

March 28, 2024

Senate President Pro Tem Mike McGuire
California State Senate
1021 O Street, Suite 8610
Sacramento CA 95814

Assembly Speaker Robert Rivas
California State Assembly
1021 O Street, Suite 8330
Sacramento CA 95814

RE: AB 1657 (Wicks) The Affordable Housing Bond Act of 2024 - Support

Dear President Pro Tem McGuire and Speaker Rivas:

On behalf of MidPen Housing, I am writing to urge you to pass AB 1657 (Wicks), The Affordable Housing Bond Act of 2024 and place a major bond to fund affordable housing on the November ballot.

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 130 communities and 9,400 homes for low-income families, seniors, and those with supportive housing needs throughout Northern California.

For California to have any chance of hitting its housing goals of 2.5 million homes by 2030, with at least 1 million of those homes targeted for lower-income households, the state must continue to make major investments in the financing of deed-restricted affordable housing development.

Given the exhaustion of funding from previous voter-approved bonds and general fund allocations along with this year's proposed budget reductions, we emphatically call on the Legislature to pass Assemblymember Buffy Wicks's AB 1657, The Affordable Housing Bond Act of 2024, and place it on the November ballot. We cannot allow our affordable housing production system to stall out due to lack of funds.

The 2024 Affordable Housing Bond Act would place a \$10 billion affordable housing bond on the November 2024 ballot to fund affordable housing development for the following four years. The bond would fund:

- \$5.25 billion for the Multifamily Housing Program (MHP), including an additional \$1.75 billion for funding for capitalized operating subsidy reserves for supportive housing units
- \$1.75 billion for the Housing Rehabilitation Loan Fund
- \$1.5 billion for preservation (Portfolio Reinvestment Program, Low-Income Weatherization Program, and Community Anti-Displacement and Preservation Program (CAPP), including at least \$500 million for CAPP (SB 225))
- \$1 billion for CalHome and home purchase assistance programs
- \$500 million for tribal housing and farmworker housing



Building Communities. Changing Lives.

Voters continue to demonstrate strong support for funding for affordable housing and homelessness solutions. In recent years, the legislature has passed an unprecedented number of land use streamlining reforms that have grown the state's pipeline of affordable housing projects. Now, many of those quickly-entitled projects are awaiting access to state subsidy financing in order to begin construction. It will take continued investments in state housing programs with a proven track record to produce the affordable housing we need. We cannot stop now, allow subsidy funding to dry up, and expect the pipeline to progress.

Thank you for your consideration and please feel free to contact Nevada V. Merriman, Vice President of Policy & Advocacy, at 650-477-6195 or nmerriman@midpen-housing.org.

Sincerely,

A handwritten signature in blue ink, appearing to read "Matthew O. Franklin".

Matthew O. Franklin
President and CEO

CC: Nevada Merriman, Vice President of Policy & Advocacy