







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



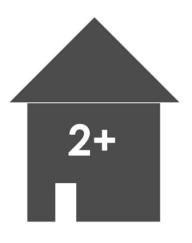
State Minimum
Wage Needed
to Afford
Asking Rent



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 facility 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 communityserving 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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