000 Californians is in doubt. With the California Supreme Court’s recent ruling unanimously upholding the constitutionality of inclusionary housing policies, it is time to address *Palmer.*

AB 2502 does not require inclusionary policies or alter rent control; it simply allows the policies that have been effective at creating affordable housing for the last 40 years to continue at the local level without fear of litigation. As housing markets across California continue to be some of the most expensive in the nation and affordable housing becomes further out of reach, local governments need every tool in their toolbox to tackle this problem. AB 2502 restores the authority to adopt effective inclusionary polices as one of these critical tools.

Thank you for authoring this bill, and for your ongoing commitment to ensuring the availability of housing affordable to all Californians.

Sincerely,

[NAME]

[TITLE]