

SOCIAL HOUSING FOR ALL

ASSEMBLY BILL 309

ASSEMBLYMEMBER ALEX LEE



What is Social Housing?

California can lead a national paradigm shift by funding and building social housing to provide affordable housing for all Californians.

Social housing is how we provide housing as a human right publicly developed, maintained, and owned housing for all

This bill will create the California Housing Authority (CHA) to produce and acquire social housing developments that are self-sustaining and affordable to people of various incomes.

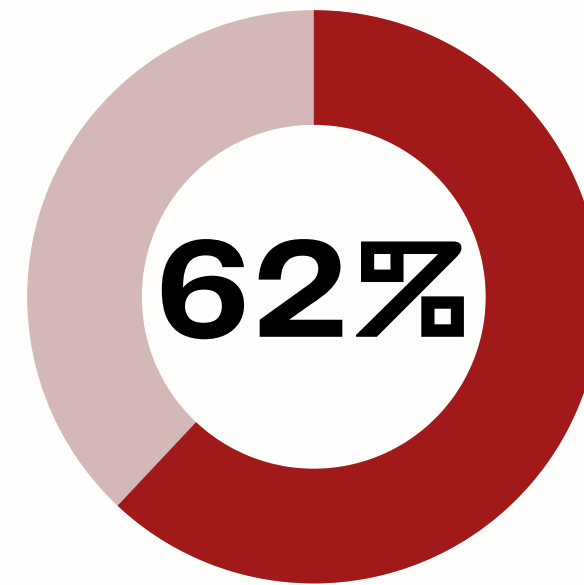




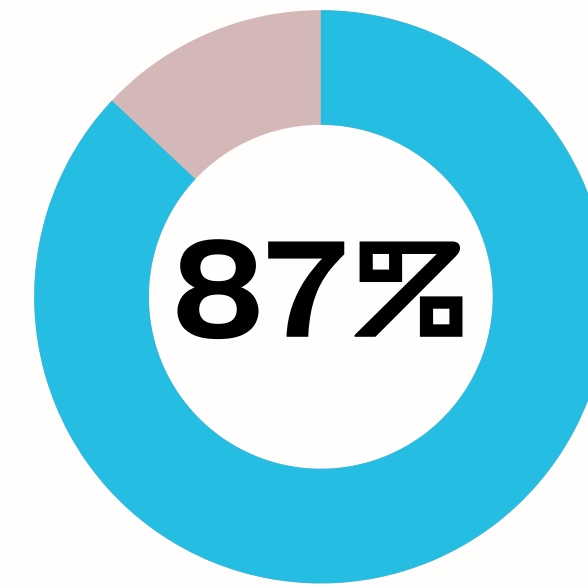
Social Housing Around the World

California social housing is inspired by successful models across the world.

One example of social housing closer to home is the University of California (UC). The UC system has developed over 100,000 rental beds and tens of thousands of rental units.



Residents live in social housing in Vienna, and 75% of residents qualify for social housing based on income



Residents live in social housing in Singapore

Social Housing is for Everyone

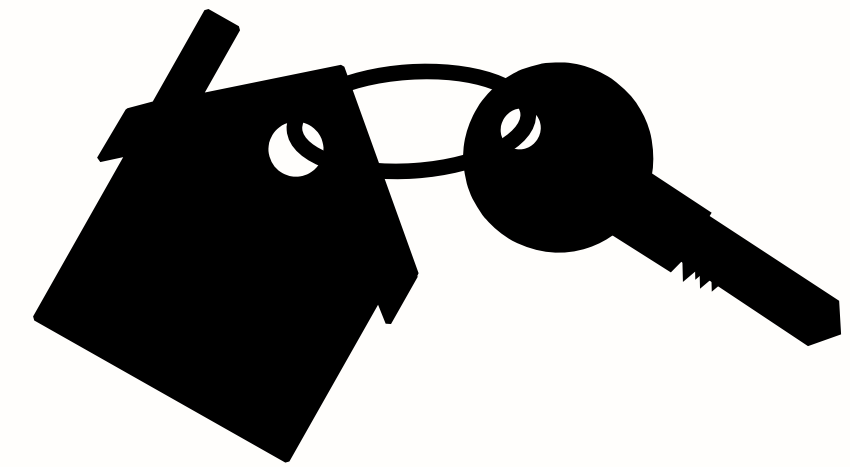
- Social housing avoids concentrated poverty by serving a **mix of incomes**
- Profits are reinvested in the community
- People from all walks of life live together



Social Housing is for Everyone

- Roads and schools are for everyone
- Right now we don't see housing as a human right
- Social housing can change that





Social Housing Act, Explained

Governance

- CHA governing board of 9 people, including 3 representatives of residents
- Local governance councils give residents democratic control over neighborhood amenities, maintenance, rules, and resident rights

Production & Acquisition

- Housing will be produced using union labor
- CHA will seek local input in new neighborhood construction
- Prioritize acquisition of housing that is at risk of losing affordability

