Housing, Transportation, Climate, and Equity: Advancing Coordinated Solutions

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Housing: Needs & Challenges
Housing production is not keeping pace with demand.

Home sale prices are at a record high.

Source: CA Dept of Housing and Community Development and California Association of Realtors
Rents are also rising. Renter income is not keeping pace.

Source: California Housing Partnership analysis of 2000-2019 Census ACS Data. Median rent and renter income are inflation-adjusted to 2019 dollars.
Housing cost burden is most severe for the lowest-paid households...
California has the **highest** rate of unsheltered people experiencing homelessness in the nation.

Reducing Vehicle Miles of Travel: Needs & Challenges
Meeting our climate goals will require more, better, faster emissions reduction strategies.

Source: CA Air Resources Board 2017 Scoping Plan
To meet our GHG targets, we must reduce how much we are required to drive.

Source: CA Air Resources Board
Transportation costs are most burdensome on those with lowest incomes.

Source: Institute for Transportation & Development Policy, “The High Cost of Transportation in the United States”, May 23, 2019
Equity and Inclusion: Needs & Challenges
Our neighborhoods are becoming more segregated.
Residential segregation correlates with many metrics of well-being, including **life expectancy** itself.

Source: Data from City Health Dashboard, in Building Healthy Places Network “Powerful open data tool illustrates life expectancy gaps are larger in more racially segregated cities”
Residential segregation is related to the percentage of single-family housing.
Residential segregation stems from practices of legally-sanctioned racism.
Low-density single-family zoning constrains housing supply and restricts access to opportunity.

Sources: Map: UC Berkeley Othering and Belonging Institute. Housing/Jobs Data: Bay Area Council; graphic by CARB.
There is a spatial mismatch between jobs and housing, which exacerbates…

→ Cost burden,
→ VMT, and
→ Segregation.

Source: CA Dept of Housing and Community Development, Statewide Housing Assessment (2018)
How We Are Coordinating to Advance Shared Objectives
Objectives of State Agency Coordination

- Housing Production
- GHG Reduction
- Social & Racial Equity
- Transportation Access
State Housing Funding Programs Promoting Location-Efficiency

• Affordable Housing and Sustainable Communities Program
• Infill Infrastructure Grant Program
• Multifamily Housing Program
• Excess Sites Program
• Homekey
State Housing Regulatory & Enforcement Actions Promoting Location-Efficiency

• Housing Element Compliance
• Enforcement of Housing Elements (AB 72)
• Other Statutes (No Net Loss, State Density Bonus Law, Housing Accountability Act, Fair Housing)
• Accessory Dwelling Units (ADU)
State Housing Planning & Technical Assistance Promoting Transportation-Efficiency

• Technical Assistance with Housing Elements

• Planning Grants:
  • SB 2
  • Local Early Action Planning (LEAP)
  • Regional Early Action Planning (REAP)

• Prohousing Designation Program
State Transportation Programs that Incentivize Prohousing Policies

- Transportation programs guidelines support infill, affordable housing, and anti-displacement:
  - Solutions for Congested Corridors
  - Local Partnership Program
  - Active Transportation Program
  - Transit and Intercity Rail Capital Program

- State agencies are considering how the new Prohousing Designation Program might be incorporated into program guidelines.
Coordinated Anti-Displacement Strategies

• Climate Action Plan for Transportation Infrastructure Strategy 7.2: Working group to explore direct and indirect displacement in transportation programs

• Prohousing Designation Program Anti-Displacement Policy

• CARB research on anti-displacement strategy effectiveness
State and Regional Planning that Coordinates Housing and Transportation Priorities

- Regional Transportation Plan
- Regional Housing Needs Assessment
- Sustainable Communities Strategies
Upcoming Opportunities to Do More
Near-Term Opportunities to Do More: Transportation Programs

• Senate Bill 1 Competitive Program Guidelines
  • Continue to expand and strengthen housing, climate, and equity alignment incentives
  • Public workshops: Now through spring 2022

• Regional Transportation Plan Guidelines (2022-23)
Near-Term Opportunities to Do More: Housing Programs

Regional Early Action Planning (REAP 2.0)
- $600M for transformative planning and implementation that promote infill housing and reduce VMT
- Framework Paper
- HCD-CARB-OPR Collaboration
- Technical Assistance in Regions after NOFA Release

Statewide Housing Plan
- Draft document in 2022 for public review
Near-Term Opportunities to Do More: Climate Programs

• California Climate Investments programs
• 2022 Scoping Plan Update
• CARB research contracts on housing/climate/equity nexus
  • Infill housing finance
  • Housing production innovations
  • Climate/Housing/Equity Storymap
Thank you!