



May 10, 2024

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

RE: AB 3093 (Ward) - Homelessness Accountability: RHNA - SUPPORT

Dear Chair Ward,

On behalf of All Home, I am writing in support of AB 3093, your bill to require local governments and the Department of Housing and Community Development (HCD) to account for the housing needs of people with extremely low incomes and people experiencing homelessness in their housing element planning and Regional Housing Needs Determination (RHND) process,

All Home is a Bay Area organization that advances solutions to disrupt the cycles of poverty and homelessness and create more economic mobility for Californians with the lowest incomes. With the fourth highest rate of homelessness and the highest rate of unsheltered homelessness in the nation, California's policymakers need comprehensive, accurate data to implement targeted programs for those experiencing homelessness. This led us to sponsor AB 2094 (Rivas) in 2022, which requires local jurisdictions to report on their progress to build housing for ELI tenants. Your bill AB 3903 moves California from transparency into action.

The Regional Housing Needs Determination currently splits incomes into four categories: above moderate-income households, moderate-income households, low-income households, and very low-income households. The definition of very low-income households, which are those earning at or below 50% of Area Median Income (AMI), fails to account for people experiencing homelessness, many of whom have incomes that fall below the 50% AMI threshold.

To better prepare local governments to plan for the housing needs of their communities, AB 3093 would redefine very low-income as households earning 30-50% AMI, and create two new categories: extremely low-income (15-30% AMI), and acutely low-income (0-15% AMI).

By more accurately defining and identifying the communities most in need of housing and support services, HCD and local governments can administer resources to those who have historically been left out of the RHND/RHNA process.

AB 3093 would also increase transparency by requiring each region to track and submit data on the needs of individuals and families experiencing homelessness to better ensure that the RHND/ RHNA process is informed by the most accurate available data. Integrating the best data sources will create a better understanding of California's homelessness housing needs at the local level, increase access to the most effective programs, and hold jurisdictions accountable to meet their RHNA housing targets.

AB 3093 is an important step towards identifying the housing needs of all Californians, facilitating the development of a variety of housing types targeted to meet each community's individual needs, and ensuring that housing elements throughout the state are making progress on their efforts to address homelessness. For all the above reasons, we write in strong support of AB 3093 and thank you for your leadership on this issue.

Sincerely,

A handwritten signature in black ink, appearing to read "Brett Andrews". The signature is fluid and cursive, with a large initial "B" and "A".

Brett Andrews
Interim Chief Executive
All Home