



Land Use Challenges and Solutions in Rural California

*California's Affordable Housing Crisis:
Tailored Solutions to the Land Use Conundrum in Communities Big and Small*

Senate Transportation and Housing Committee
Senate Governance and Finance Committee

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Rural Defined

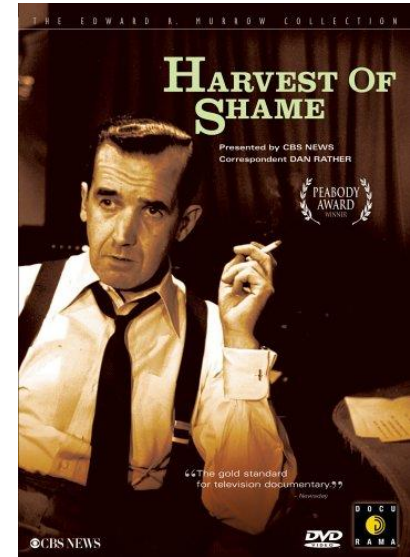
California Tax Credit Allocation Committee

Section 50199.21 of Health and Safety Code

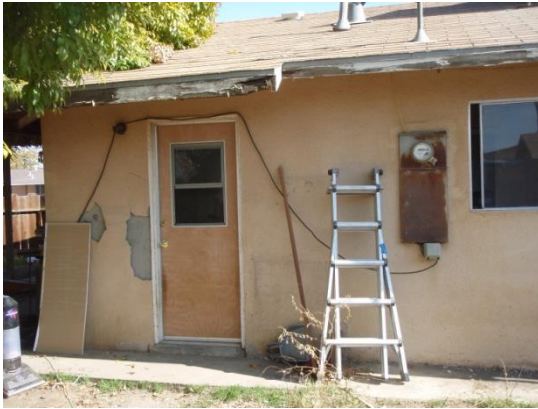
- (a) Area eligible for financing by USDA rental housing program, generally, cities and unincorporated places with 35,000 population or less
- (b) Area located in nonmetropolitan area – outside of standard metropolitan statistical area (21 non-metro counties)
- (c) (1) incorporated city with population of 40,000 or less, or (2) unincorporated area which adjoins city having population of 40,000 or less that is not located in urbanized area defined by U.S. Census

