**Please submit a support letter here:** <https://calegislation.lc.ca.gov/Advocates/>**– On your letter head**

**Sample Support Letter – AB 1911 (Gabriel)**

**Affordable Housing Preservation Tax Credit**

**Send Copy to:** Lesley.Brizuela@asm.ca.gov

**[ADD DATE]**

Assemblymember Jesse Gabriel

1021 O Street, Suite 5220

Sacramento, CA 94293

**Re: AB 1911 (Gabriel) - Support**

Dear Assemblymember Gabriel,

[**Name of Your Organization**] is proud to support AB 1911 to create an Affordable Housing Preservation Tax Credit (AHPTC) to incentivize the preservation of existing affordable apartment properties and mobile-home parks.

According to [Roadmap Home 2030](https://roadmaphome2030.org/app/uploads/2021/03/Roadmap-Home-Report-1.pdf), California needs to build 1.2 million additional affordable homes over the next ten years in order to meet the needs of low-income households. While increasing the supply of affordable rental homes is critical, we must also preserve the affordable housing that currently exists so that this need does not grow greater. Between 1997 and 2020, California lost 18,043 affordable rental homes as affordability restrictions expired. Another 30,102 affordable rental homes are at risk of converting to market-rate rentals in the near future. In addition, many neighborhoods currently have a stock of unrestricted housing, including mobile-home parks, that historically has been naturally affordable. Locking in this affordability and protecting these homes from future market pressures is equally important.

The AHPTC will incentivize the preservation of existing affordable apartment properties and mobile-home parks. The credit would be used by experienced affordable housing organizations to keep at-risk and naturally affordable units affordable. A $500 million initial allocation of credits would lead over five years to the preservation of roughly 25,000 affordable units, at the cost of $20,000 each. AB 1911 will help keep vulnerable families housed, prevent homelessness, and keep up our valuable affordable housing stock. Thank you for authoring this important bill.

Sincerely,

**Your Name and Title**