Tackling the Housing Crisis: The Role of Local Leaders

Thursday, September 23, 2021
8:30 - 9:45 am
Welcome & Logistics

Setting the Stage

Presentations by:

- Grace Garner, Council Member, City of Palm Springs
- Daniel Lee, Vice Mayor, City of Culver City
- Andrea Ouse, Community Development Director, City of West Sacramento

Panel Discussion

Q&A

Upcoming Webinars & Wrap Up
ILG is the non-profit training and education affiliate of...

We provide practical and easy-to-use resources so local agencies can effectively implement policies on the ground.
Our mission is to help local government leaders navigate complexity, increase capacity & build trust in their communities.
Setting the Stage

Statewide Housing Technical Assistance Program

Statewide and Regional TA

Planning Commissioner Handbook

Trainings

Local Leader Trainings

Ongoing through June 2023
What is “Prohousing”? 

- Increase development capacity, variety, streamlining
- Planning consistent with state priorities
- Promote equitable communities
- Collaborate to align policies and programs
- Implementation of relevant housing statutes
Prohousing Regulation

- Designed for flexibility
- Adaptable
- Address broader state goals
- Achievable but effective goals
- Reflects and builds on previously legislated policies
- Rewards jurisdictions exceeding the law
Prohousing Benefits

Prohousing points can be received in the following funding programs:

- Affordable Housing Sustainable Communities
- Transformative Climate Communities
- Infill Infrastructure Grant program
- Could expand to other housing and non-housing sources
ProHousing Requirements

- Compliant housing element and annual progress reports
- All required rezones complete
- Jurisdiction compliant with all housing laws
- Can revoke for failure to stay in compliance with threshold requirements

Housing Element Law
No Net Loss Law
Housing Accountability Act
Density Bonus Law
Housing Crisis Act
Fair Housing
Timeline

July 1, 2021

- Emergency Regulations Adopted
- Application Posted
- Over the Counter Review Process
- [www.hcd.ca.gov/community-development/prohousing](http://www.hcd.ca.gov/community-development/prohousing)

July 2021-June 2022

- Public Comment Period
- You can send comments to [ProhousingPolicies@hcd.ca.gov](mailto:ProhousingPolicies@hcd.ca.gov)
- HCD has 360 days to convert the emergency regulations to normal regulations
Palm Springs
Demographics

White, not Hispanic 61.1%
Latino 26.8%
Asian 4.8%
Black 4.5%
Two or More Race 3%
American Indian .8%

Persons under 18 years 12.2%
Persons 65 years and over 31.7%
Female persons 41.1%
RHNA
2,557

2,557 Units:
• 545 very-low income
• 408 low-income
• 461 moderate-income
• 1,143 above-moderate

Average cost of a home:
$564,891

Average rent for a 2 bdrm:
$2,623/mo
Population: 39,169
Percentage Renter: 45%
Percentage Homeowner: 55%
Charter City with Rent Control Since 2020
Measure RE: Property Transfer Tax 2020
TACKLING THE HOUSING CRISIS: THE ROLE OF LOCAL LEADERS

ANDREAouse, AICP
COMMUNITY DEVELOPMENT DIRECTOR
CITY OF WEST SACRAMENTO
OVERVIEW

City of West Sacramento
- Incorporated in 1987
- Population (2020) = 54,328
- 11% increase from 2010-2020
- 54% growth between 2000-2010
- 2040 Population projection (SACOG) = 88,000

Race/Ethnicity (2018)
- 46% non-Hispanic White
- 31% Hispanic/Latino
- 9% Asian
- 5% Black
- 1% Native Hawaiian/OPI
- <1% Native American/Alaskan
**State of California**
Provides a housing target for each region of the State (referred to as the “Regional Housing Needs Assessment” or “RHNA”)

**Sacramento Area Council of Governments**
- Determines share of regional housing needs assigned to each city and unincorporated areas

**City of West Sacramento**
Determines how to accommodate its share of the RHNA in the Housing Element

### WEST SACRAMENTO HOUSING ELEMENT
Identified sites capable of supporting **13,082 new units**

### West Sacramento 2021-2029

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<thead>
<tr>
<th>Income Level</th>
<th>Units</th>
<th>Percentage</th>
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<tbody>
<tr>
<td>Very Low Income</td>
<td>2,287</td>
<td>38.7%</td>
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<tr>
<td>Low Income</td>
<td>1,378</td>
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<tr>
<td>Moderate Income</td>
<td>1,722</td>
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<tr>
<td>Above Mod. Income</td>
<td>4,084</td>
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<tr>
<td><strong>TOTAL</strong></td>
<td><strong>9,471</strong> New Units</td>
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### Yolo County 2021-2029

**TOTAL** 15,242 New Units
HOUSING PROTECTION, PRESERVATION, PROTECTION

Key Legislation, Themes and Takeaways:

▪ Streamlining housing development (SB35, SB330)
▪ Funding to create and preserve affordable housing
▪ Density bonuses and accessory dwelling units
▪ Affirmatively Furthering Fair Housing – equal access to housing for all residents
▪ Creating and funding more home ownership opportunities
▪ Place-based mobility strategies for affordable housing; reducing disparities in access
▪ Environmental Justice and Equity
▪ Access to Opportunity, jobs proximity
Discussion and Q&A
Upcoming Webinars

Upcoming Topics

- Housing Strategies to Help Address Homelessness
- New Laws and New Money

www.ca-ilg.org/HousingWebinars
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<td><a href="https://experience.arcgis.com/experience/b52bcd2cd9734f02b1c0502bbbe5028d/">https://experience.arcgis.com/experience/b52bcd2cd9734f02b1c0502bbbe5028d/</a></td>
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<td>SB2 &amp; LEAP Grants</td>
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Thank You!

Grace Garner  
City of Palm Springs  
Grace.Garner@palmspringsca.gov

Daniel Lee  
City of Culver City  
Daniel.Lee@culvercity.org

Andrea Ouse  
City of West Sacramento  
andreao@cityofwestsacramento.org

Melissa Kuehne  
Senior Program Manager  
mkuehne@ca-ilg.org