

Lambda Alpha Int'l Golden Gate Chapter Sept 11, 2018

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How we compare to other states

A 2016 study by the McKinsey Global Institute found that **California ranks 49th among the 50 US states for housing units per capita**. Only Utah has a lower percentage.

Geography	April 1, 2010		Housing Unit Estimate (as of July 1)							
	Census	Estimates Base	2010	2011	2012	2013	2014	2015	2016	2017
California	11,186	11,186	11,191	11,218	11,302	11,324	11,336	11,340	11,365	11,400
El Dorado County, California	88,159	88,157	88,191	88,303	88,430	88,678	88,853	89,010	89,564	90,315
Fresno County, California	315,531	315,548	316,068	318,181	319,693	321,445	324,140	325,970	328,159	330,938
Glenn County, California	10,778	10,778	10,798	10,836	10,858	10,894	10,921	10,948	10,968	11,024
Humboldt County, California	61,559	61,559	61,595	61,763	62,008	62,177	62,347	62,578	62,783	63,017
Imperial County, California	56,067	56,067	56,110	56,182	56,405	56,673	56,969	57,210	57,504	57,739

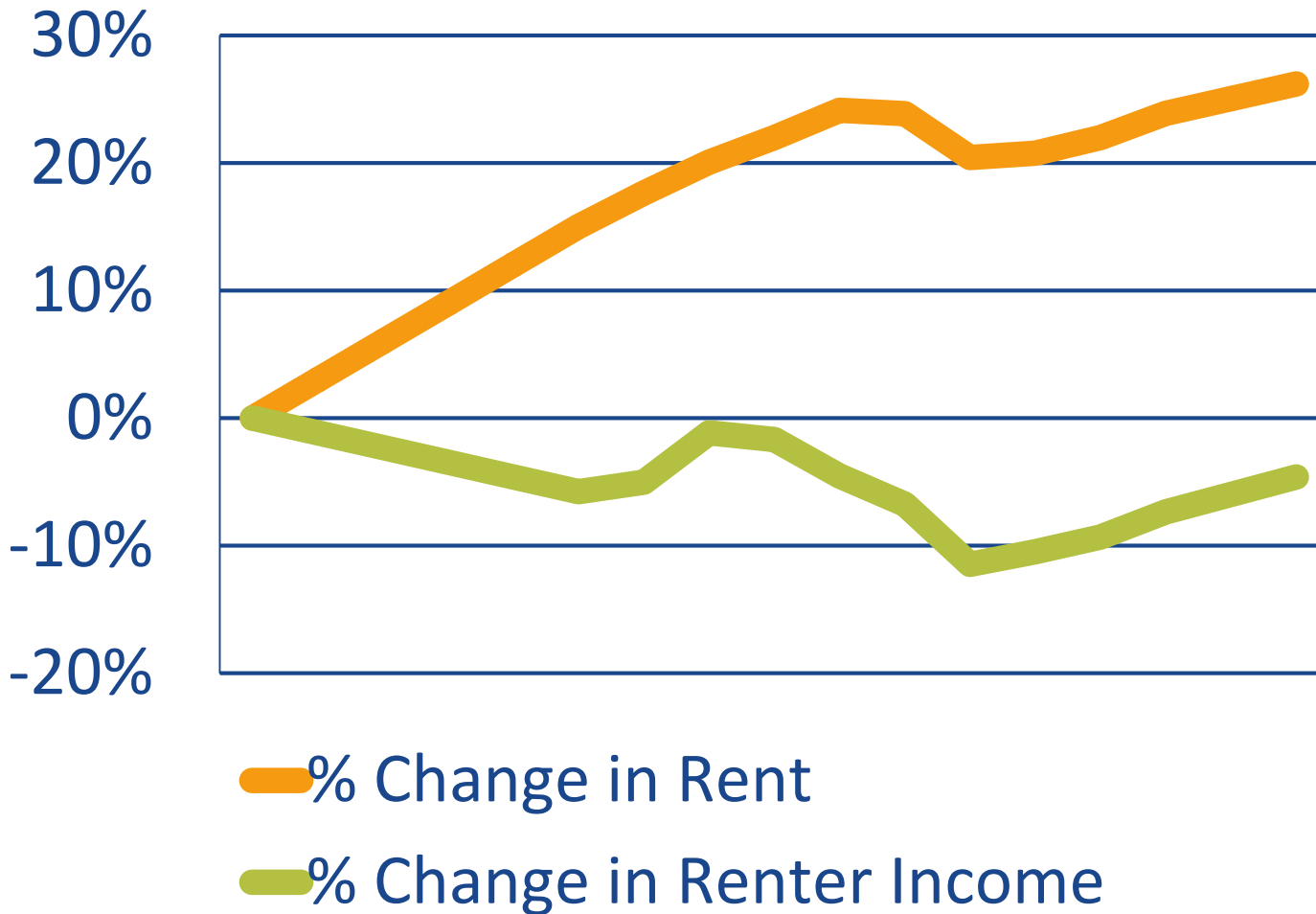


Our housing issue in a nutshell

- Some **1.8 million new housing units are needed here in California** to meet projected population and household growth, or 180,000 new homes annually.
- **In the last 20 years, California has built an average of just 80,000 homes a year**, greatly impacting housing affordability.



