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CITY OF LOMITA

May 30, 2024

The Honorable Chris Ward
Chair, Assembly Housing and Community Development Committee
1020 N Street, Room 156
Sacramento, CA 95814

RE: AB 3093 (Ward) Land use: housing element: streamlined multifamily housing. Notice of CONCERNS

Dear Assembly Member Ward,

The City of Lomita writes to express our strong concerns AB 3093 (Ward), which mandates local governments to account for the housing needs of individuals experiencing homelessness within their housing elements without providing the necessary funding to develop these plans, implement strategies, or support the construction of affordable housing.

The Governor's proposed May Revise does not include funding for a sixth round of the Homeless Housing Assistance and Prevention (HHAP) Grant program and eliminates \$260 million in previously budgeted HHAP bonus funds. Additionally, the May Revise includes deep cuts to several critical affordable housing programs, following the \$1.7 billion in cuts proposed in January. These reductions are estimated to result in a decrease of nearly 13,000 market-rate and affordable housing units statewide.

AB 3093 introduces new requirements to the Regional Housing Needs Assessment (RHNA) framework by adding two new income categories: acutely low-income (ALI) and extremely low-income (ELI). While the intention to address the needs of homeless residents is commendable, these categories fall within the existing very low-income category, which already covers the needs of individuals earning between 0% and 50% of the area median income. This duplication of efforts is unnecessary as existing housing element law already mandates cities to assess and plan for emergency shelters and housing for extremely low-income households.

Cities like Lomita are committed to finding creative solutions to prevent and reduce homelessness and to increase affordable housing. However, without continuous funding, these efforts are unsustainable. A recent statewide survey indicates that more than nine in ten cities are concerned about their ability to provide long-term homelessness services. It is estimated that 120,000 homeless individuals would be unable to access essential services without the necessary funds.

AB 3093 further complicates the situation by imposing additional requirements on local governments without the resources to fulfill these mandates. Clarification is needed on how the allocations for these new categories will be determined and how sites identified for ALI and ELI should differ from those already planned under the very low-income category. The Legislature also needs to provide direction on density benchmarks for identifying sites.

Rather than imposing additional requirements, the state should focus on bolstering the resources that cities provide to their most vulnerable residents. Ongoing funding is essential for the development of long-term plans that support unhoused residents and prevent homelessness.

For these reasons, the City of Lomita opposes AB 3093 (Ward) unless it is amended to address these critical concerns. We look forward to working together to support our most vulnerable residents.

Sincerely,

A handwritten signature in black ink, appearing to read 'BU' or 'BH', with a stylized, cursive flourish.

Bill Uphoff
Mayor

cc: Lomita City Council
Jeff Kiernan, Cal Cities Regional Public Affairs Manager via email
jkiernan@calcities.org League of California Cities, via email: cityletters@calcities.org
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