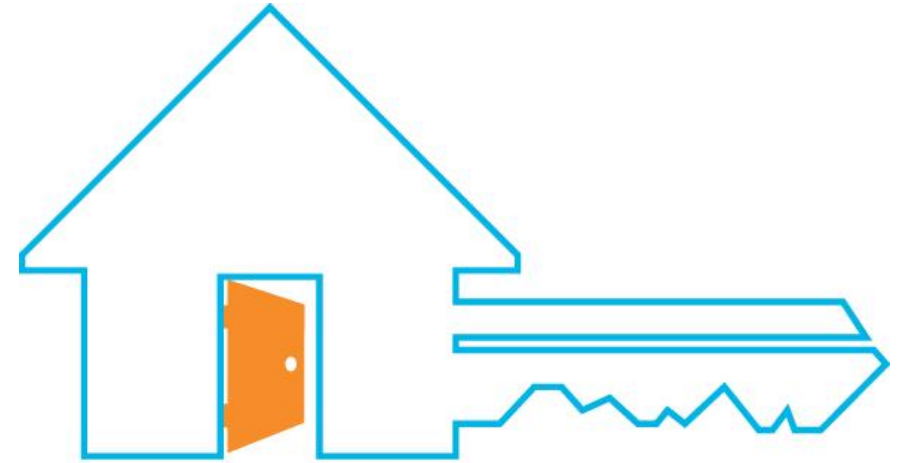


NAACP: Racial Justice and Equity in State Housing Law

Kiana Simmons, HLC Lead
Organizer

Jordan Grimes, HLC Policy
Committee Co-Chair (and many
other hats)

July 8, 2024



HOUSING
LEADERSHIP
COUNCIL

Intro: Who am I?

~~Policy Manager w/ HLC~~

~~"Work with communities and their leaders to produce and preserve quality affordable homes"~~

~~Changing policies at the root cause of the housing crisis~~

Kiana Simmons!



Lead Organizer

Jordan Grimes!