Resident Rights & Benefits

- Strong protections against unjust evictions and strong resident rights
- Rental Model – short term leases like usual rental homes
- Ownership Model – 99 year leases to provide long term economic and housing security



Self-sustaining Housing

CURRENT MODEL

- Requires more government funding every 30–55 yrs
- If renewed funding can't be found, housing is in danger of converting to market rate
- There is far more demand for this funding than supply, which leads to not enough affordable housing being built

SOCIAL HOUSING

- Self-sustaining after initial funding
- Produces permanently affordable housing
- Housing cannot be sold to for-profit entities for the duration of its useful life
- Critical tool to address the housing crisis



Social Housing, Defined & Paid For

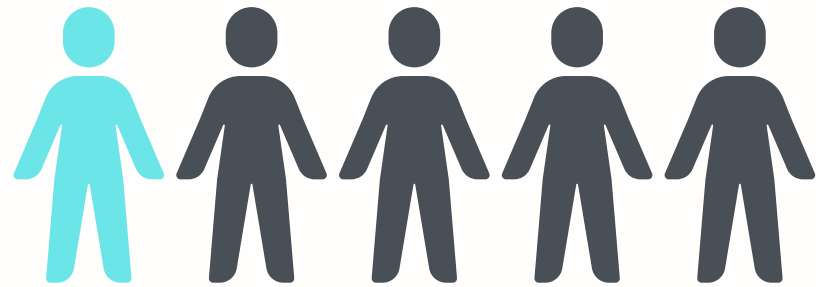
Definition

- Housing that is owned by the California Housing Authority, a public entity, or a local housing authority
- Mixed income homes for all
- Strong protections against displacement, unjust evictions, and discrimination & due process
- Homes are protected from sale to for-profit entities
- Democratic governance by residents

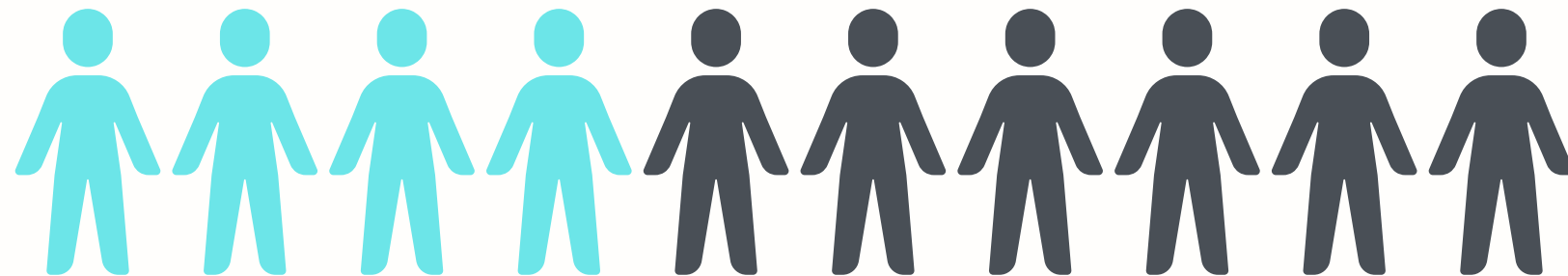
Funding

- Housing will be built to maximize social good, not private profit
- Seed funding from the state, to create and staff CHA
- Capital expenses will be funded through bonds
- The bill will create a revolving loan fund in the state treasury to fund housing production and rehabilitation

Home Ownership Increasingly Out of Reach



Fewer than **one in five** Bay Area residents can afford to buy into the local market.



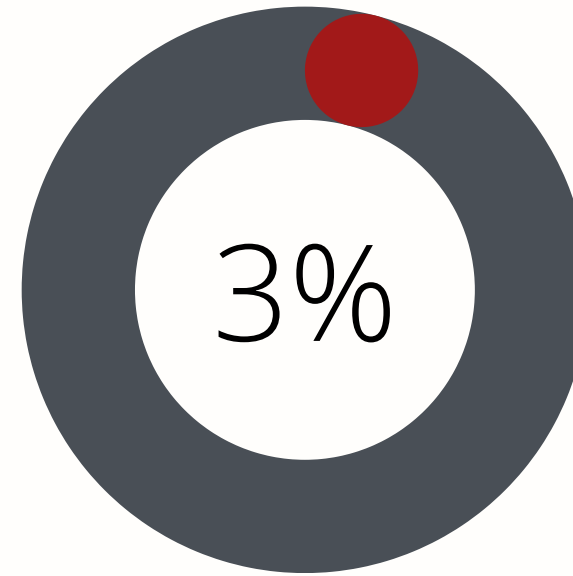
Four in ten households in California are burdened with unaffordable housing costs (exceeding 30% of household income)



In the Bay Area, the median price for a home hit \$1.15 million in November of 2021, more than triple the national average.

Lack of Affordable Housing

And despite this dire need for more affordable housing, the state does not directly provide housing for the millions in need, and we've seen localities struggle.



