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Executive Director

June 5, 2007

transmitted via facsimile: (916) 327-9113

The Honorable Alan Lowenthal  
Chair, Committee on Transportation & Housing  
California State Senate  
State Capitol, Room 2032  
Sacramento, CA 95814

**RE: AB 927 (Saldaña) – Sponsor**

Dear Chairman Lowenthal:

The Affordable Housing Management Association of Northern California, Nevada, and Hawaii (AHMA-NCNH) is the professional trade association for the multi-family affordable housing industry. We are the local affiliate of the National Affordable Housing Management Association. Over ninety percent of our 517 member properties and managing agents are located in Northern California, providing homes for more than 40,000 California households, including families, people with special needs, and seniors.

On behalf of the AHMA-NCNH board of directors and our members, I would like to take this opportunity to express our strong support for AB 927. As you are well aware, California is facing an affordable senior housing shortage; a shortage that affects people we know – parents, grandparents and friends. Simply, there are more seniors who need affordable housing than there are units available. This shortage is particularly acute for renters.

There are barriers within the state's Multifamily Housing Program that make it difficult for senior-specific projects to be competitive. By awarding higher scores for projects that include family oriented units (e.g. two- and three-bedroom) as well as units that are reserved for special needs populations (of which seniors are not necessarily included), the state has unintentionally created a disparity with respect to how housing-related resources are allocated.

We believe the state should fund senior specific projects in the same proportion as the number of low-income senior renter households in the state (those over the age of 62) bears to the total number of low-income renter households in the state, as reported by the United States Census Bureau. AB 927, which is co-sponsored by Housing California, the Congress of California Seniors, AARP California, and the California Commission on Aging, would do just that. We respectfully request an "aye" vote on AB 927.

Respectfully,

*Paul Cummings*

Paul D. Cummings, Jr.  
Executive Director

Cc: The Honorable Lori Saldaña  
Members, Senate Committee on Transportation & Housing