

Strengthening California Law to Affirmatively Further Fair Housing

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Public Advocates Inc.

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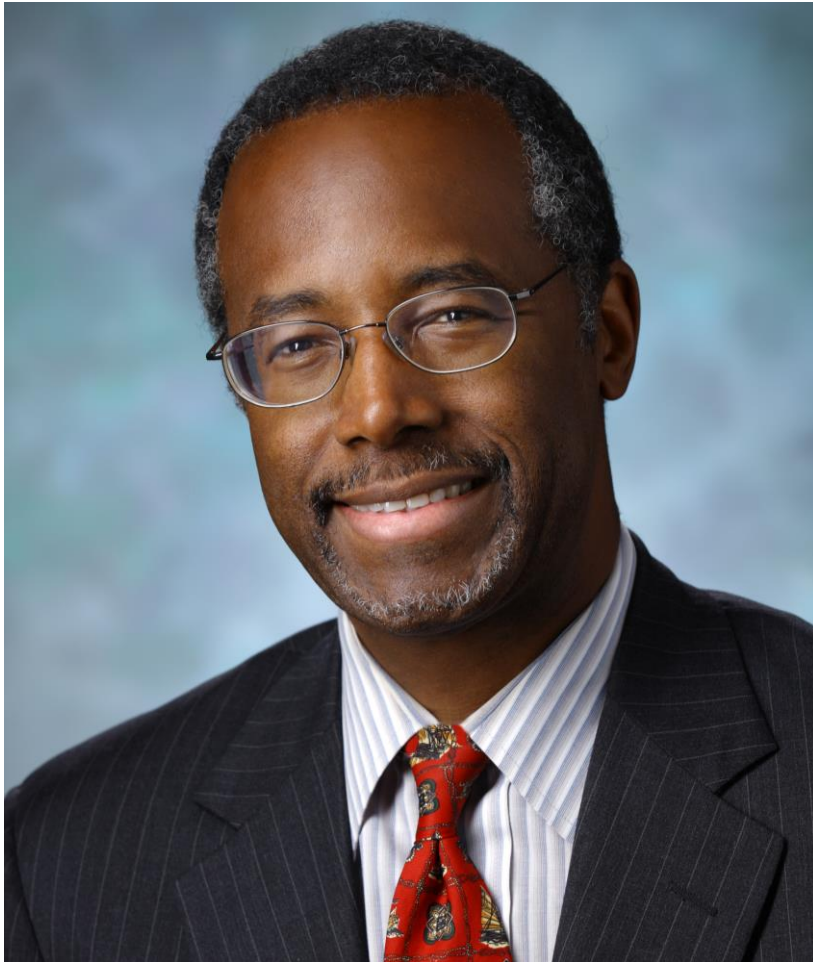
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- Challenging the systemic causes of poverty and racial discrimination since 1971.
- Strengthening community voices and achieving tangible legal victories
- Advancing SOCIAL EQUITY in areas such as:
 - ▣ Education
 - ▣ Housing
 - ▣ Transit
 - ▣ Climate Change

Chicago Open Housing Movement



AFFH Under Attack



Affirmatively Furthering Fair Housing is a “**social engineering scheme[]**” that is harmful like other “**failed socialist experiments.**”

Ben Carson, 7/23/15

“Local Zoning Decisions Protection Act of 2017”

115TH CONGRESS
1ST SESSION

H. R. 482

To nullify certain regulations and notices of the Department of Housing and Urban Development, and for other purposes.

IN THE HOUSE OF REPRESENTATIVES

JANUARY 12, 2017



M. BABIN, Mrs. BLACKBURN, Mr. BLUM, Mr. BUCK, Mr. JARLAIS, Mr. DUNCAN of South Carolina, Mr. Mr. FRANKS of Arizona, Mr. GROTHMAN, Mr. SIE, Mr. MCCLINTOCK, Mr. POE of Texas, Mr. SIONS, Mr. SMITH of Missouri, Mr. WEBSTER of Mr. BRAT) introduced the following bill; which mittee on Financial Services

3 Approaches to Advancing AFFH



1. AB 686 (Santiago) – A California AFFH Obligation
2. California Housing Element Law
3. Linking Jobs + Housing + Environment

1. AB 686 (Santiago)



- Enshrines obligation to Affirmatively Further Fair Housing in CA law.
- Applies directly to activities related to housing and community development undertaken by *all* local, regional, and state governments.

