# Tackling the Housing Crisis: The Role of Local Leaders

***Thursday, September 23, 2021***
***8:30 - 9:45 am***

# Today’s Agenda

**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**

# Non-Profit, Non-Partisan & Here to Help

ILG is the non-profit training and education affiliate of…

CSDA California Special Districts Association
*Districts Stronger Together*

CSAC

LEAGUE OF CALIFORNIA CITIES

*We provide practical and easy-to-use resources so local agencies can effectively implement policies on the ground.*

# ILG's Programs & Services

**Program Areas**

- Leadership & Governance
- Civics Education & Workforce
- Public Engagement
- Sustainable Communities

**Services**

- Education & Training
- Technical Assistance
- Capacity Building
- Convening

*Our mission is to help local government leaders navigate complexity, increase capacity & build trust in their communities*

# Setting the Stage

Ongoing through June 2023

Statewide Housing Technical Assistance Program

Statewide and Regional TA

Planning Commissioner Handbook

+

Trainings

Local Leader Trainings

# 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**

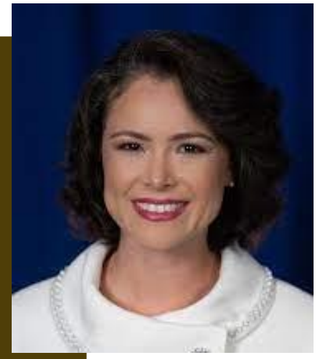
- Emergency Regulations Adopted
- Application Posted
- Over the Counter Review Process
- www.hcd.ca.gov/community-development/prohousing

**July 2021-June 2022**

- Public Comment Period
- You can send comments to ProhousingPolicies@hcd.ca.gov
- HCD has 360 days to convert the emergency regulations to normal regulations

# Today's Presenters

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

# 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**

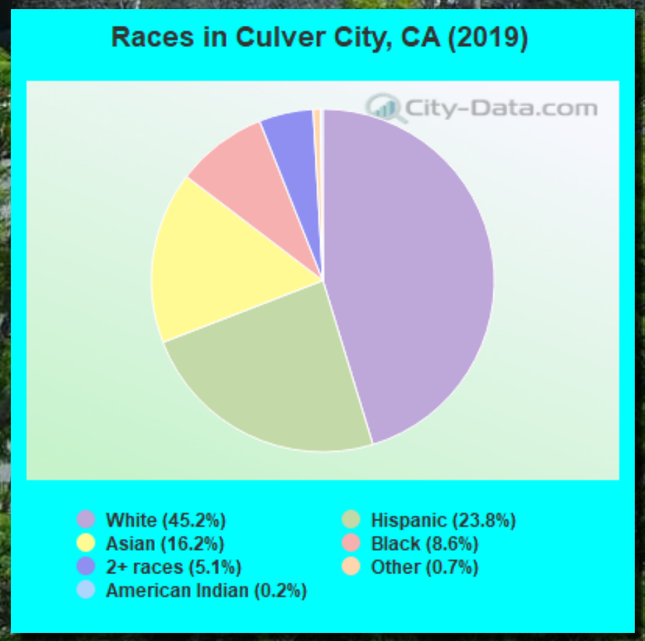
2,557 Units:

