

Recommendations For Realigning State Programs and Policies to Achieve Transportation, Housing, Air Quality, and Climate Goals

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How can transportation be pro-
housing...and housing be pro-
transportation?

Lessons from the literature and some
sensible policies

Transit-Oriented Development and VMT

- Bigger bang for the buck in terms of VMT reduction from higher-income households living near rail transit (studies by Boarnet et al., Chatman et al.)
- Affordable housing residents near rail transit do not have lower VMT (Zuk, Chapple et al.)
- BUT – costs of displacement, co-benefits of affordable housing near transit

POLICY

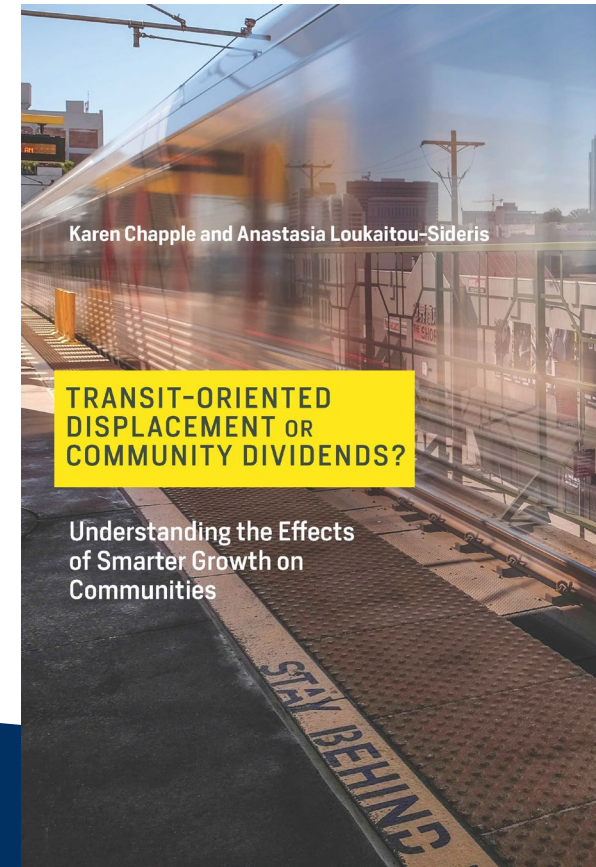
- Preserve housing affordability for existing residents
- Consider non-TOD transit-accessible sites for new subsidized housing

Transit-Oriented Neighborhoods and Displacement

- Location near rail transit can lead to gentrification and displacement, depending on context (Chapple & Loukaitou-Sideris 2019)
 - Central locations are more vulnerable
 - Effects may take decades to unfold
 - Micro-context shapes real estate demand
- BUT – less displacement when subsidized housing provided

POLICY

- Preserve housing affordability for existing residents
- Land banking and joint development



Costs of Sprawl

- Fiscal costs of sprawl are well established (Burchell et al., Elkind et al.)
- BUT – climate-related costs have yet to be fully factored in, and development fees increase housing costs

POLICY

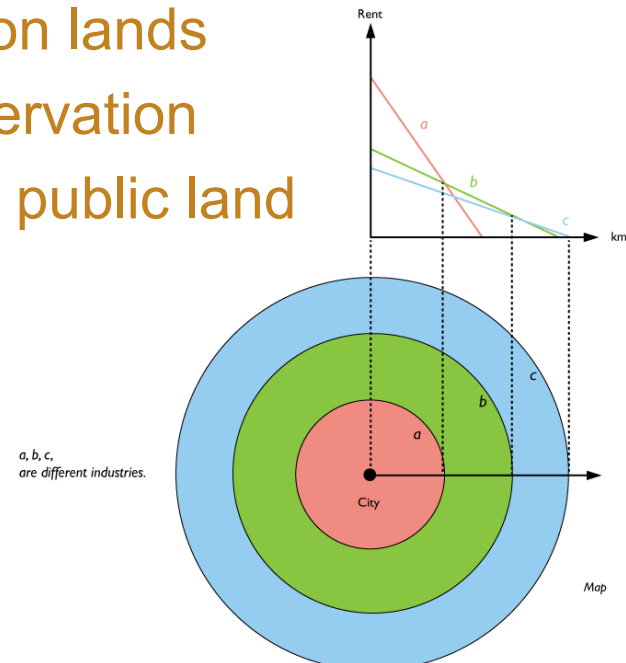
- Pro-housing anti-sprawl policy would finance infrastructure
- Limit development in the WUI – and use transportation carrots/sticks in support

Costs of Land

- Land costs in our coastal urban cores continue to escalate
- Trends not likely to change despite COVID-19 and climate change (Florida, Storper, Rodriguez-Pose)

POLICY

- Expeditiously excess surplus transportation lands
- Support land acquisition for housing preservation
- Consider opportunities for reparations via public land



Revisiting SB 375

- SCS implementation under SB 375 has not yet achieved its potential (Barbour)
- MPOs want new carrots – not sticks – to help meet RHNA goals (Amini et al. SB1-ITS report)
- Jurisdictions lack capacity for implementation (Chapple et al.)

