

CITY OF PALOS VERDES ESTATES



ATTACHMENT A

June 25, 2024

The Honorable Nancy Skinner
Chair, Senate Housing Committee
1021 O Street, Room 3330
Sacramento, CA 95814

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

Dear Senator Skinner,

The City of Palos Verdes Estates opposes AB 3093 (Ward). AB 3093 would require local governments to account for the housing needs of people experiencing homelessness in their housing elements without funding to develop the plan, implement strategies, or support the construction of affordable housing.

Specifically, AB 3093 adds two new income categories to the Regional Housing Needs Assessment (RHNA) framework: acutely low-income (ALI) and extremely low-income (ELI). While these new categories are intended to help assess the needs of homeless residents, they fall within the existing very low-income category, which already accounts for the needs of individuals in our cities earning between 0% and 50% of the area median income.

The City of Palos Verdes Estates is concerned that this will only lead to duplicating planning efforts since existing housing element law already requires cities to analyze the special housing needs of homeless residents and assist in developing adequate housing to meet the needs of extremely low-income households. Housing element law also currently requires cities to identify sites and encourage the development of a variety of housing, including supportive housing and transitional housing. Through these processes, cities are doing more than ever to plan for and comply with seemingly never-ending housing legislation.

Despite recent amendments, the City of Palos Verdes Estates continues to be concerned that the new income categories added by AB 3093 go beyond the suggested intent of the measure. As drafted, AB 3093 requires site inventory for ALI and ELI households and lacks critical information about how these sites should differ from the housing cities are planning for already through the very low-income category. This will set cities up to fail, leading to even more housing elements being deemed out of compliance.

AB 3093 was introduced on the heels of the Governor's May Revise, which proposed deep cuts to affordable housing and homelessness programs. While the Legislature and the Governor continue negotiating the final budget deal, AB 3093 has been fast-tracked through the legislative process without funding to realize these plans or spur much-needed development.

Real progress on homelessness will require ongoing funding that allows for the development of long-term, ambitious plans that support unhoused residents and prevent more individuals from losing their homes. In the absence of ongoing funding to address homelessness, the complicated requirements included in AB 3093 fail to expand or develop local governments' capacity to address immediate homelessness challenges across California.

Cities across California are planning and approving millions of new homes at all income levels despite new bills introduced every year that have changed the rules mid-stream, significantly altering cities' housing element certification process. These complex, multiyear housing plans are laborious, time-consuming, and costly. With many cities still navigating the state's certification process for the sixth cycle, now is not the time to create new vague requirements that will only further these delays in certification.

Our small city cannot afford the large costs associated with unfunded housing legislation mandates. The destruction of local control over zoning and related topics is simply untenable. For these reasons, the City of Palos Verdes Estates is opposed to AB 3093.

Sincerely,

Dawn Murdock
Mayor

cc: The Honorable Chris Ward
The Honorable Assemblymember Al Muratsuchi, 66th District
Honorable Senator Ben Allen (Senator.Allen@senate.CA)
Jeff Kiernan (via email jkiernan@calcities.org)
League of California Cities (via email: cityletters@calcities.org)