California is the second most expensive state to live in with 1.7 million severely rent burdened LI HH's

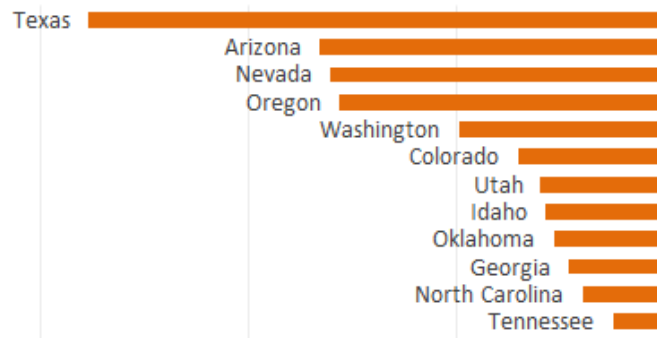


Source: California Housing Partnership analysis of 2000 Decennial Census and 2005-2014 American Community Survey 1 year data. 2001-2004 and 2015-2016 are an estimated trend. Median rent and renter income are inflation adjusted to 2014 dollars. Graphic recreated by HCD.



California's millennials, low-income households, and communities of color bear the brunt and are the face of a wave of domestic outmigration averaging 100k/year

Net Migration Between California and Other States
2007 to 2016



State Response Part 1: 2017 Housing Package

SB 35	Streamline multifamily housing developments
SB 540	Establish Workforce Housing Opportunity Zones
AB 73	Housing Sustainability Districts
SB 2	Create a permanent source of funding
SB 3	\$4 billion housing bond
AB 879	Additional housing evaluation
AB 72	Housing element enforcement
AB 678/ SB167	Strengthen Housing Accountability Act
AB 1515	Strengthen Housing Accountability Act
SB 166	No-Net-Loss
AB 1397	Housing element sites inventory
AB 1505	Inclusionary housing
AB 1521	Preservation
AB 571	Farmworker tax credit and OMS



State Response Part 2: homelessness efforts – 2018 budget

No Place Like Home program

- Up to \$2 billion for permanent supportive housing, on the November ballot.

\$500 million in General Fund for tackling homelessness

- \$350 million available to Continuums of Care
- \$150 million to California's 11 largest cities

Senate Bill 2 -- \$125 million

- \$62 million CA Emergency Solutions & Housing
- \$62 million Housing for a Healthy California

Homeless Coordinating and Financing Council

- Adds members to include a homeless youth representative, a Caltrans representative, and the Secretary of the Business, Consumer Services and Housing Agency



Assuming passage of Prop 1 & Prop 2, the state is adding significantly to the affordable housing inventory and addressing the most vulnerable, but where do we stand on boosting supply overall?



Strategy #1: Accessory Dwelling Units

- In 2017 the Legislature and Governor **recognized the importance of ADUs with updated laws** that continue to reduce barriers, further streamline approval and expand capacity to accommodate their development.
- **Los Angeles** had applications for **90 ADUs in 2015 and 1,980 in 2017**. Permit info for 2018 indicates ADUs **now account for 54% of all projects and 15% of all new homes**.
- San Francisco has also **seized initiative here**, with just **41 ADU applications in 2015, but 593 through the third quarter of 2017**.



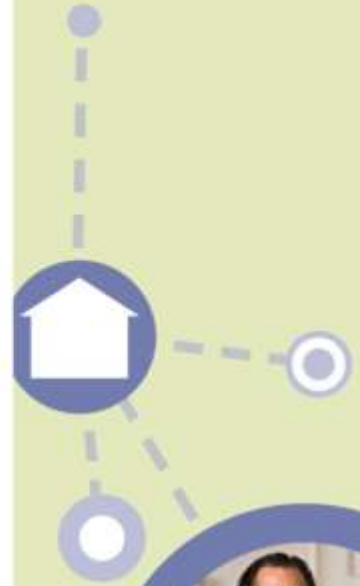
Strategy #2: Strengthen Regional Housing Needs Allocation

Regional Housing Needs Allocation, or RHNAs, require local governments to zone for their share of the state's overall housing needs.

2017 Housing Package:

- Closed loopholes on scattered sites and “re-use” of sites
- Gave HCD authority to add “over-crowding”

6th Cycle still pending but SANDAG is early indicator – 171,685 units assigned by HCD.



Strategy #3: Ministerial Streamlining

Recent Efforts:

- 2016: Governor's By-Right proposal
- 2017: SB 35 – limited to in-fill conforming sites in jurisdictions not pacing RHNA targets. Requires PV and Inclusionary component
- 2018:
 - 6 SB 35 Projects in the works Berkeley, Cupertino, SF, LA. Small MF, Affordable, & Large Market-Rate
 - Clean-up legislation
 - AB 2821 (Chiu): Permanent Supportive Housing

Scale and Impact?

- Implementing guidelines and clean-up legislation not yet finalized
- Litigation pending
- But jurisdictions embracing concept?



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