POLICY

- Incentivize housing production near job-rich areas
- Utilize regional housing trust funds
- Streamline via more local planning support (e.g. plan-level CEQA review, AB 1483 data strategy, LEAP/REAP)

Upzoning California

- Upzoning alone may not result in desired density (Freemark, Nolan-Terner Center)
- BUT single-family zoning has racist roots and promotes exclusion (Manville, Monkkonen, Lens, Wegmann)
- California jurisdictions support missing middle housing (Chapple et al.)

POLICY

- Offer carrots for pro-housing zoning reform with anti-displacement policies in place
- Target competitive transportation funding (e.g., Transit & Intercity Rail Capital Program) to jurisdictions with pro-housing designation

Jobs and Opportunity

- Rail transit may not further equity goals:
 - Low-skill jobs (e.g. construction) are often not transit accessible (Center for Transit-Oriented Development, Chapple)
 - Low-income women disproportionately rely on auto transportation (Blumenberg)

POLICY

- Per EO N-79-20, improve access to electric cars for low-income workers
- Weigh accessibility carefully in TCAC/HCD opportunity maps and AFFH



Anti-displacement policies: Potential for state coordination

Potential Anti-Displacement Policies

LAW/DEVELOPMENT

POLICY

PLANNING

Short-term
Building by building, tenant by tenant

Long-term
City/regional

Seek displacement remedies

- Just Cause, tenant protections
- Discrimination enforcement
- Code enforcement
- Tenant counseling
- Tenant rental assistance
- Tenant right to purchase laws
- Community organizing

Preserve and fund new affordable housing

- Project-based Section 8 preservation
- Rent control/stabilization
- Rental building acquisition
- Condo conversion restrictions
- Foreclosure prevention
- SRO regulations
- One-for-one replacement
- Mobile home park preservation
- Permit streamlining/fee reduction
- Tax exemptions
- Affordable housing tax
- Bonds for housing construction
- Demolition control
- Housing rehab programs
- Homeownership programs
- Fair housing
- Asset building/minimum wage

Stabilize neighborhoods and promote diversity

- Density bonuses/inclusionary
- Value recapture
- Impact and linkage fees
- Community benefit districts, housing overlay zones
- Zoning/density restrictions
- Station area plans
- Reduced parking requirements
- Reduced barriers to second units
- Public land disposition
- Housing trust funds
- Land acquisition funds/land trusts
- Housing elements
- Transportation investment