Policy Committee
Co-Chair

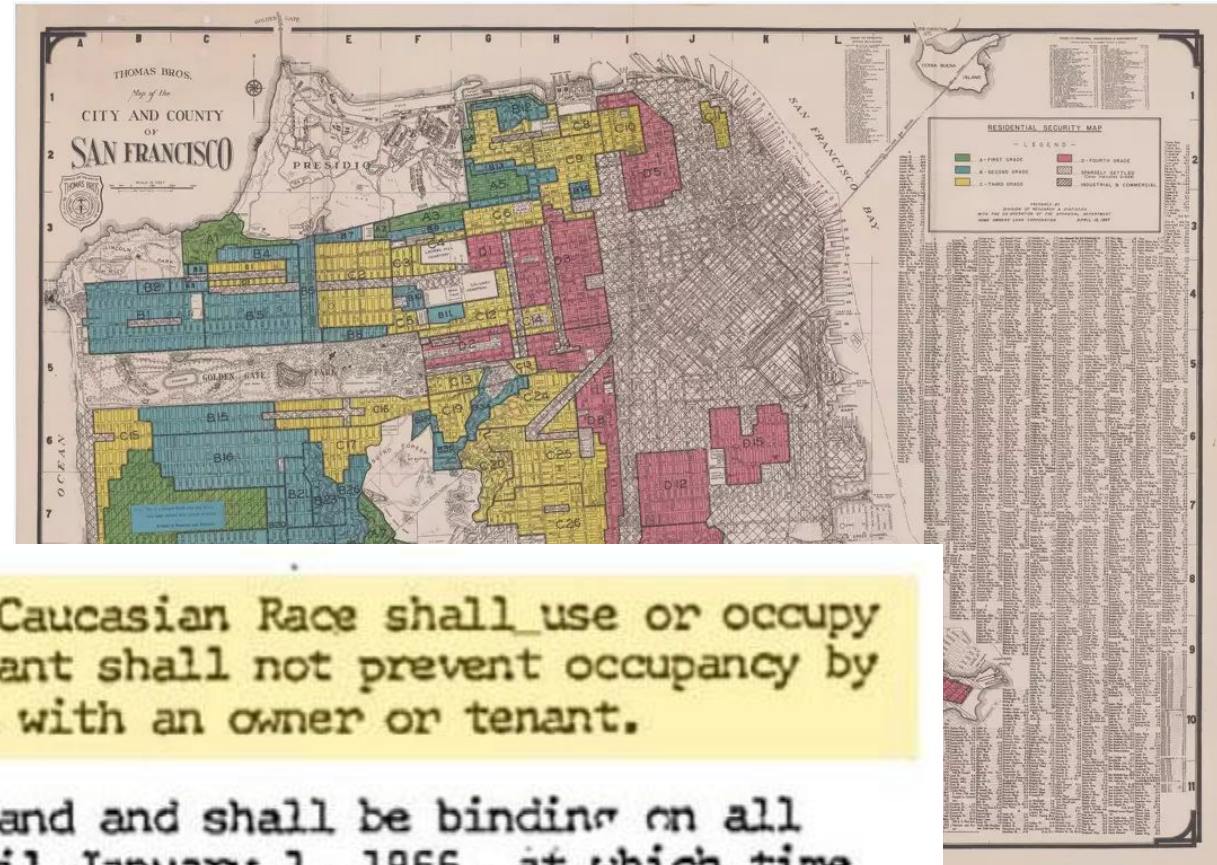
Agenda

An hour of bliss

1. Background (5 minutes)
 2. Legislation (20 minutes)
 3. Advocacy (5 minutes)
 4. Q&A (20 minutes)
-

Background: Explicitly Racist Housing Policy

- Redlining
- Block busting
- Racial covenants

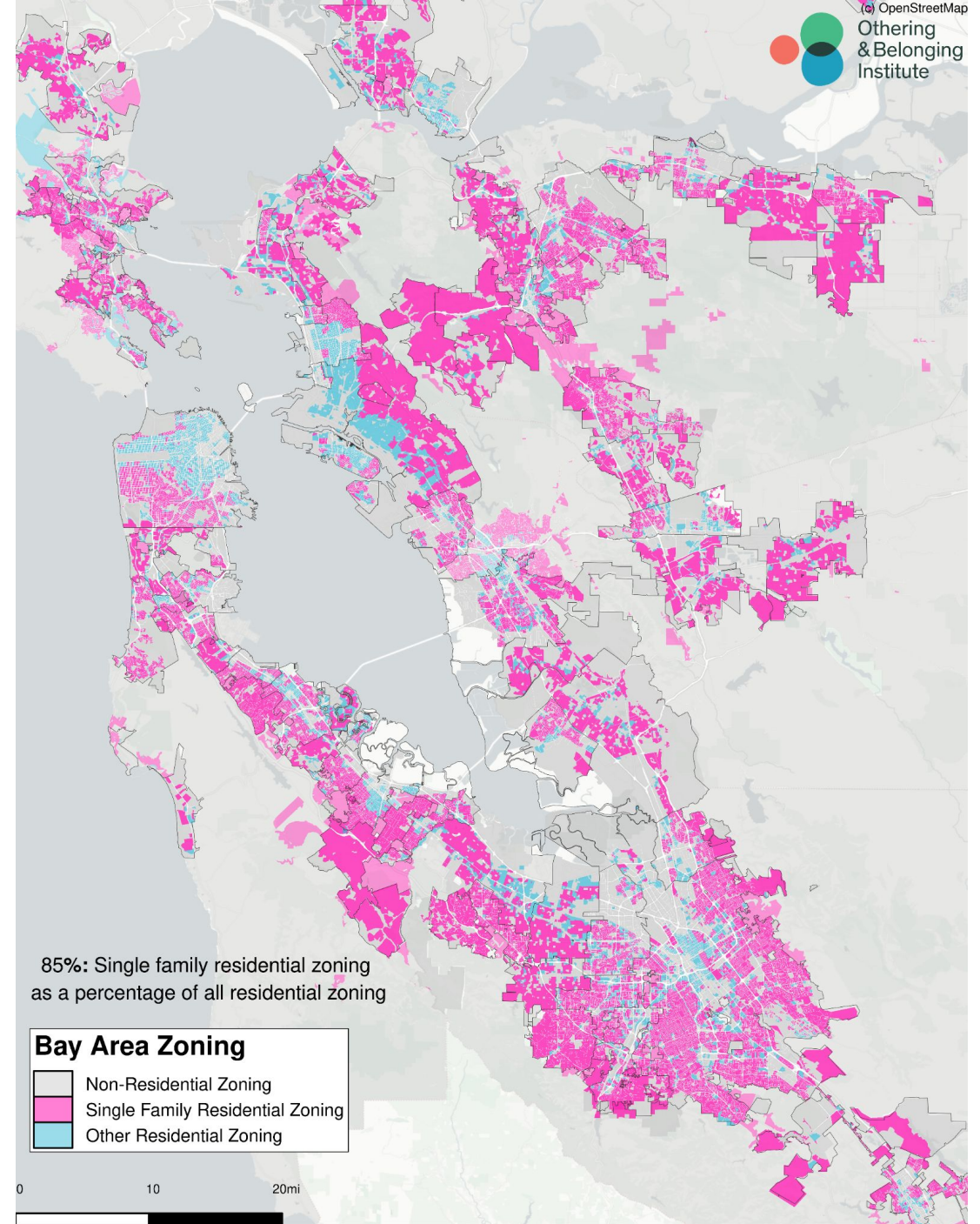


(h) No person of any race other than the Caucasian Race shall use or occupy any building or any lot, except that this Covenant shall not prevent occupancy by domestic servants of a different race domiciled with an owner or tenant.

