



California Rural
Legal Assistance
Foundation



April 25, 2017

The Honorable Miguel Santiago
California State Assembly
State Capitol, Room 6027
Sacramento, CA 95814

The Honorable David Chiu
California State Assembly
State Capitol, Room 4112
Sacramento, CA 95814

RE: AB 72 (Santiago and Chiu) SPONSOR

Dear Assemblymembers Santiago and Chiu,

The California Housing Consortium, the California Rural Legal Assistance Foundation and Western Center on Law and Poverty are please to co-sponsor and support Assembly Bill 72.

California has established a robust set of laws to foster the development of housing at all income levels. However, as noted in the Department of Housing and Community Development's statewide housing assessment, *California's Housing Future: Challenges and Opportunities*, "the lack of enforcement of State housing laws limits the effectiveness of existing planning tools intended to promote housing development." The report also notes that this lack of enforcement is a barrier and constraint to housing development.

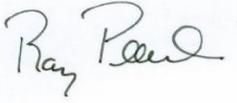
AB 72 strengthens the state's ability to enforce laws that require local governments to achieve housing goals by:

- Expanding HCD's enforcement authority by allowing them to review amendments to local housing element plans and determine if the amendment(s) is in violation to the housing element
- Allowing HCD to revoke its finding until it determines that the city, county, or city and county have come into compliance with the housing element.
- Requiring HCD to notify the local government and the Attorney General's office that the city, county, or city and county is in violation of the housing element.

AB 72 comes at a crucial time for California, when decisions at the state and local level have created barriers in place of building affordable homes, worsening the unprecedented housing affordability crisis in our state. Today, more than 1.7 million Californians are paying more than half their income in rent – leaving too few dollars for nutrition, medicine, transportation and other fundamentals.

Thank you for authoring this important legislation and for your ongoing commitment to ensuring the availability of housing affordable to all Californians. We look forward to working with you to ensure that AB 72 is enacted into law.

Sincerely,

A handwritten signature in blue ink that reads "Ray Pearl". The signature is fluid and cursive, with the first name "Ray" and last name "Pearl" clearly distinguishable.

Ray Pearl
Executive Director
California Housing Consortium

A handwritten signature in blue ink that reads "Brian Augusta". The signature is fluid and cursive, with the first name "Brian" and last name "Augusta" clearly distinguishable.

Brian Augusta
Legislative Advocate
CA Rural Legal Assistance Foundation

A handwritten signature in blue ink that reads "Anya J. Lawler". The signature is fluid and cursive, with the first name "Anya", middle initial "J.", and last name "Lawler" clearly distinguishable.

Anya Lawler
Policy Advocate
Western Center on Law and Poverty