

## Sample AB 1157 Support Letter

Letters must be submitted using your organization's letterhead

Letters must be submitted to the [Position Letter Portal](#). [Click here for instructions/FAQs](#)

Please send a copy and/or note to Zach at [zmurray@calorganize.org](mailto:zmurray@calorganize.org) so that we know you got it in. Thanks!

### [Organization Letterhead]

### [Date]

The Honorable Matt Haney  
Chair, Assembly Housing Committee  
State Capitol, Room [X]  
Sacramento, CA 95814

The Honorable Ash Kalra  
Chair, Assembly Judiciary Committee  
State Capitol, Room [X]  
Sacramento, CA 95814

### RE: Support for AB 1157 (Kalra) – The Affordable Rent Act

Dear Assemblymember Haney

On behalf of [Organization Name], I am writing to express our strong support for Assembly Bill 1157 (Kalra), which would amend the 2019 Tenant Protection Act (TPA) to limit excessive rent hikes and expand the TPA protections to more of California's 17 million renters.

[Insert relevant information about your organization and why this issue matters to your organization]

Far too many people in our state are struggling under the crushing weight of skyrocketing rent prices. Housing costs are the single largest expense for most households, and the situation is growing more dire by the day. Despite the State's goal of building one million affordable housing units by 2030, the current level of public investment falls dramatically short. Even if that goal is met, many of the struggling households who need assistance the most will not feel its benefits for years, if ever.

**AB 1157 provides some relief to households struggling to make ends meet, without requiring taxpayer dollars.** Specifically, this bill will:

- **Limit annual rent increases to inflation (CPI) + 2%, or 5%, whichever is lower**, providing a more reasonable cap than the current law, which allows increases up to CPI + 5% or 10%, whichever is lower.
- **Expand coverage to renters living in single-family homes** by removing the TPA's exemption for most single-family homes. This ensures more Californians benefit from the same protections.
- **Make the Tenant Protection Act permanent** by removing the 2030 sunset, ensuring that these essential protections continue without the threat of expiration.

The impact of rent increases on homelessness cannot be overstated. According to the U.S. Government Accountability Office, a \$100 increase in median rent is associated with a 9% increase in homelessness. With homelessness continuing to rise across California, particularly in communities already devastated by high housing costs, addressing rent increases is an urgent need. In fact, for every 100 people who exited homelessness in 2024, 118 more entered, underscoring the magnitude of the crisis.

More than half of California's 17 million renters are rent-burdened, spending over 30% of their income on housing. This leaves many families one financial emergency away from losing their home. If we are to make meaningful progress in addressing the affordability crisis and preventing further homelessness, we must take immediate action to limit excessive rent hikes and protect renters from displacement.

AB 1157 is one critical and timely step toward addressing the high cost of housing for struggling Californians.

We urge you to support this important legislation to make housing more affordable and accessible for all.

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Sincerely,

[Your Name]

[Your Title]

[Organization Name]

[Contact Information]