[Place on your letterhead or include your address block]

[Insert Date]

The Honorable David Chiu

California State Assembly

State Capitol, Room 4112

Sacramento, CA 95814

The Honorable Ash Kalra

California State Assembly

State Capitol, Room 5160

Sacramento, CA 95814

**Re:  Support for AB 3152 (Chiu and Kalra)**

Dear Assemblymembers Chiu and Kalra,

[Insert your organization's name] strongly supports AB 3152 (Chiu and Kalra) which will help make California a more affordable place to live for our working families by providing property tax relief for homes that are affordable and restricted to moderate-income families living in our state’s highest cost counties.

[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 3152 will make it easier to build homes affordable to California’s working families**

The affordable housing crisis in California has grown so severe that in our state’s most expensive counties even the middle class is priced out. Moderate-income households (households that make between 80-120% of Area Median Income and include many teachers, nonprofit workers, and healthcare workers) make too much to qualify for traditional affordable homes but too little to afford what the market produces.

According to the real estate site Zillow, the median rent for a modest apartment in San Francisco is $4,296, which is only affordable to households that make over $154,656. By exempting units affordable and restricted to moderate- income households from property taxes, AB 3152 makes it easier to build rental units affordable to our state’s vital middle class.

**AB 3152 will provide local governments with a valuable tool to build homes affordable to moderate-income households without diverting scarce resources away from affordable housing for even lower-income households**

Local governments across the Bay Area are struggling to find ways to support the construction of homes affordable to moderate-income households. AB 3152 will provide local governments with a valuable tool to build homes affordable to moderate-income households without diverting scarce resources away from building homes affordable to even lower income families.

Local governments will be able to couple AB 3152’s property tax exemptions with other indirect subsidies such as a reduction in parking requirements, changes to design requirements, and faster permit approvals that together will make it possible to build tens of thousands of new homes that can be offered at rents affordable to moderate-income households. Further, by providing this property tax relief to homes affordable to moderate-income households only in places that the US Department of Housing and Urban Development considers high-cost, AB 3152 ensures that the relief is targeted to the places that need it the most.

Thank you for your leadership in drafting legislation that will make California a more affordable place to live for our middle class. 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: Riana King, Legislative Aide, Office of Assemblymember David Chiu (Riana.King@asm.ca.gov)

Khang Truong, Legislative Aide, Office of Assemblymember Ash Kalra (Khang.Truong@asm.ca.gov)

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