Harvest of Shame

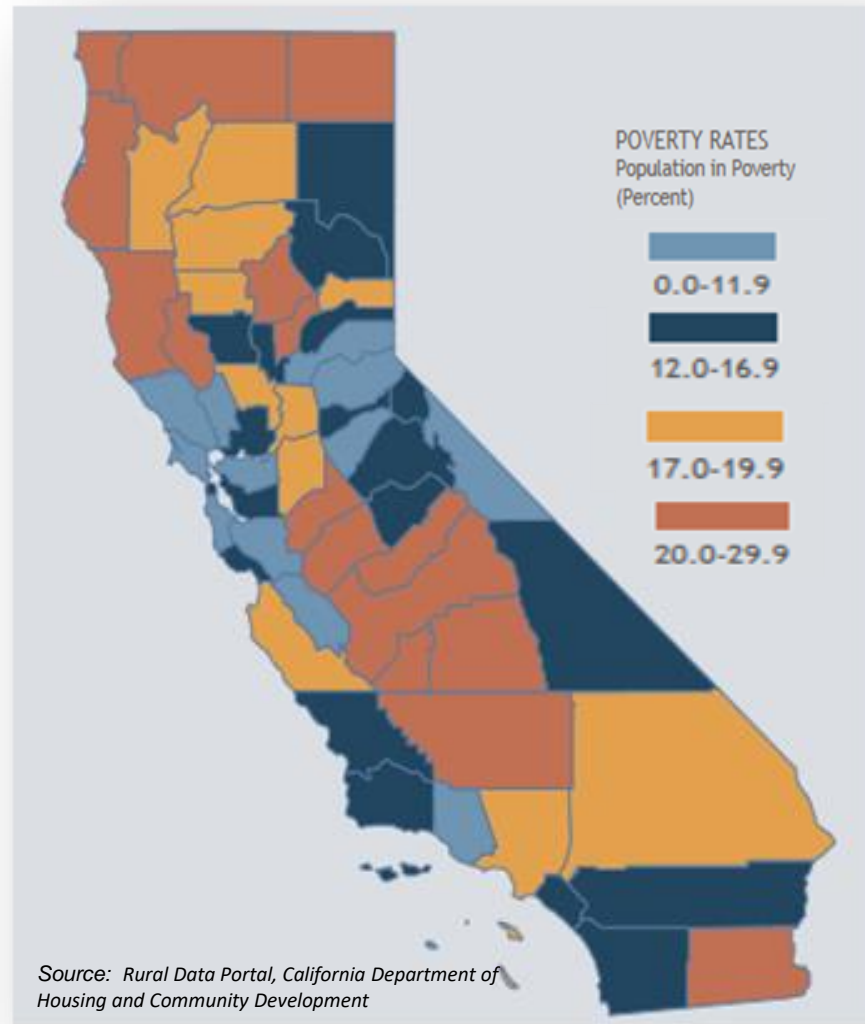
Edward R. Murrow, November 25, 1960



Fast Forward Nearly 60 Years

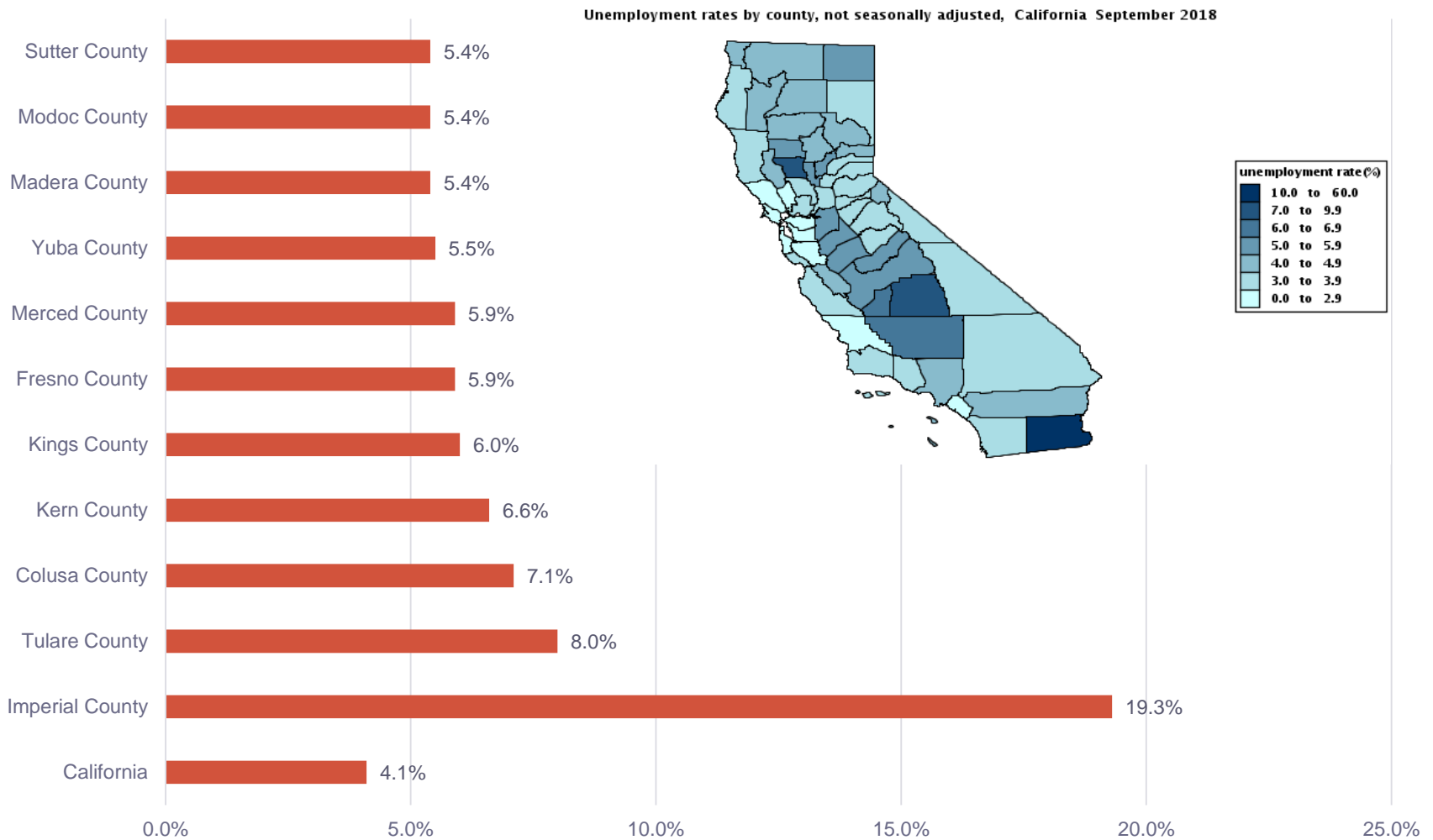


