Ms. Mary Nichols

Chair, California Air Resources Board

1001 I Street

Sacramento CA 95814

RE:  Investment plan for cap-and-trade auction revenues March 8, 2013

Dear Chair Nichols:

Mutual Housing California is one of more than 50 organizations that has signed on to the [Sustainable Communities for All proposal](http://www.chpc.net/dnld/SustainableCommunitiesforAllProposal.pdf), which would direct a portion of cap-and-trade auction revenues to building and preserving affordable homes near transit, increasing public and active transit options, and providing energy efficiency and sustainable energy resources for multifamily homes affordable to low income households.

California's transportation sector is responsible for 38% of greenhouse gas emissions, more than any other sector. **Because transportation needs are driven in large part by where people can afford to live, housing affordability strongly affects the sector’s emissions.**

According to [a recent report by the California Housing Partnership Corporation](http://chpc.net/dnld/AffordableTODReport030113.pdf), preserving and building affordable homes near transit will allow California to maximize VMT and GHG-reduction benefits of investment in transit infrastructure and transit-oriented development. In addition to reducing greenhouse gas emissions, energy efficiency and sustainable energy investments in low income multifamily homes provide an opportunity to improve public health and lower operating costs to residents and building owners, helping to preserve affordable rents and provide financial relief.

The following existing programs will expeditiously and effectively reduce GHGs through investment in housing, transportation, and energy efficiency:

1. The Affordable Transit-Oriented Development Program
2. Weatherization Assistance Program, The Energy Savings Assistance Program, and the Multifamily Affordable Solar Homes Program
3. The State Transit Assistance Program and proposed Active Transportation Program

Mutual Housing California develops and operates permanently affordable housing that builds strong and stable communities through resident participation and leadership development. Mutual Housing strives not only to provide safe and affordable homes, but to also design with sustainability in mind. We incorporate many recycled, environmentally friendly materials as well as green features such as bio-swales and solar panels. Our most recent new construction project, New Harmony Mutual Housing, a 69-unit multifamily community in Davis, CA, includes a photovoltaic system that provides 79% of the energy needed to for the community and produces lower energy bills. Currently, we are aiming toward a zero net energy project in Woodland, CA. With the aid of these programs that lower greenhouse gas emissions, we can further develop quality affordable housing that builds strong communities with a transit-oriented strategy in mind.

The Sustainable Communities for All proposal will help to achieve the vision of AB 32 and SB 375 equitably by providing transportation and housing choices that allow all Californians to drive less and reduce household costs, especially for low income households. We thank you for the opportunity to provide this input.

Sincerely,

Rachel Iskow

Mutual Housing California

cc: Megan Kirkeby, California Housing Partnership, mkirkeby@chpc.net