Please submit this letter through the legislature’s online portal (<https://calegislation.lc.ca.gov/Advocates/>)

Please also email your letter to Jack Avery ([JAvery@housingca.org](mailto:JAvery@housingca.org)) and Justine Marcus ([jmarcus@enterprisecommunity.org](mailto:jmarcus@enterprisecommunity.org)) by noon on Wednesday, June 8th .

June xx, 2022

The Honorable Buffy Wicks

California State Assembly

1020 N Street, Room 156

Sacramento, CA 95814

**Re: Senate Bill 490 (Caballero): Housing acquisition and rehabilitation: technical assistance – Support**

Dear Assemblymember Wicks,

On behalf of (Name of Organization/Municipality), I am pleased to offer our strong support for SB 490, introduced by Senator Caballero. SB 490 would create a technical assistance program to provide expertise and guidance on how to acquire and preserve unsubsidized rental housing as permanent, deed-restricted affordable housing.

(Brief statement describing what the organization/municipality does).

The overwhelming majority of low-income Californians live in unsubsidized affordable rental housing; housing on the private market that is more affordable to low-income renters. A study by the California Housing Partnership identified over one million unsubsidized affordable homes statewide. However, over the last several decades, the supply of this housing has sharply declined as residents are priced out of their homes or otherwise displaced. As highlighted in a study by Enterprise Community Partners, the San Francisco Bay Area lost an annual 32,000 unsubsidized rental homes previously affordable to low-income households over just five short years. Similarly, The San Diego Housing Commission found that between 2000 and 2020 the City of San Diego lost 72% of its unsubsidized housing stock that was affordable to households with low incomes. Furthermore, the construction of new affordable housing is not nearly keeping pace with this loss.

Local programs in California cities and across the country have demonstrated that by acquiring this housing, removing it from the speculative market, and preserving it as permanently affordable, communities are able to keep vulnerable residents stably housed while quickly and efficiently growing the supply of deed-restricted affordable housing. Because this is a relatively new and innovative strategy, many local jurisdictions and organizations lack the necessary capacity and expertise needed to do this work effectively and equitably across the state.

SB 490 authorizes California’s Department of Housing and Community Development to create a technical assistance program to provide mission-driven organizations and public sector partners the tools and resources they need to carry out this type of acquisition and preservation. This technical assistance program is intended to align with a program to provide financing for these acquisition-rehabilitation projects. SB 490 builds off of the State’s successful track record of intentional investments in TA, to build the capacity of local partners and help them to secure resources for communities throughout the state.

For these reasons, SB 490 would further (Name of Organization’s) goal of... (Insert short statement of bill’s importance as it relates to organization), and we are grateful for your leadership on this matter.

Best regards,

Name, Title

Organization