California Housing, Climate, & Equity Goals

Suzanne Hague, AICP
Deputy Director for Planning and Community Development
Governor’s Office of Planning and Research

CSAC Housing, Transportation, and Land Use Committee
December 4, 2019
California Housing Needs & Goals

- How much?
- What kind?
- Where?
- How?
- For whom?
Policy Considerations

- Public Health
- Climate Goals
- Resilience
- Social & Racial Equity
- Natural & Working Lands
- Access to Employment
- Housing Supply & Demand
- Population Projections

Questions:
- How much?
- Where?
- How?
- What kind?
- For whom?
- ... Etc.
Meeting 2030 and 2050 climate goals will require more, better, faster climate solutions.
California is projected to add **10 million new residents** by 2050.

Source: CA Dept of Finance
The population in 2050 will be more diverse, and older...

Source: CA Dept of Housing and Community Development, Statewide Housing Assessment (2018)
CA Population by Age

1989

2019

2049

Source: CA Dept of Finance
Housing production is not keeping pace with demand.

Source: CA Dept of Housing and Community Development, Statewide Housing Assessment (2018)
Affordable rental homes are the most scarce housing type.

Source: CA Dept of Housing and Community Development, Statewide Housing Assessment (2018)
California has the highest rate of unsheltered homeless in the nation.

The affordability crisis has disproportionate impacts by race and ethnicity.

Source: CA Dept of Housing and Community Development, Statewide Housing Assessment (2018)
Most growth is projected in the most disadvantaged communities.*

*Combines environmental burden and socioeconomic factors.

Source: CA Dept of Housing and Community Development, Statewide Housing Assessment (2018)
There is a spatial mismatch between jobs and housing.

Source: CA Dept of Housing and Community Development, Statewide Housing Assessment (2018)
“Supercommutes” (90+ min each way) are on the rise across California.

Bay Area Growth in “Supercommuters” 2009-2017

Transportation adds to household cost burden – particularly in lower-density locations.

Source: CA Department of Housing and Community Development
Two Measures of Affordability…

Housing @ 30% Income

Housing + Transportation @ 45% Income

Source Center for Neighborhood Technology Housing + Transportation Index: https://htaindex.cnt.org/map/
Transportation accounts for over half of GHG emissions.

Source: CA @ 50 Million (www.ca50million.ca.gov)
Per capita miles driven (VMT) is going in the wrong direction.

CO₂ and Vehicle Miles Traveled Per Capita
2000 - 2015

1.4 million acres of farm land have been lost to development since 1984.

Development in the **Wildlife-Urban Interface** increased 20% since 1990.
HOUSING POLICY = CLIMATE POLICY = SOCIAL POLICY
HOUSING POLICY = CLIMATE POLICY = SOCIAL POLICY
RHNA Statutory Objectives

- Increase housing supply & mix of housing types, tenure & affordability *in an equitable manner*
- Promote *infill development* & socioeconomic equity, protect *environmental & ag* resources, & encourage efficient development patterns (the State “planning priorities”)
- Promote improved intraregional jobs-housing relationship including *jobs housing fit*
- Balance disproportionate household income distributions (*more lower income RHNA to higher income areas and vice-versa*)
- Affirmatively furthering fair housing

Source: Government Code 65584(d)
Current RHNA Process

**RHNA Determination/Assessment**
- HCD Determines RHNA consulting with DOF & COG (New Factors!)

**RHNA Distribution/Allocation**
- COG develops RHNA Plan
  - HCD Reviews (New!)
    - 4-Multi County Regions w/ 23 Counties w/ 353 jurisdictions + 15 Single-County COGs w/ 128 jurisdictions
- HCD acts as COG
  - (20 Predominantly Rural Counties w/ 58 jurisdictions)

**RHNA Planning**
- Local Governments
  - (539 jurisdictions)

- Housing Elements and APRs (HCD Reviews)

~1 year

~1-2 years
Housing Planning Resources

- SB2 Planning Grants and Technical Assistance: $123m
- Local Early Action Planning Grants (LEAP): $125m
- Regional Early Action Planning Grants (REAP): $125m

### SB2 Planning Grant Amounts

<table>
<thead>
<tr>
<th>Minimum Grant Any size</th>
<th>Small Up to 60,000 people</th>
<th>Medium 60,000 - 200,000 people</th>
<th>Large Greater than 200,000 people</th>
</tr>
</thead>
<tbody>
<tr>
<td>$25,000</td>
<td>Max $160,000</td>
<td>Max $310,000</td>
<td>Max $625,000</td>
</tr>
</tbody>
</table>

### LEAP Grant Amounts

<table>
<thead>
<tr>
<th>0-20,000 People</th>
<th>&gt;20,000-60,000</th>
<th>&gt;60,000-100,000</th>
<th>&gt;100,000-300,000</th>
<th>&gt;300,000-750,000</th>
<th>750,000 People or greater</th>
</tr>
</thead>
<tbody>
<tr>
<td>$65,000</td>
<td>$150,000</td>
<td>$300,000</td>
<td>$500,000</td>
<td>$750,000</td>
<td>$1,500,000</td>
</tr>
</tbody>
</table>

SB2 Planning Grants: [https://www.hcd.ca.gov/grants-funding/active-funding/planning-grants.shtml](https://www.hcd.ca.gov/grants-funding/active-funding/planning-grants.shtml)
Other State Guidance & Technical Resources

• Prohousing designation (HCD)
• General Plan Guidelines updates (OPR)
  • Planning in wildfire areas and WUI best practices
• Regional Climate Collaboratives (SGC)
• Adaptation Clearinghouse (OPR)

Prohousing draft: https://files.constantcontact.com/4d29178d401/964e9b77-5215-4e2f-9720-8c46592830c4.pdf
General Plan Guidelines: http://opr.ca.gov/planning/general-plan/
Adaptation Clearinghouse: http://opr.ca.gov/clearinghouse/adaptation/
Climate Investments Funding for Sustainable Communities

- Transformative Climate Communities (TCC)
- Affordable Housing & Sustainable Communities (AHSC)
- Sustainable Agricultural Lands Conservation (SALC)
- Transit & Intercity Rail Capital (TIRCP)
- Climate Investments Technical Assistance

- Housing Production
- Coordinated Infrastructure Investments
- GHG Reduction
- Resilience
- Community Empowerment
- Local Gov Capacity Building
- Anti-Displacement
- Environmental Justice

www.caclimateinvestments.ca.gov
Thank you!

Suzanne Hague, AICP
Deputy Director for Planning and Community Development
Governor’s Office of Planning and Research

CSAC Housing, Transportation, and Land Use Committee
December 4, 2019