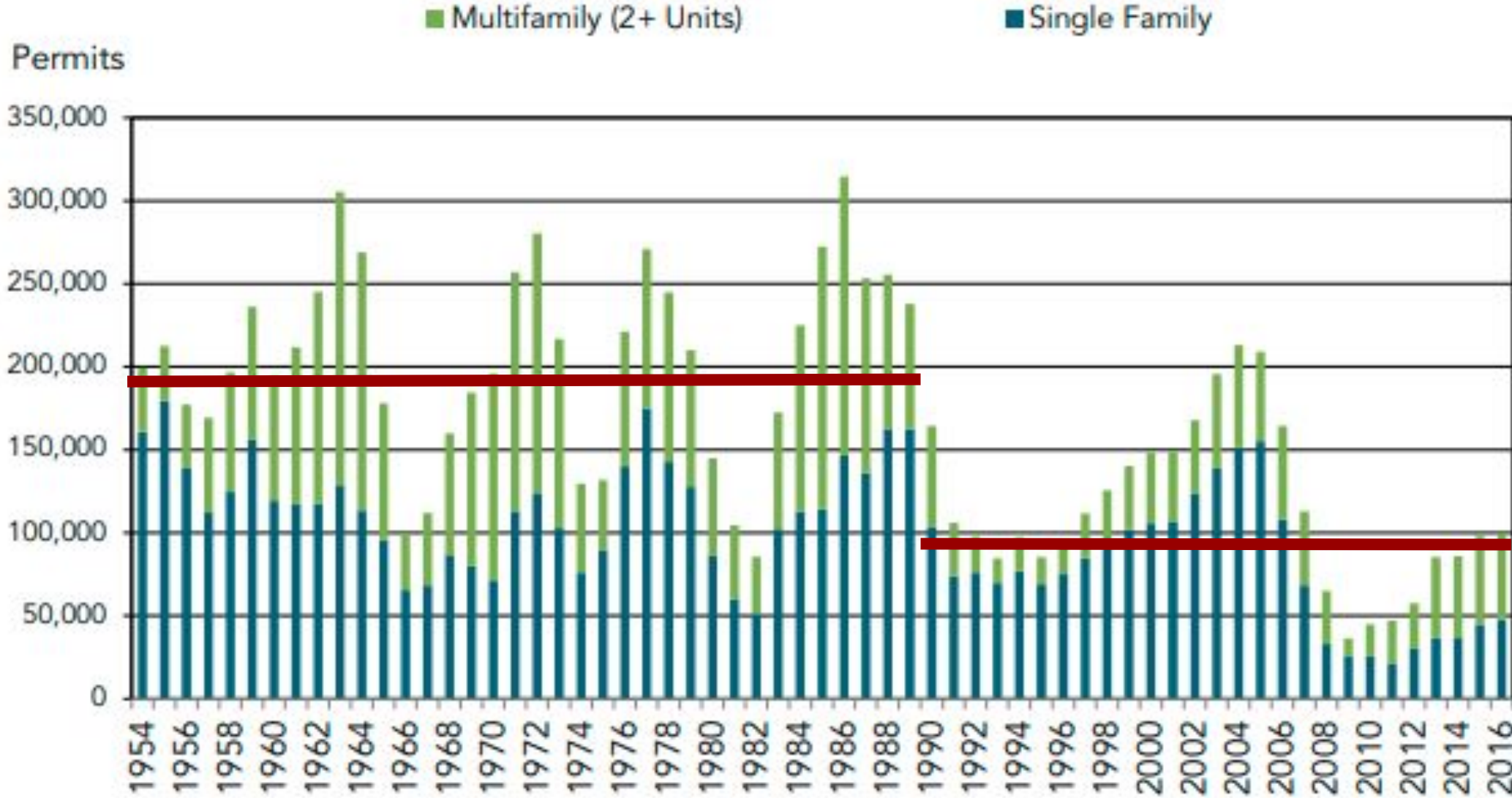
(i) These Covenants are to run with the land and shall be binding on all parties and all persons claiming under them until January 1, 1966, at which time said Covenants shall be automatically extended for successive periods of 10 years unless by vote of a majority of the then owners of the lots it is agreed to change said covenants in whole or in part.

Background: **Implicit** Racial Disparities of Status Quo

- Defunding of public housing
- Defunding of Section 8, mobility programs
- Exclusionary zoning



CA Housing Permits per Year, Statewide



New direction from the legislature

Undoing discriminatory
policies piece by piece

- **Streamlining** housing in high-opportunity areas (*SB 35, SB 423, AB 2011*)
 - **Rezoning** throughout communities (*ADU law, SB 9*)
 - **Promoting fair housing** in local planning (*AB 686, SB 828, AB 1397*)
-