Rural Counties have Highest Poverty Rates in California



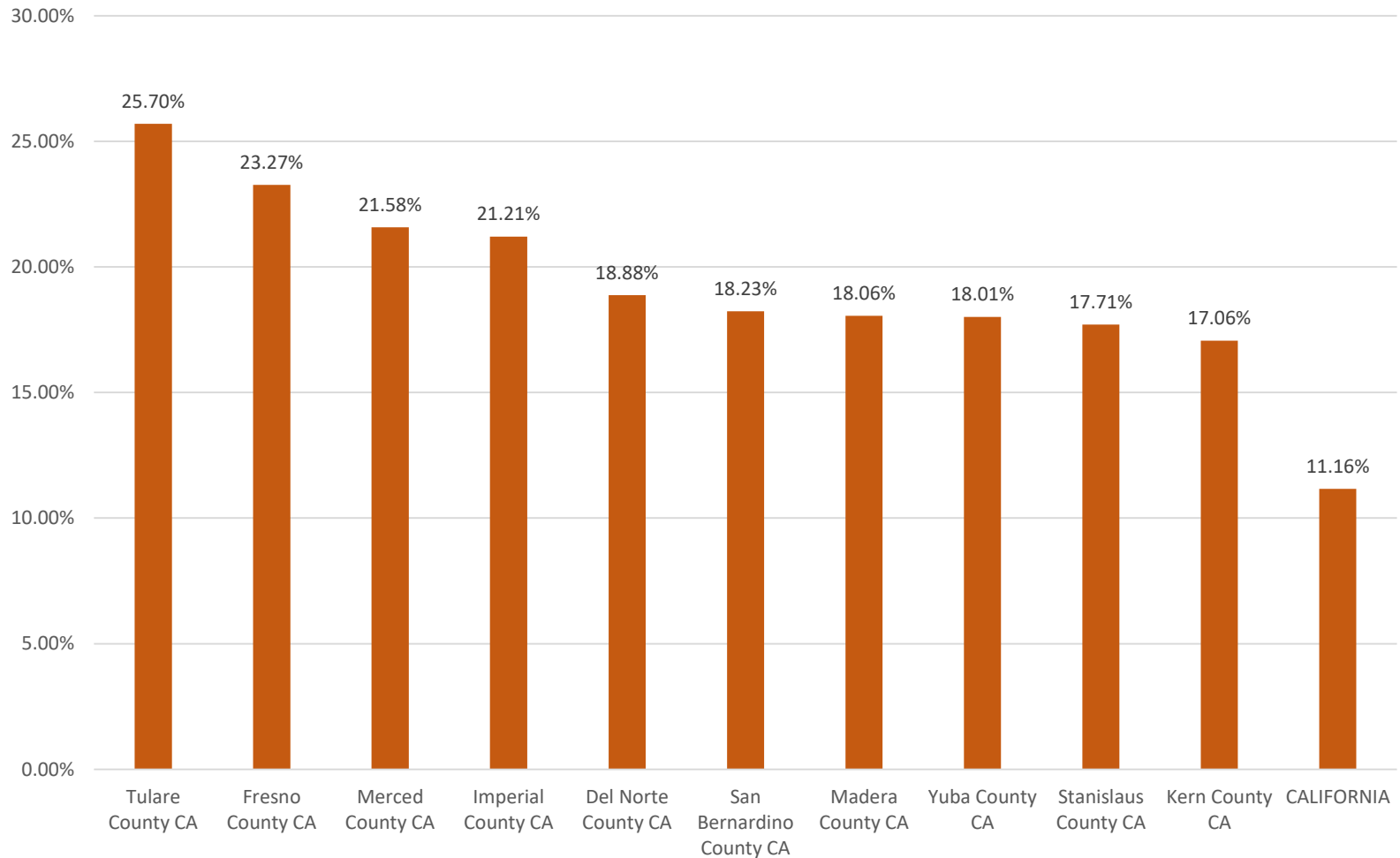
Rural Counties have Highest Unemployment Rates

