[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

RE: Support for AB 10 (Chiu)

Dear Assemblymember Chiu,

[Insert your organization’s name] strongly supports AB 10 (Chiu) which will significantly expand the State Low Income Housing Tax Credit program to ensure that more Californians can have a safe, affordable place to call home. Thank you for authoring this important bill.

[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 10: Expand State LIHTC for more safe, affordable homes**

Californians are facing a harder time finding a place to live than at any point in our history:

* Virtually no low-income Californians renters, who make up 38 percent of the state’s population, can afford their local housing costs. Nearly 70 percent of low-income and very-low income renter households spend more than 50 percent of their income on housing costs.
* On any given night there are about 134,000 Californians experiencing homelessness.
* Existing laws that require local governments to plan to accommodate jobs and growth haven’t resulted in the promised affordable development.

**AB 10 is a critical step in fixing our housing crisis**

AB 10 will expand the successful state Low-Income Housing Tax Credit Program by $500 million annually, leveraging an additional $2 billion in federal funds to build more than 5,000 affordable homes each year. Combined, the federal and state tax credit programs are powerful housing production programs because they incentivize private investment and generate the up-front dollars needed to get affordable housing developments off the ground. AB 10 builds on the successful track record of these programs in California, which have produced or preserved more than 300,000 homes, created 340,000 jobs, and generated $32.33 billion in local income and $12.73 billion in tax revenues in California since 1986.

This bill would also provide an additional $25 million set aside to build homes affordable to our state’s thousands of farmworkers whose work make California not only the bread basket of the United States but the fifth largest supplier of food and agricultural commodities in the world.

Without the state-matching dollars AB 10 would provide, California returns hundreds of millions of dollars back to the federal government that could otherwise be used to finance additional affordable housing construction in California.

AB 10 comes at a crucial time for California, when voters have loudly affirmed their support for affordable housing by approving Props 1 and 2 which will provide critical resources to address our State’s affordable housing emergency. The Legislature should follow the voters’ lead and approve this momentous bill to boost essential state investments in affordable homes so that all Californians can have a safe, stable, and affordable place to call home.

We are grateful for your leadership on this issue and look forward to working with you ensure this bill’s passage.

Sincerely,

[Insert Your Full Name]

[Insert Your Title]

[Insert Your Organization’s Name]

To: Steve Wertheim, Office of Assemblymember David Chiu (Steve.Wertheim@asm.ca.gov)

CC: Pedro Galvao, Regional Planning and Policy Manager, Non-Profit Housing Association of Northern California (pedro@nonprofithousing.org)