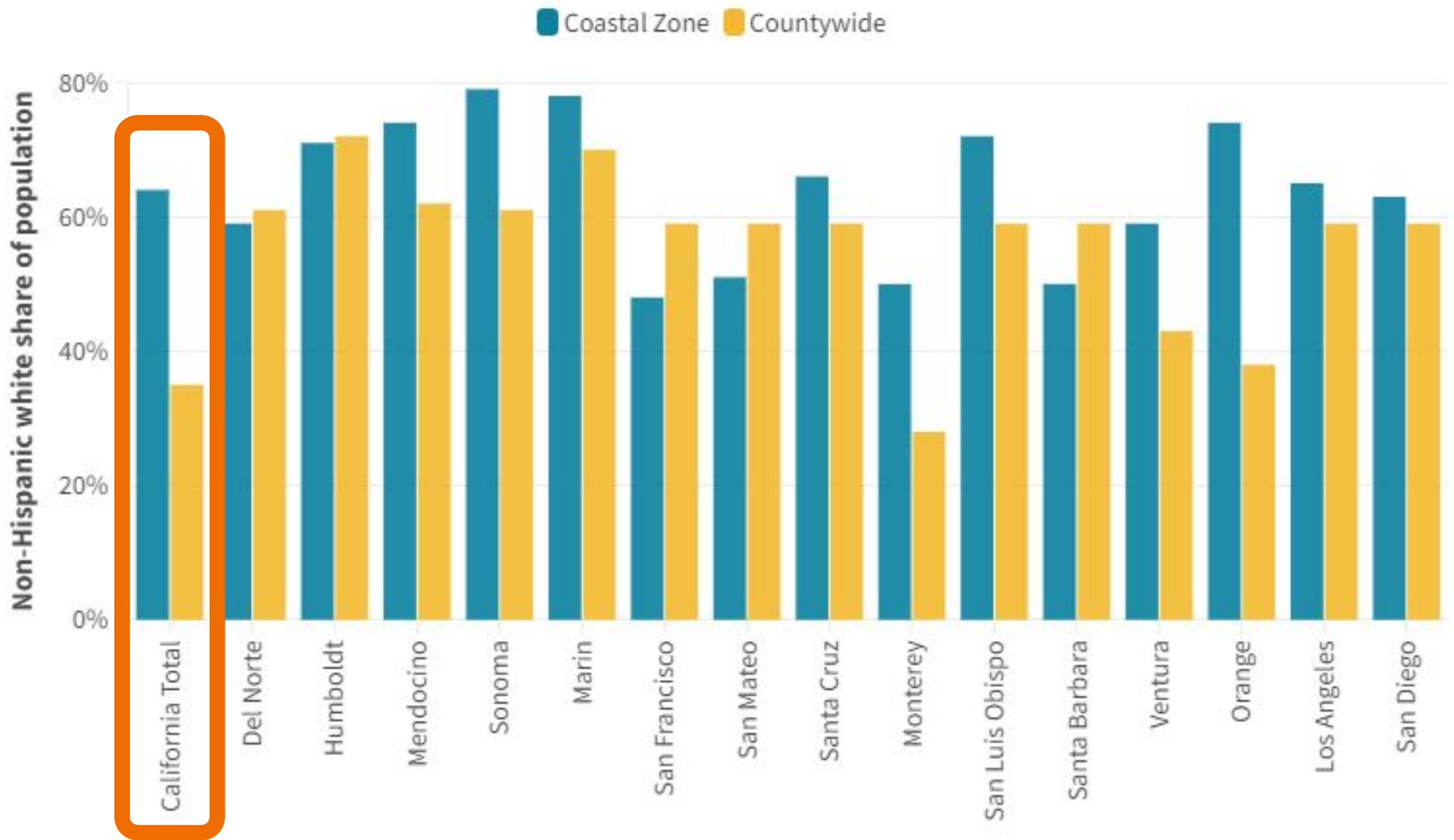
The 2024 Legislative Session

AB 2560 (Alvarez):
Density Bonus in the Coastal Zone

What is Density Bonus?

Overcoming recalcitrant
state agencies

- Trades density for affordability
 - Builds within existing multi-family zones
 - Streamlines processing timeline
-