Unemployment Rate (Bureau of Labor Statistics, September 2018 Estimate)



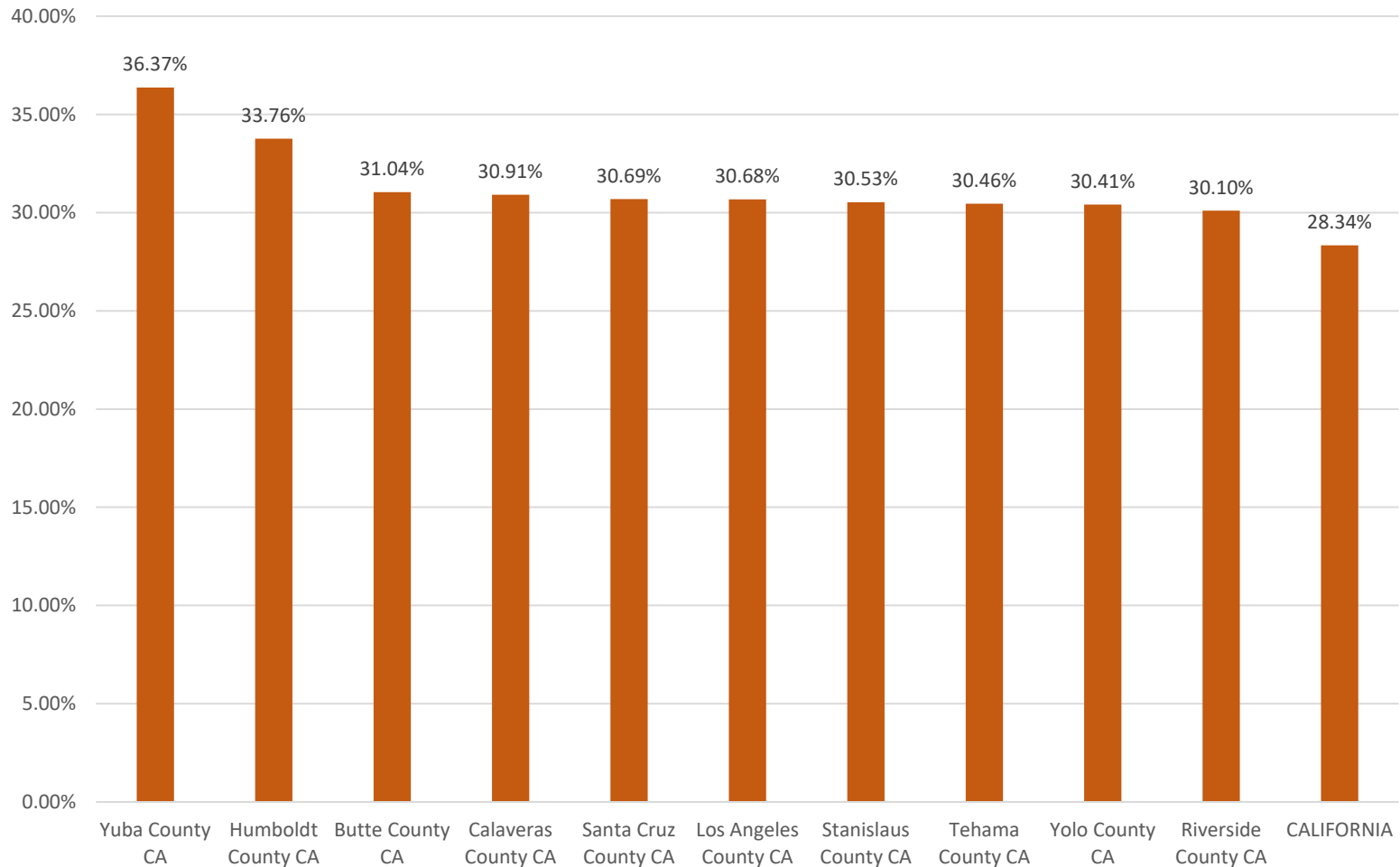
Rural Counties have Highest Rates of Food Stamp Use

