



## CITY OF LAGUNA NIGUEL

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## CITY COUNCIL

Mayor Kelly Jennings  
Mayor Pro Tem Stephanie Oddo  
Council Member Ray Gennawey  
Council Member Gene Johns  
Council Member Stephanie Winstead

May 28, 2024

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

**RE: AB 3093 (Ward) Land Use: Housing Element: Streamlined Multifamily Housing.**  
**Notice of Opposition (As Amended 05/6/2024)**

Dear Senator Skinner,

The City of Laguna Niguel **opposes** AB 3093 (Ward), which would require cities 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.

AB 3093 will lead to a duplication of planning efforts since existing housing element law already requires cities to assess the need for emergency shelters 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 the needs of unhoused residents in their communities. Rather than duplicate existing planning efforts, the Legislature should focus on providing funding directly to cities to realize these plans and spur much-needed development.

The City of Laguna Niguel, like many cities throughout California, is proactively working to address the needs of its most vulnerable community members to ensure an adequate supply of housing, given the limited resources available. Before AB 3093 proceeds in the Legislature, additional clarity is needed to ensure cities can implement the proposed changes. Specifically, clarifications on how the allocations for these new categories will be determined and how sites will be identified for acutely low-income and extremely low-income should differ from the housing cities are planning for already through the very low-income category.

For these reasons, the City of Laguna Niguel **opposes** AB 3093 (Ward). We encourage the Senate Housing Committee to consider these deficiencies at its upcoming hearing. Should you have any questions about our position, please contact Kevin O'Connor, Management Assistant, at [koconnor@cityoflagunaniguel.org](mailto:koconnor@cityoflagunaniguel.org).

Sincerely,

A handwritten signature in black ink that reads "Kelly Jennings". The signature is written in a cursive, flowing style.

Kelly Jennings  
Mayor