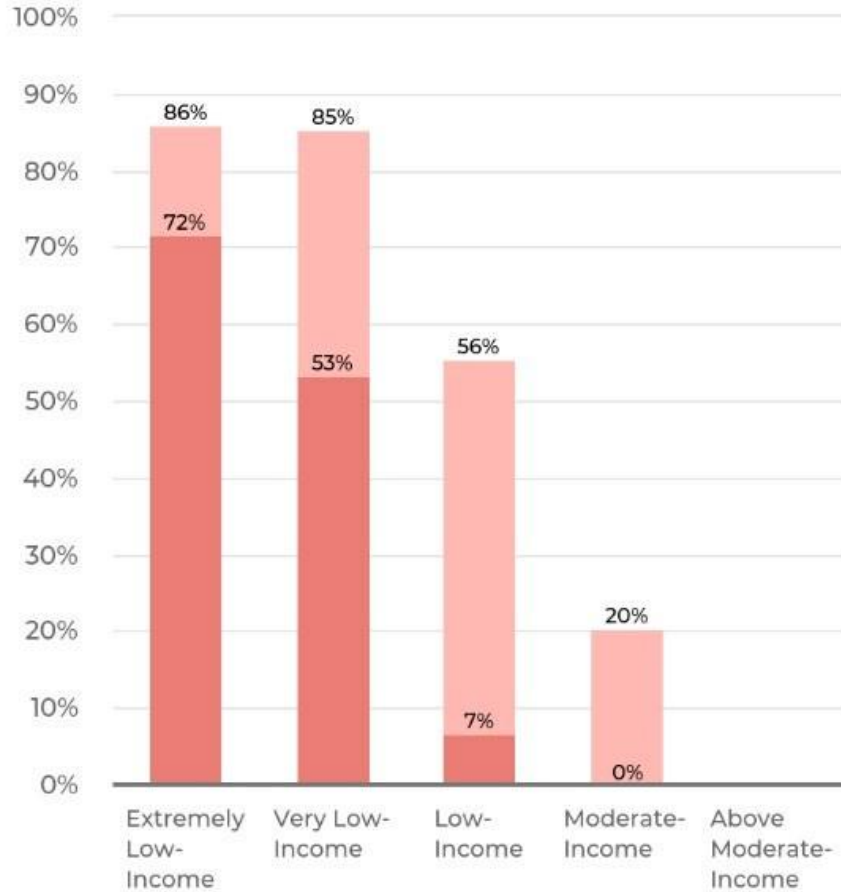
Source: [Coastal zone estimates by Nicholas Depsky](#), Countywide estimates from U.S. Census.

The Coastal Housing Crisis: California

- Some of CA's highest-cost cities
- Equivalent homes 20%+ more expensive
- Infrastructure challenges



The Coastal Housing Crisis: San Mateo County



72% of ELI households in San Mateo County are paying more than half of their income on housing costs compared to 0% of moderate-income households (2019).

- **No deed-restricted affordable homes** in the Midcoast
- **Median home price \$1.5 million**
- **1,474 jobs** in the area
 - 51% of jobs pay less than \$40k a year.
 - Most jobs are due to tourism
- **1,116 (75.7%) employees** live outside the area

