

May 3, 2022

Assemblymember Jesse Gabriel
1021 O Street, Suite 5220
Sacramento, CA 94293

Re: AB 1911 (Gabriel) - Support

Dear Assemblymember Gabriel,

MidPen Housing Corporation 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.

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 and those with supportive housing needs throughout Northern California.

According to [Roadmap Home 2030](#), California needs to build 1.2 million additional affordable homes over the next ten years to meet low-income households' needs. While increasing the supply of affordable rental homes is critical, we must also preserve the existing affordable housing 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,



Matthew O. Franklin
President & CEO, MidPen Housing Corporation



Building Communities. Changing Lives.

cc:

Senator Mike McGuire

Senator Bill Dodd

Senator Jim Nielsen

Senator Steve Glazer

Senator Nancy Skinner

Senator Bob Wieckowski

Senator Scott Wiener

Senator Anna Caballero

Senator Josh Becker

Senator Dave Cortese

Senator John Laird

Assemblymember Marc Levine

Assemblymember Jim Frazier

Assemblymember Rebecca Bauer-Kahan

Assemblymember Mia Bonta

Assemblymember Phil Ting

Assemblymember Bill Quirk

Assemblymember Kevin Mullin

Assemblymember Marc Berman

Assemblymember Alex Lee

Assemblymember Ash Kalra

Assemblymember Mark Stone

Assemblymember Robert Rivas

Lesley Brizuela, Legislative Aide, Office of Asm. Jesse Gabriel

Nevada V. Merriman, Director of Policy, MidPen Housing