Pct. Food Stamp Recipients (ACS, 2009-2013)



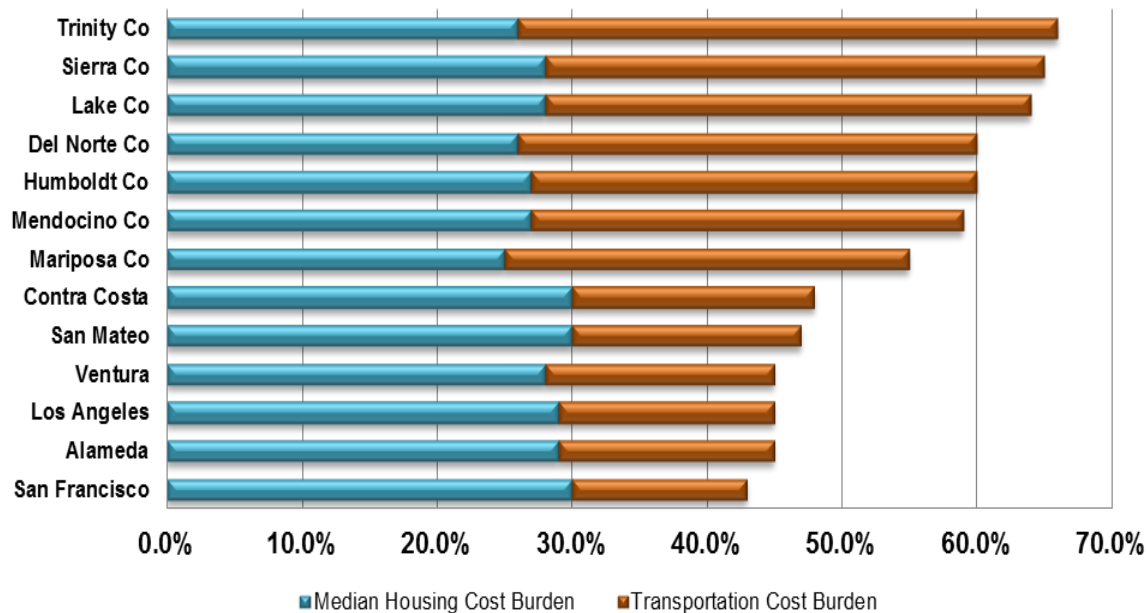
Rural Counties have Highest Rates of Cost-Burdened Renters

Pct. Extremely Cost Burdened Renters (ACS, 2009-2013)