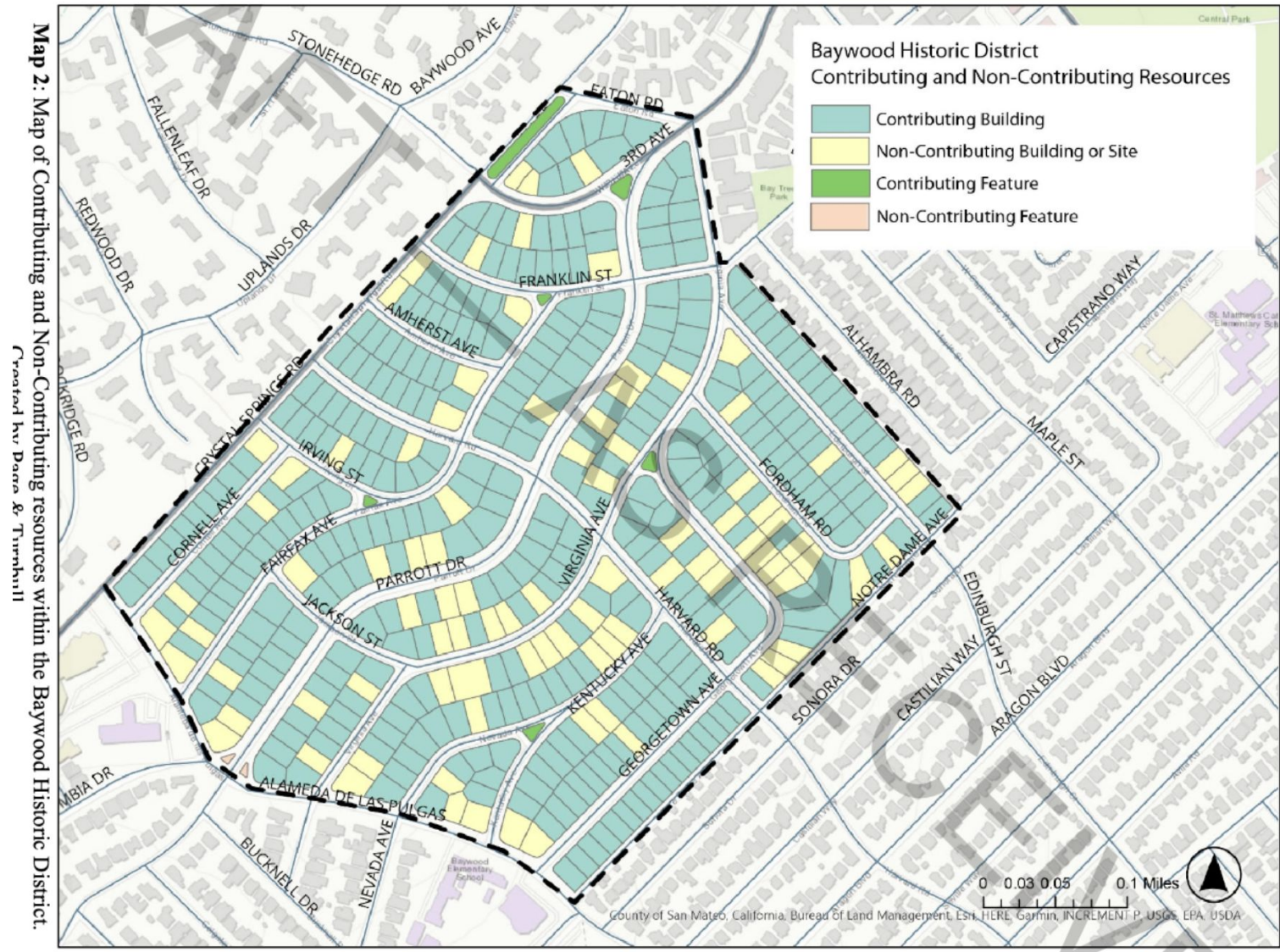
Cost Burdened Households

Severely Cost Burdened Households

AB 2580 (Wicks):
Reporting Historic Designations

Historic Districts in SMC

- New playbook in Baywood neighborhood
- Five other neighborhoods threatened



Impact of historic districts

Preserving exclusionary zoning indefinitely

- Blocks state housing laws
 - Typically involves local design review board
 - Delegitimizes genuine historic preservation
-

SB 1395 (Becker):
Streamlining Supportive Housing

Streamlining Low Barrier Navigation Centers

- Exempts supportive housing from CEQA
- Non-congregant shelters in all multi-family zones



Getting Around NIMBYism

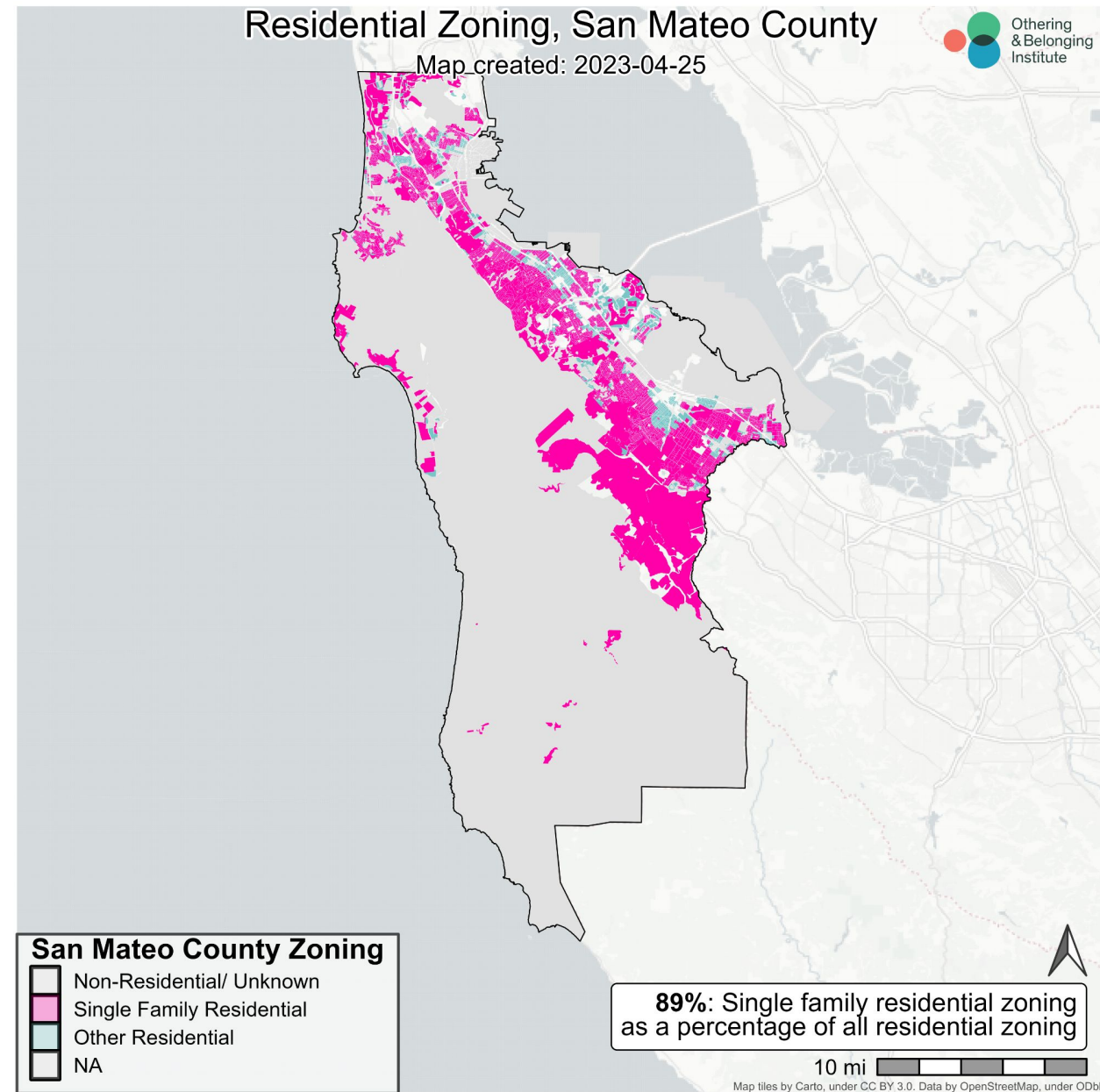


SB 1123 (Caballero):

