



Ensuring an Adequate Supply of Housing Affordable to All Californians: A Policy Framework

Leaders in the affordable housing advocacy community offer this framework of solutions to guide decision-makers as they take action this year to address the state's affordable housing crisis. While there is no one silver bullet, taken together these five strategies can begin to close our tremendous affordability gap and ensure that lower- and moderate-income Californians have access to affordable places to call home in every community across the state.

- **Enforce existing law:** California has established a robust set of laws to foster the development of housing at all income levels. However, lack of enforcement has diminished their effectiveness. We must strengthen existing enforcement efforts and create new mechanisms for public and private enforcement of housing, planning, and fair housing laws that advance the production of housing affordable to lower- and moderate-income households.
- **Protect existing housing opportunities for lower-income households:** As we work to expand affordable housing availability, we must also protect existing affordable housing. This includes deed-restricted units, rent-controlled units, and other units currently occupied by lower-income households. We must preserve existing subsidized housing and protect people from displacement due to development, destabilizing rent increases, and unfair evictions.
- **Address inadequate zoning:** We need more residentially zoned land in the right places, at the right densities, and with the right development standards to provide opportunities for the development of housing affordable to lower-income households. Some jurisdictions avoid meaningful compliance with state Housing Element requirements by sidestepping rezoning obligations, relying on sites that are not actually available for development, or identifying sites that are not practical for multifamily housing. We must reform state Housing Element law and other state planning requirements to ensure that developers have real opportunities to produce affordable units in all communities.
- **Invest in development of new affordable housing:** California has a long-standing commitment to investing in affordable housing, which is critical to expanding housing opportunities for lower-income Californians. We must create a stable, ongoing source of significant public funding for affordable housing to help leverage public and private investment.
- **Establish rewards and consequences:** Few strong incentives exist for local governments to plan for and approve housing affordable to lower-income households. We must create financial and other incentives for jurisdictions that show meaningful progress towards meeting their RHNA numbers at each income level, not just at the above-moderate income level. We must strengthen existing incentives and restore local governments' power to require affordable rental housing in market-rate developments. We also must establish consequences for failing to plan for and approve housing to meet needs across all income levels, especially in places that see substantial job growth without adding housing at the right income levels to be affordable to the growing workforce.

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