



March 29, 2021

The Honorable Josh Becker
California State Senate
State Capitol, Room 3076
Sacramento, CA 95814

**RE: Senate Bill 591 (Becker) Senior citizens: intergenerational housing developments
Support from MidPen Housing Corp.**

Dear Senator Becker:

MidPen Housing writes today in strong support of Senate Bill 591, which will provide affordable housing builders an opportunity to construct more affordable units for seniors and transition-age youth.

MidPen Housing is one of the nation's leading nonprofit developers, owners, and managers of high-quality affordable housing and onsite resident services. Since MidPen was founded in 1970, we have developed over 100 communities and 8,000 homes for low-income families, seniors, including homeless families and individuals, and those with supportive housing needs throughout Northern California.

As it relates to financing affordable housing, the options to pay for and build these projects are limited. Previously, tax credits were used to help finance senior affordable housing for people age 55 and older, though it came with a restriction that prohibited the financing of other types of affordable units in the same building. An affordable housing project aimed at serving seniors could not include some units for transition-aged youth, despite the well-documented social and health benefits to seniors associated with building some units for Transition Age Youth in the same building. Without that opportunity, seniors are missing opportunities to access social and health benefits and services.

For many years MidPen has worked in partnership with Treehouse Foundation to structure a concept that would re-envision Foster Care. They have had success with their model in Massachusetts, but face many challenges to making the dream a reality here in California, despite interest from key public sector agencies. MidPen continues to explore the feasibility of their innovative model and would like to see greater access to financing for Foster and TAY. This would be a step in the right direction.

Thank you for your leadership on this and for your willingness to strengthen resources available for two vulnerable populations.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Matthew O. Franklin', with a stylized flourish at the end.

Matthew O. Franklin
President & Chief Executive Officer
MidPen Housing Corporation

303 Vintage Park Drive, Suite 250
Foster City, CA 94404

t. 650.356.2900
f. 650.357.9766

e. midpen@midpen-housing.org
www.midpen-housing.org

Cc:
Caitlyn Armstrong
Legislative Director, State Sen. Josh Becker

Nevada Merriman, Director of Policy
MidPen Housing Corporation