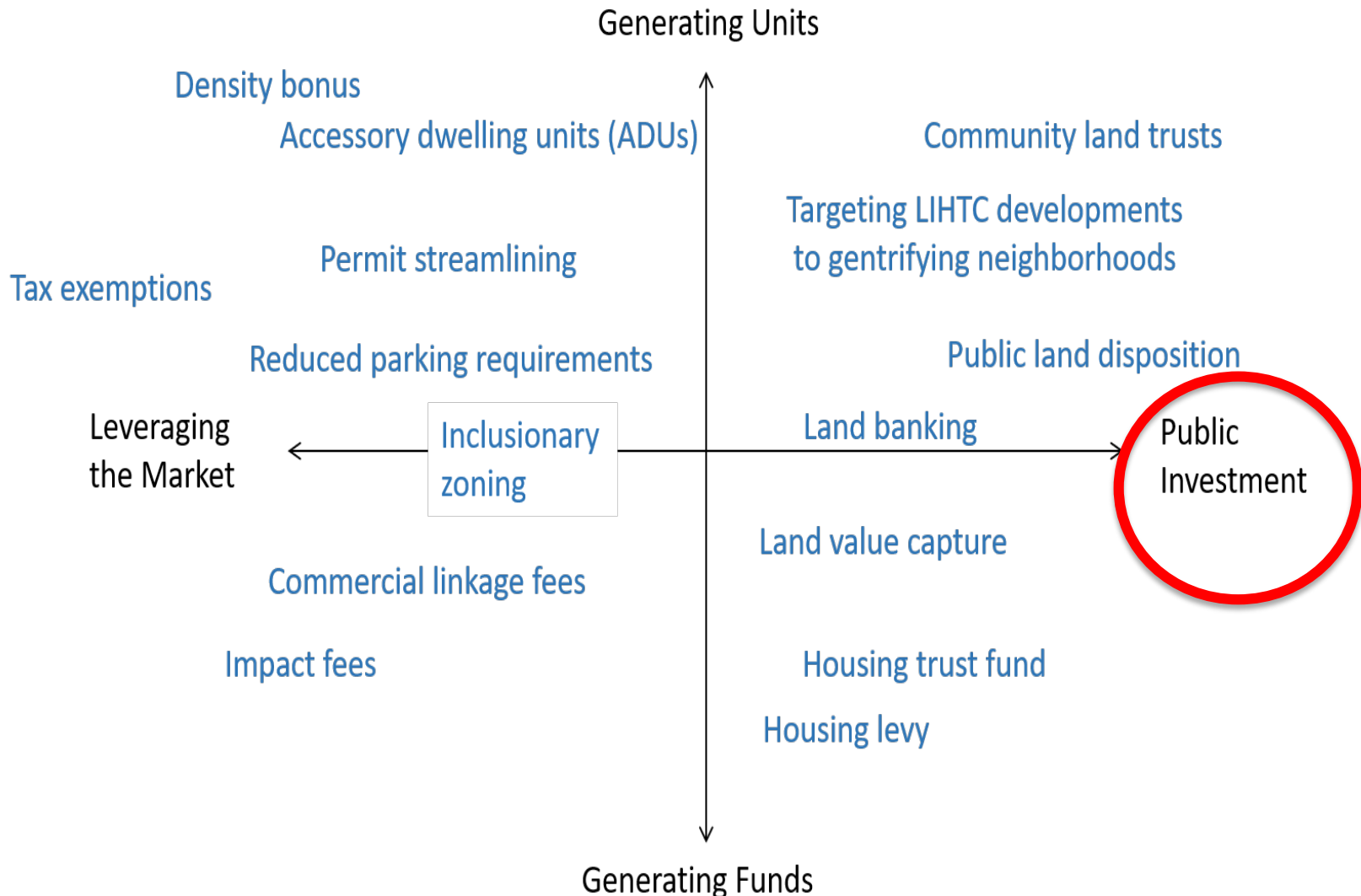
SGC's Transformative Climate Communities

Anti- Displacement Policies

Table 2: Example Policies to Avoid the Displacement of Very Low and Low-Income Households

Category	Policy
Production of Affordable Housing	<ul style="list-style-type: none"> • Incentives for inclusionary zoning* • Density bonus ordinance* • Community land trusts • Fee on new commercial or residential development that is dedicated to affordable housing • Land banking programs • Development of new accessory dwelling units • Neighborhood preference legislation that gives existing residents within a certain circumference preference for newly built affordable units* • Dedication of a certain percentage of a housing bond to building housing in the TCC Project Area • Site acquisition and fee deferrals to develop 100% affordable housing* • Production of family-sized rental and ownership affordable units • Allow affordable housing on a limited number of underutilized Production, Distribution and Repair (PDR) parcels with a ground floor requirements for PDR* • Housing bond to fund affordable unit development
Preservation of Affordable Housing	<ul style="list-style-type: none"> • Rent control, stabilization ordinances, and rent review boards* • No-net loss of affordable housing units / net gain of affordable units* • Preservation of existing affordable housing in the Project Area through the one-for-one redevelopment of distressed public housing; right-to-return policies for existing residents in good standing in redeveloped public housing; and commitment not to raise rents above pre-redevelopment levels for existing residents in redeveloped buildings* • Policies to preserve single-room occupancy and/or mobile home parks and to allow current residents in good standing to remain or return in the case of redevelopment* • Condominium conversion restrictions* • Demonstration of application to local, state, and federal programs to fund preservation of affordable housing • Preservation of affordable housing via acquisition and rehabilitation programs* • Covenants to maintain affordability in perpetuity • Community land trusts • Restrictions on short-term rentals* • Restrictions on non-primary residences*
Tenant Protections and Support	<ul style="list-style-type: none"> • Tenant anti-harassment policies • Right-to-return policies for existing households • Source of income non-discrimination* • 'Just Cause' eviction policies • Limiting of low-fault evictions* • Culturally appropriate tenant rights education • Funding for tenant organizing

Framework for Affordable Housing Strategies



Thank you!