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April 5, 2018

The Honorable Richard Bloom
California State Assembly
State Capitol, Room 2003
Sacramento, CA 95814

**Re: AB 1771 (Bloom): Planning and zoning: regional housing needs assessment –
SUPPORT**

Dear Assemblymember Bloom,

The Non-Profit Housing Association of Northern California (NPH) strongly supports AB 1771, which will reform the current Regional Housing Need Allocation (RHNA) process by requiring that a Council of Government's (COG) RHNA methodology furthers existing statutory goals, including, promoting socioeconomic equity and addressing jobs-housing imbalances, and provides additional checks and balances to ensure that the RHNA allocation does not further patterns of exclusion.

As a membership organization of more than 750 affordable housing developers, advocates, community leaders and businesses, the collective NPH community has **created tens of thousands of affordable homes** and **supported hundreds of thousands of Bay Area residents and community members**.

AB 1771 will help cities plan for their unmet housing need in a more equitable and transparent way

Every eight years the State of California forecasts the housing needed to accommodate California's projected population growth at all income levels based on economic and demographic forecasts. Regional governments are then tasked with allocating their portion of the statewide housing need to local governments, which in their turn, are required to plan to accommodate their housing need, through a process called the RHNA.

Almost the entire structure of housing in California is based on the RHNA methodology. However, the RHNA process and methodology have significant flaws that cause for the majority of the State's future housing development to be concentrated in lower opportunity jurisdictions with high-opportunity areas generally being allocated only a fraction of a given region's housing need.

AB 1771 increases the fairness and equity of the Regional Housing Need Allocation process

AB 1771 makes a number of changes that will ensure that high opportunity areas are allocated their fair share of a region's housing need and that the overall RHNA process is more realistic in relation to the actual affordable housing need. Some of the common sense changes proposed by AB 1771 include:

- Requiring that the Regional Housing Needs Allocation Plan include an objective to increase access to areas of higher opportunity for lower-income residents, while avoiding displacement and affirmatively furthering fair housing
- Requiring the RHNA Plan to consider the rate of overcrowding, the existing and projected demand for housing at various income levels, and the percentage of existing households at each specified income levels that are paying more than 30% and 50% of their income in rent
- Upon completing their Regional Housing Needs Allocation Plan, COGs or their delegate subregions would be required to submit their Plan to the Department of Housing and Community Development which would in turn determine whether the methodology furthers and does not undermine the objectives of increasing access to areas of higher opportunity while avoiding displacement and affirmatively furthering fair housing

AB 1771 will inject much needed equity objectives in the RHNA Process

Currently there are far too many high opportunity jurisdictions that do not receive their fair share of their region's housing need. AB 1771 will help correct that by establishing equity and fair housing as explicit objectives of RHNA and increasing state oversight over the process.

Thank you for your leadership in drafting legislation that reforms the current Regional Housing Need Allocation process by requiring that a COG's RHNA methodology furthers existing statutory goals, including, promoting socioeconomic equity and addressing jobs-housing imbalances, and provides additional checks and balances to ensure that the RHNA allocation does not further patterns of exclusion.

We look forward to working with you to pass this important legislation.

Sincerely,



Amie Fishman
Executive Director
Non-Profit Housing Association of Northern California (NPH)