Embracing a Balanced Approach



“Affirmatively furthering fair housing” means taking meaningful actions, in addition to combating discrimination, that overcome patterns of segregation, address disparities in housing needs and in access to opportunity, promote fair housing choice, and foster inclusive communities free from barriers that restrict access to opportunity based on characteristics protected by this part; and that transform racially and ethnically concentrated areas of poverty into areas of opportunity, while protecting existing residents from displacement.

Streamlined Planning Requirement

- General Plan Housing Elements
- Regional Sustainable Communities Strategies

Must

- Analyze Barriers that Restrict Access to Opportunity
- Commit to Meaningful Actions that AFFH

Getting through the Legislature

- Late Breaking News: What happened TODAY
- What's Next:
 - ▣ Legislative process
 - ▣ Generating public support
 - ▣ Roles for outside advocates & government staff
- Resources:

<http://www.publicadvocates.org/resources/news/assemblymember-miguel-santiago-introduces-legislation-to-buck-trump-administration-on-fair-housing/>

2. CA's Housing Element System

- Fair Share for All Cities & Counties
- Regional Housing Needs Allocation (RHNA)
- Local Housing Elements
 - ▣ Sites with appropriate zoning
 - Density
 - Availability
 - Development Standards
 - ▣ Policies to address public and private barriers to affordable development
- Enforcement

Challenges & Solutions

- Infeasible Sites: AB 1397
 - ▣ Too Small (or Too Big)
 - ▣ Existing Uses
 - ▣ Environmental Constraints
- Good Sites \neq Affordable Housing: SB 166
 - ▣ Affordable housing “opportunity sites” develop as something other than affordable housing
- Inadequate Enforcement and Performance Incentives: AB 72

3. Environment + Equity (Dis)Connection

Maximizing **social equity** also maximizes **environmental benefits**, reduces sprawl, and creates **healthier regions**.

Jobs-Housing “Fit”

