



# Strategies to Facilitation Housing Development

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# Framing California's Housing Affordability Crisis



Number of  
Homes Needed  
to Fill the Gap  
for Low-Income  
Households



State Minimum  
Wage Needed  
to Afford  
Asking Rent



Percentage of  
Income that  
Lowest Income  
Renters Spend  
on Rent



California  
Renters Cannot  
Afford Rent



Hours Spent  
Traveling to  
Jobs

# Abode Communities | We Build Hope

## Our Part in Addressing the Housing Affordability Crisis

- Production and preservation of affordable housing for extremely low-, very low- and low income families with children, seniors, people experiencing homelessness, and people with special needs
- Housing security and stability means families prosper through economic and social mobility; seniors live independently with dignity and pride, and formerly homeless individuals and persons with special needs receive needed services to remain in their homes
- Our work requires collaboration public sector leadership to build our way out of the housing affordability crisis





# Elements of a Sound Housing Strategy

## Strategies to Address Housing Affordability

- Define the problem: accurate and relevant data and goals
- Innovative zoning and regulations to facilitate and expedite production of housing
- Predictable and reliable public funding sources



# California 2017 Housing Legislative Package

## 15 legislative bills enacted to:

- Provide critical funding for affordable housing
- Accelerate development to increase housing supply
- Hold local government accountable for addressing local housing needs
- Create opportunities for new affordable homes and preservation of existing affordable homes

**More to come....**

# Innovative Zoning and Land Use Regulations

- Create opportunities for facilitating and expediting production of housing
- Incentive for inclusion of affordable housing
- Reduce regulations that impede production of all housing
- Expedite process for land use approval and permitting
- Prioritize use of publicly-owned land to build affordable housing





# Case Study: Rolland Curtis Gardens



# Innovative Zoning and Land Use Regulations

## Rolland Curtis Gardens, South Los Angeles

### Development Goals

- Preserve housing affordability
- Increase density near transit
- Combat gentrification and displacement

### Redevelopment Plan

- Originally a 48-unit garden-style apartment complex
- Located in major transit corridor within a gentrifying neighborhood near USC
- Develop 140 affordable homes with a Federally Qualified Health Center and community-serving retail



# Innovative Zoning and Land Use Practices

## Challenges

- Lengthy entitlement process, after extensive community engagement
- Appeal from neighboring property owner extended entitlement process

## Intervention

- Land use policy that increasing certainty and expedite building of affordable housing
- Allow precedent zoning of the surrounding properties to determine permitted zoning on the proposed development site

# Case Study: Selma Community Housing



# Prioritize the Production of Affordable Housing on Publicly-Owned Land

## Selma Community Housing, Hollywood

### Development Goals

- Underutilized land owned by Los Angeles Unified School District (LAUSD)
- Surface parking near transit rich commercial, retail and entertainment district
- Developed 77 affordable homes for low income families and individuals with a 50% preference for LAUSD workforce

### Development Opportunity

- Use of publicly-owned underutilized land
- \$1.9 million land contribution
- Sole purpose to build affordable housing
- Create workforce housing for lower income wage earners
- Importance tax increment set-aside for affordable housing production



# Prioritize the Production of Affordable Housing on Publicly-Owned Land

## Challenges

- Often times, public agencies are seeking highest and best use for property
- Increases competition and makes opportunity too expensive for affordable housing
- Process for disposition of publicly-owned is not always transparent

# Prioritize the Production of Affordable Housing on Publicly-Owned Land

## Intervention

- Unleash publicly-owned land
- Make affordable housing the top priority
- Offer land contribution for public benefit
- Provide regulatory relief to school districts that use surplus/underutilized land for affordable and workforce housing

# Case Study: Grandview Apartments





# Streamlining: Statewide Replication of Local Best Practices

## Grandview Apartments, Los Angeles | Transit Oriented Communities (TOC)

### Development Goals

- Preserve housing affordability
- Increase density to provide more affordable housing units with long-term deed restriction
- Combat gentrification and displacement

### Redevelopment Plan

- Use new TOC ordinance
- Originally a 36-unit garden apartment complex
- Build 100 affordable homes serving ELI, VLI and LI families including 50 Permanent Supportive Housing (PSH)

# Streamlining: Statewide Replication of Local Best Practices

## Benefits of TOC Type Policy

- Enhanced density bonus land use ordinance
- Ministerial approval of eligible developments
- Robust base incentives: density boost, FAR and parking
- Additional incentives for 100% affordable housing developments



Two TOCs totaling 137 affordable homes and 33,000 sf of community-serving retail in Boyle Heights in Partnership with Metro

## Incentives Local Planning and Production

- Provide incentives to local governments to utilize planning tools that accelerate housing production
- Provide financial resources to local government that prioritizes the streamlining of housing production to update general plans, zoning ordinances, and other planning documents
- Tie housing planning and permitting to other financial benefits such as park and transportation funding
- Marry housing production funds with other community benefit programs to encourage comprehensive community development



## Closing Comments

- Magnitude of the housing affordability crisis in California requires aggressive and innovative actions especially around land use and planning policies
- Highest priority is production of affordable housing that market will never produce
- CHC and its vast network of on-the-ground developers of affordable housing stand ready to partner with state leaders to advance bold solutions needed to build a brighter future for all Californians

# Questions and Answers

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