- 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**



4th Street, West Sacramento

# TACKLING THE HOUSING CRISIS: THE ROLE OF LOCAL LEADERS


ANDREA OUSE, AICP

COMMUNITY DEVELOPMENT DIRECTOR

CITY OF WEST SACRAMENTO


CITY OF WEST SACRAMENTO

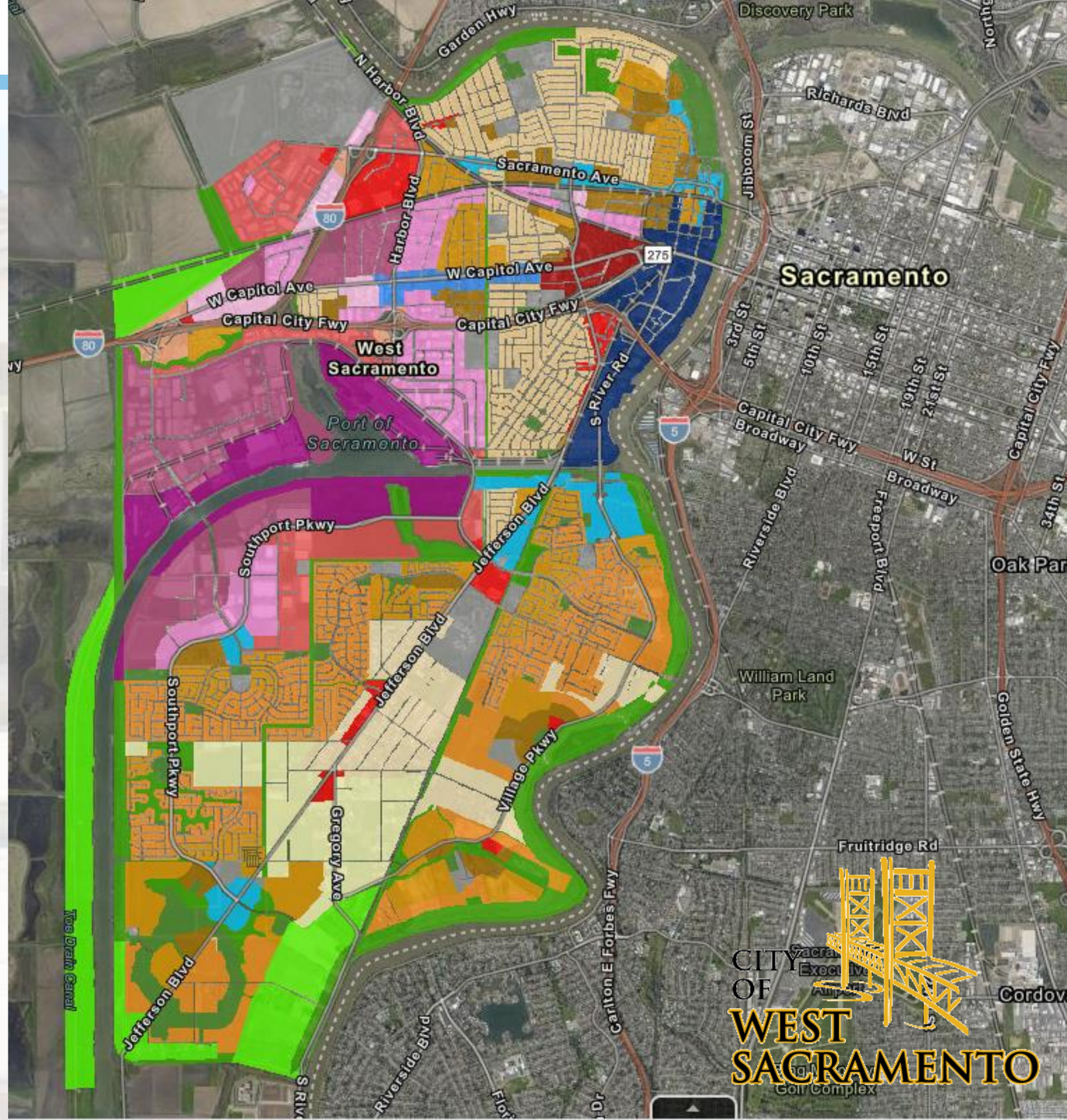
# OVERVIEW

## 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



# HOUSING ELEMENT 2021-2029

## REGIONAL HOUSING NEEDS ASSESSMENT (RHNA)

**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 2021-2029 | | |
|---|---|---|
| Very Low Income | 2,287 | 38.7% |
| Low Income | 1,378 | |
| Moderate Income | 1,722 | |
| Above Mod. Income | 4,084 | |
| **TOTAL** | **9,471 New Units** | |

| Yolo County 2021-2029 | |
|---|---|
| **TOTAL** | **15,242 New Units** |

### WEST SACRAMENTO HOUSING ELEMENT

Identified sites capable of supporting **13,082 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](www.ca-ilg.org/HousingWebinars)

# Additional Resources

- Housing Planning Hub Site
  https://experience.arcgis.com/experience/b52bcd2cd9734f02b1c0502bbbe5028d/
- SB2 & LEAP Grants
  www.hcd.ca.gov
- Housing and Public Engagement Toolkit
  www.ILGHousingToolkit.org
- ILG Leadership Resources
  www.ca-ilg.org/leadership
- ILG Public Engagement Resources
  www.ca-ilg.org/engagement

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www.ca-ilg.org/stayinformed

# Thank You!


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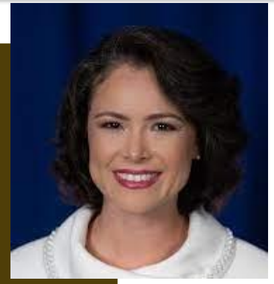


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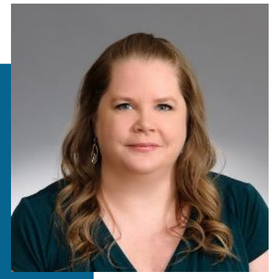
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