Multi-Family Homes in Single-Family Neighborhoods

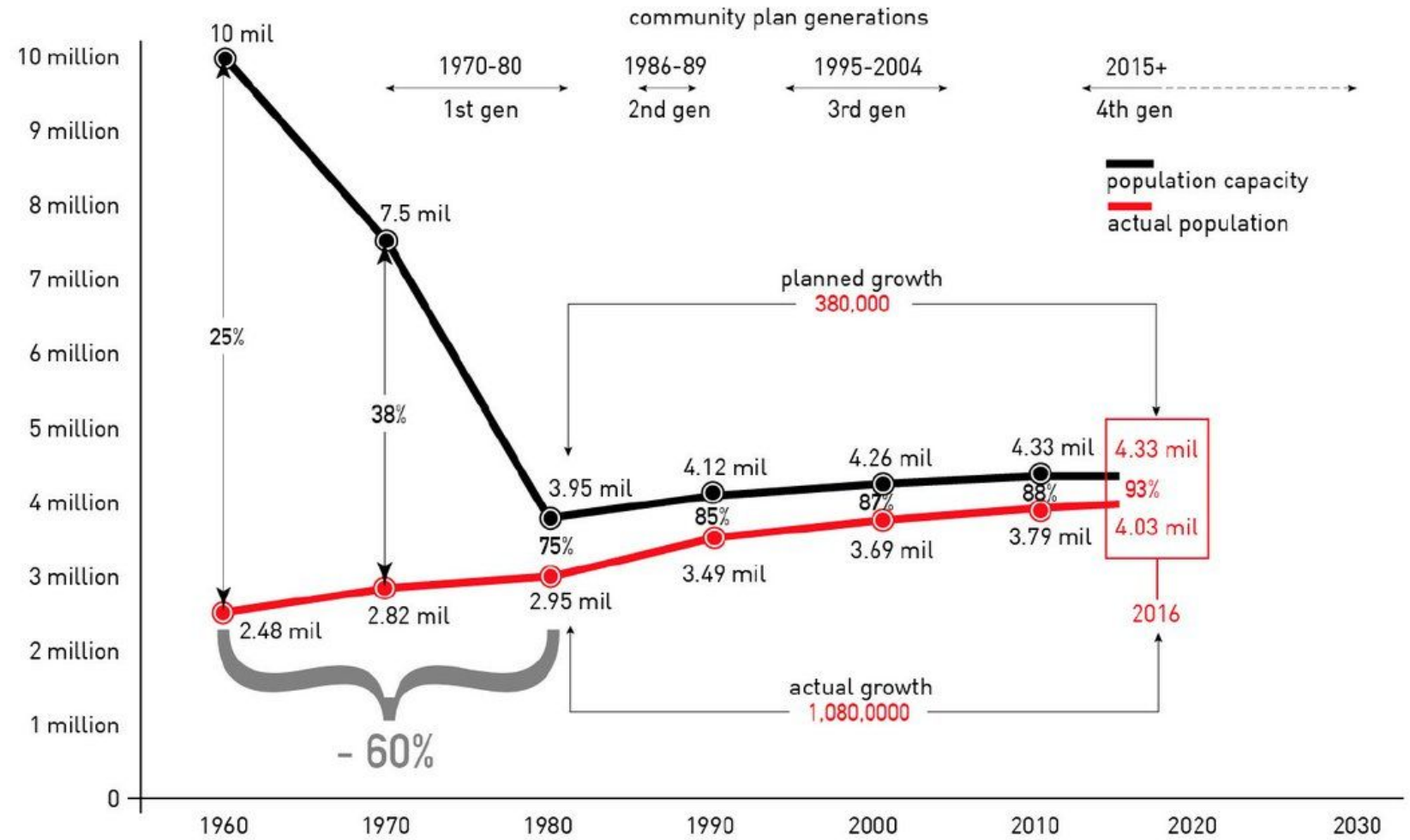
Most of SMC bans multi-family homes

- 89% residential land single-family only
- Even multi-family areas have restrictions
- Creating opportunity requires increasing options



Reversing the Course of History

LA zoning capacity vs population, 1960-2030



sources: 35 community plans, census, historical reports

SB 1123 Expands Housing Options

Breaking the single-family wall

- Streamlines housing on vacant lots
 - Ties development capacity to lot size, city population
 - 30 du/ac in cities pop >25k
 - 20 du/ac in cities pop <25k
 - Maximum unit size 1,750 sq ft
 - Cities can charge fees for infrastructure
-

Oppose:
“Justice for Renters”
Aids Healthcare Foundation Ballot Initiative

Anti-Equity Rent Control

You can't speak for tenants
without consulting tenants

- No exemption for new construction
 - Tenant groups not consulted in crafting ballot measure
-

Huntington Beach city council member: “It gives local governments ironclad protections from the state’s housing policy.”