Cost Burdens in Rural Counties Greater than in Urban Counties

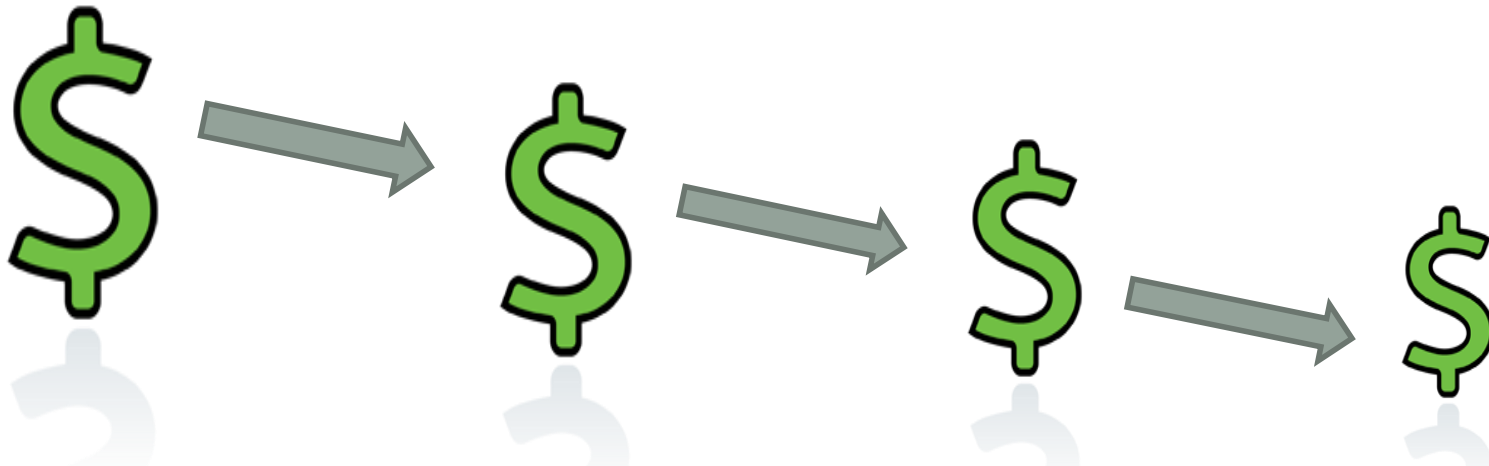
Commuting, including fuel and maintenance costs, dramatically increases the cost burden in rural counties above cost burdens in urban counties.



Source: California Department of Housing and Community Development, HUD H + T Affordability Index

Obstacles to Rural Housing Development

- Deep cuts in Federal rural housing budget
- No or limited State funding – UNTIL NOW
- State funding programs that don't work in rural CA
- Failing or non-existent infrastructure
- Lack of developable land (infrastructure, topography, geology, public ownership, environmental protections)
- Lack of local government/organization capacity
- Benign neglect and triage – METROPOLIANA



Loss of Mobilehome Parks

- More than 5,000 registered parks in California, 1 million people
- Many more live in unregistered parks – Polanco Camps
- 4% of all housing in state; more than 20% in some rural communities
- In last 10 years, almost 5,000 spaces lost

Solutions:

- ✓ Mobilehome park rent control
- ✓ Anti-closure protections
- ✓ Nonprofit and tenant right-of-first refusal
- ✓ Funds for park buy-outs and rehabilitation
- ✓ Funds for repair or replacement of coaches on and off foundations
- ✓ Code enforcement without displacement!!

Ongoing Need for Farmworker Housing

- 391,700 to 802,660 migratory and permanent farmworkers in state
- Since 1990, more farmworkers live in family units than live alone
- Low incomes, high poverty, lack of safe, decent, affordable homes
- Vulnerability to exploitation and deportation
- H-2A workers displacing domestic workers

Solutions:

- ✓ Strengthen Housing Element farmworker housing requirements
- ✓ Update migrant housing centers, open to single adults, extend season
- ✓ Fund more year-round family housing – increase tax credits
- ✓ Incentivize growers to dedicate land to nonprofits for housing
- ✓ Increase number of allowable housing units on agricultural land

Lack of Infrastructure and Developable Land

- Perception of unlimited supply of land
- In fact, supply limited by infrastructure, topography, geology, public ownership, environmental protections