Affordable Homes near Low-Wage Jobs

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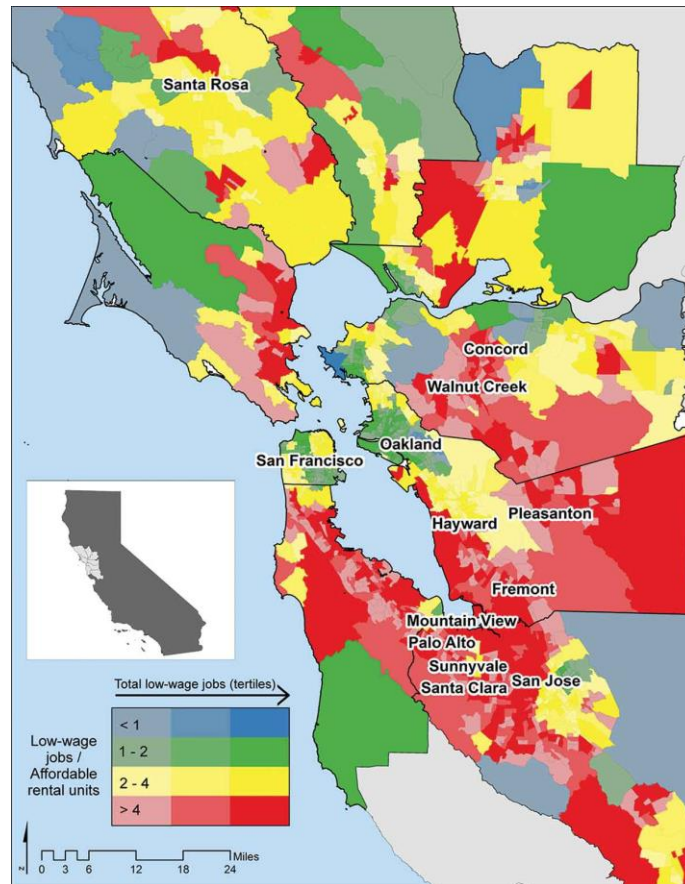
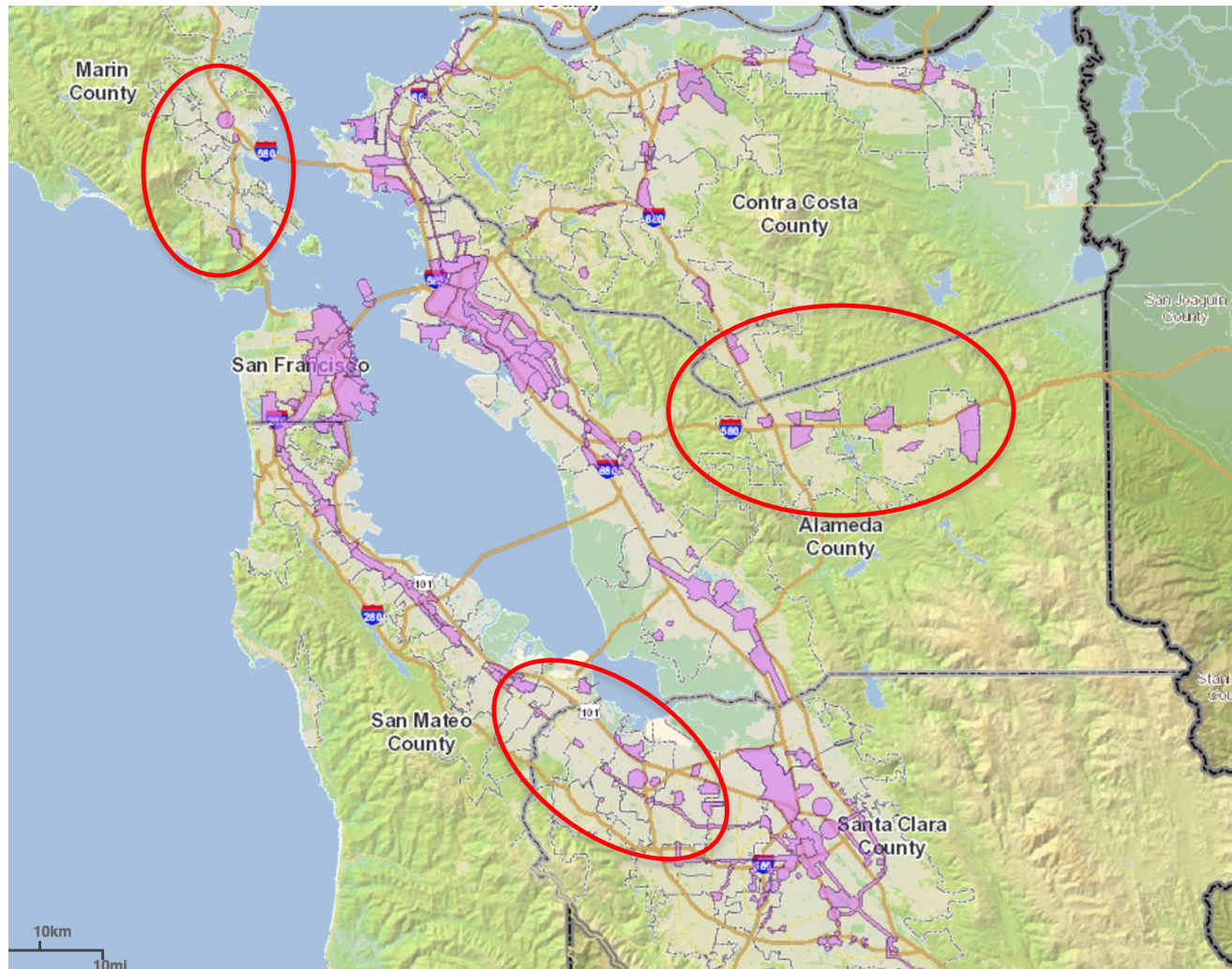


Figure 4. Jobs-housing fit for census tracts in the San Francisco Bay Area. Ratios calculated at 2.5-mile buffers around census tracts. Sources: 2011 LEHD Origin-Destination Employment Statistics dataset (job locations), 2007–2011 American Community Survey five-year estimates (rental unit locations and price).

Danger of Perpetuating Regional Inequality



Thank You!

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www.publicadvocates.org