AB 3093 (Ward):
Homeless Accountability In RHNA

Predicting the future with housing elements



URL for those on computer:

https://docs.google.com/spreadsheets/d/1Mbl2tZvZFbQjF_A_isiEeIrvSxtyhzt9sV_h21NXHdg/edit?usp=sharing

The End! Q&A



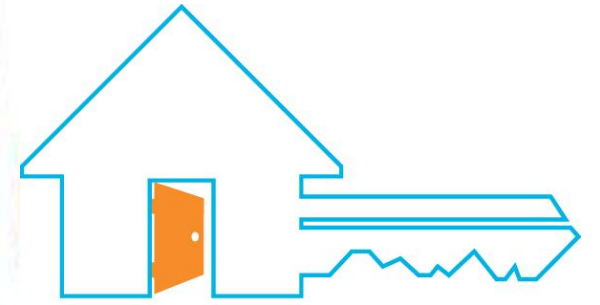
EARTH



WATER



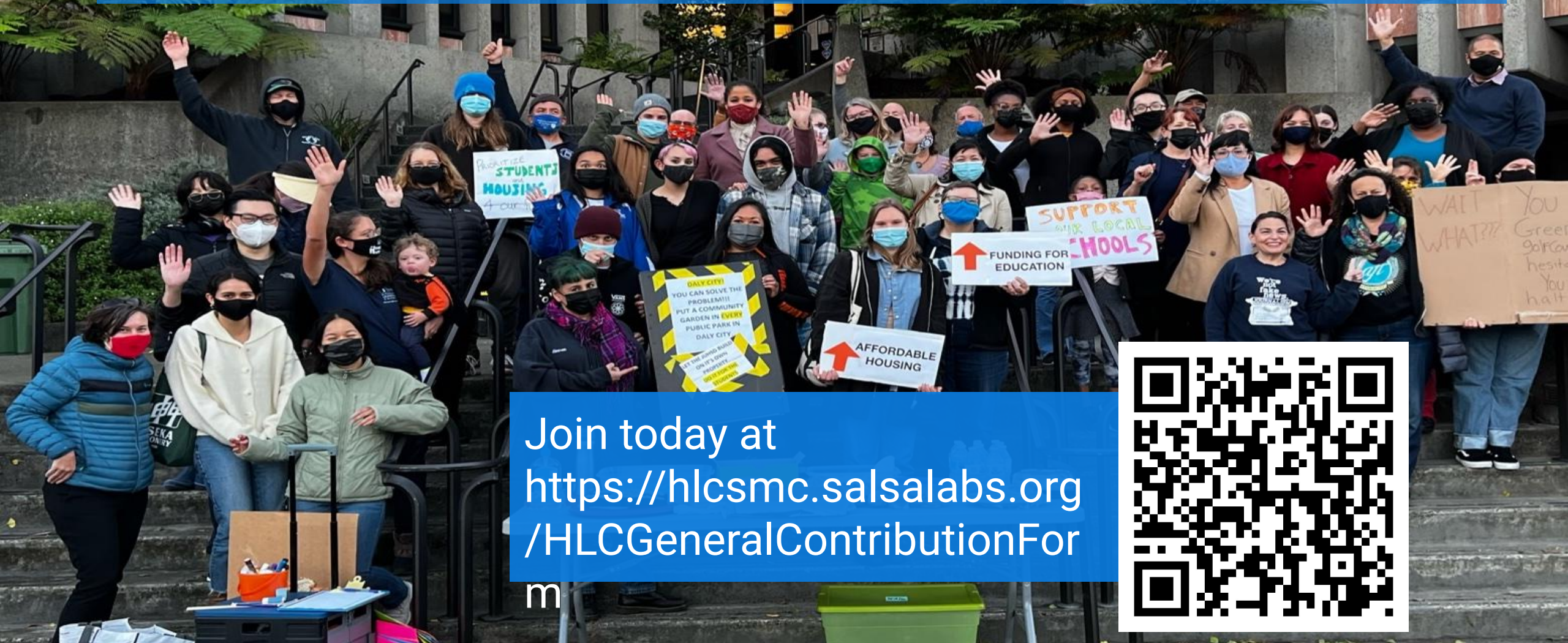
AIR



HOUSING
LEADERSHIP
COUNCIL

Thank you! Let's connect

Find our info at hlcsmc.org



Join today at
<https://hlcsmc.salsalabs.org/HLCGeneralContributionForm>