Solutions:

- ✓ Fund infrastructure improvements
- ✓ Incorporate unincorporated 'islands' into nearby cities
- ✓ Mandate services to existing communities before new communities in green spaces
- ✓ Support community land-banking

Excessive Local Government Land Use Restrictions and Fees

- CEQA often used to block affordable housing
- Low-density zoning, entitlement process limit production
- Rural school district fees are higher than in larger cities

Solutions:

- ✓ Exempt affordable housing from CEQA Requirements
- ✓ Require increases in allowable densities, development-by-right, expedited processing, fee waivers/deferrals
- ✓ Reduce school impact fees
- ✓ Enable Land Value Recapture

Neglect of California's Tribal Communities

- California has largest Native American Population in U.S.
- 109 federal-recognized tribes
- About 32,500 live on tribal trust land
- High poverty, overcrowding, poor housing, few resources

Solutions:

- ✓ Make tribes eligible for all state housing programs
- ✓ Mitigate underwriting, site control, and title obstacles
- ✓ Recreate California Indian Assistance Program at HCD

Urban-Centric Housing Programs

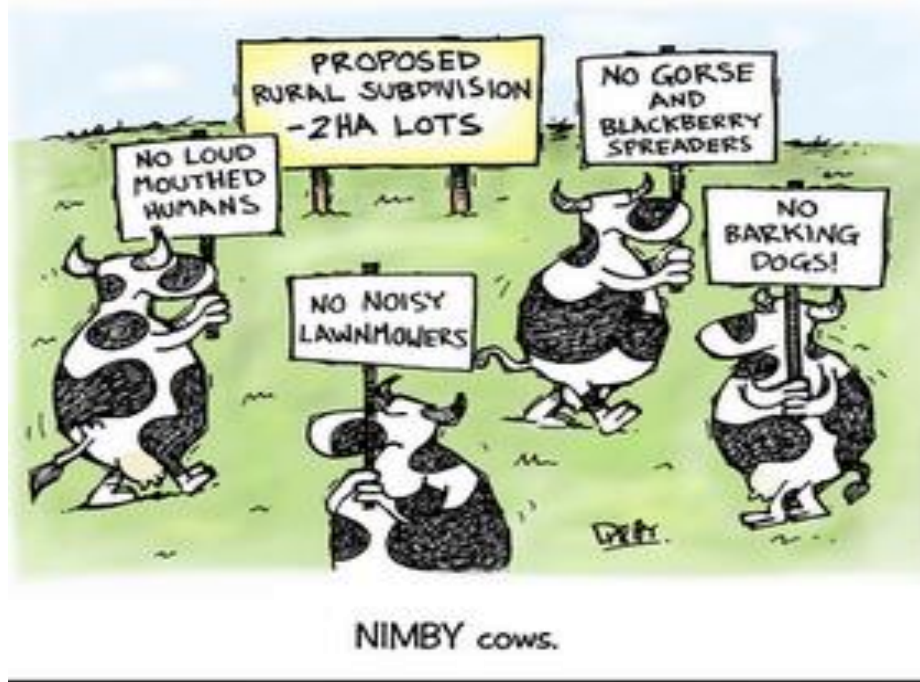
- Many state housing programs designed for larger cities
- Definitions of density and infill, measurements of distance to work or health care, inaccurate indices of opportunity or disadvantage, infeasible local leveraging and staffing requirements

Solutions:

- ✓ Deliver technical assistance to low-capacity rural communities
- ✓ Identify equitable measurements/indicators to achieve State program and policy goals consistent with rural conditions
- ✓ Create rural and tribal set-asides across programs
- ✓ Incorporate alternatives for rural and tribal communities inadequately accounted for in tools like Farmland Mapping and Monitoring Program (FMMP), CalEnviroScreen, and Opportunity Maps

Support Actual Affordable Housing Projects

- Affordable Housing sometimes strongly opposed!



- *State legislative support can make a huge difference!*

It takes a village