Just 3% of cities met their RHNA goals.

We're actually so behind that in order to meet the need, we would need to build an estimated

3.5 million homes





We Could be Doing More

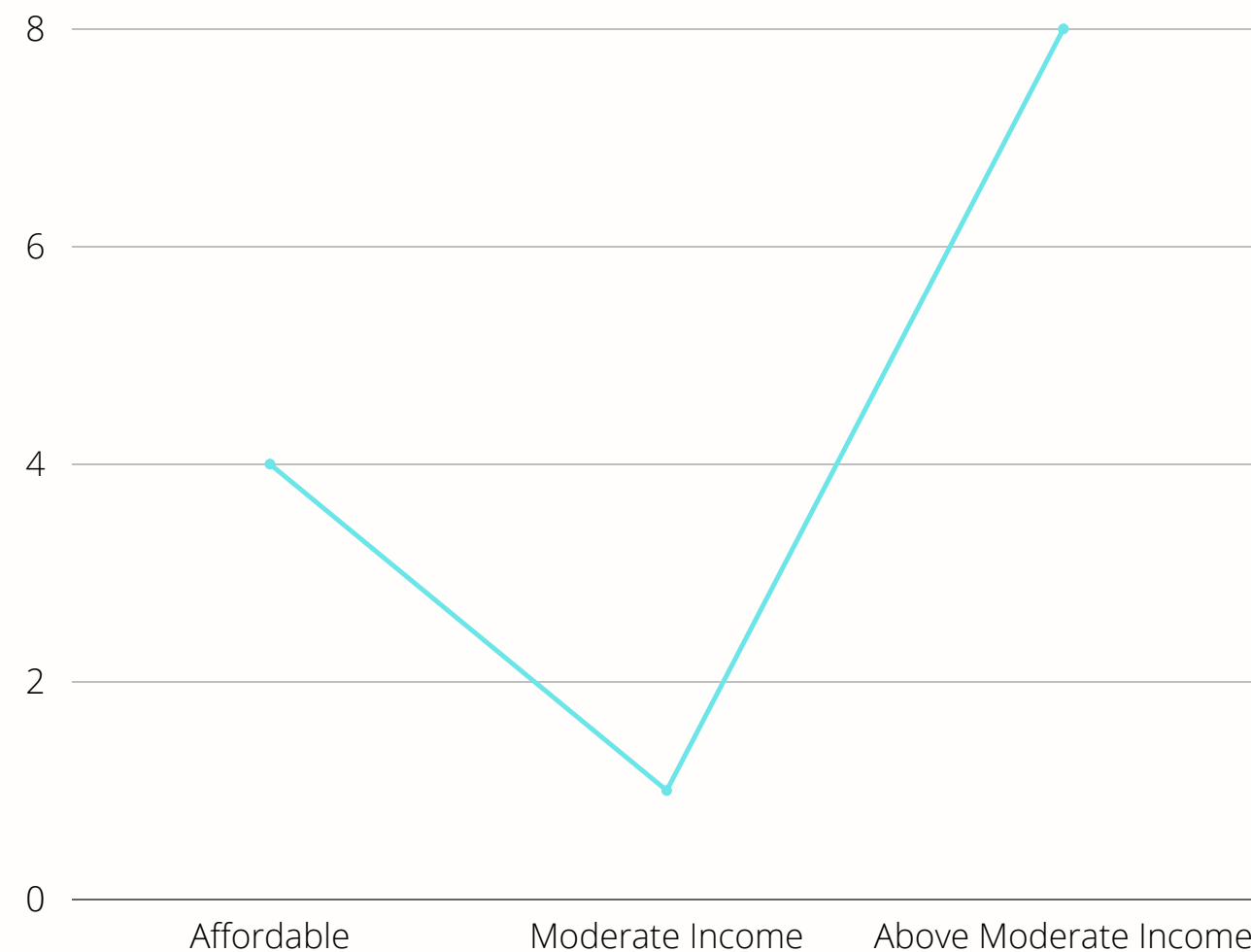
The private market primarily focuses on building for the highest return on investment – the default nature of building for profit. Plus local governments and nonprofits providing some subsidies for low-income housing.

While local entities and nonprofits provide some subsidies and low-income housing, but not nearly enough.

At the federal level, the Section 8 voucher program assists about

22%

of eligible households. Even with other assistance programs, up to **54%** of extremely low income renters are unable to find affordable units.



The limited production in California has been concentrated on ends of the income spectrum.





Conclusion



Location

Desirable locations close to transit, parks, and recreation



Social Benefit

Californians are not rent burdened, by establishing social housing developments that are mixed income (all income levels) and self-sustaining.



Investing in communities

Instead of the profits being pocketed by executives, social housing programs would invest in affordable living costs, maintenance of properties, and go back into the community.

Ways to Get Involved

Visit: CaliforniaSocialHousing.org

Sign up to get updates or if you're an elected official, indicate support for Social Housing!

Contact:

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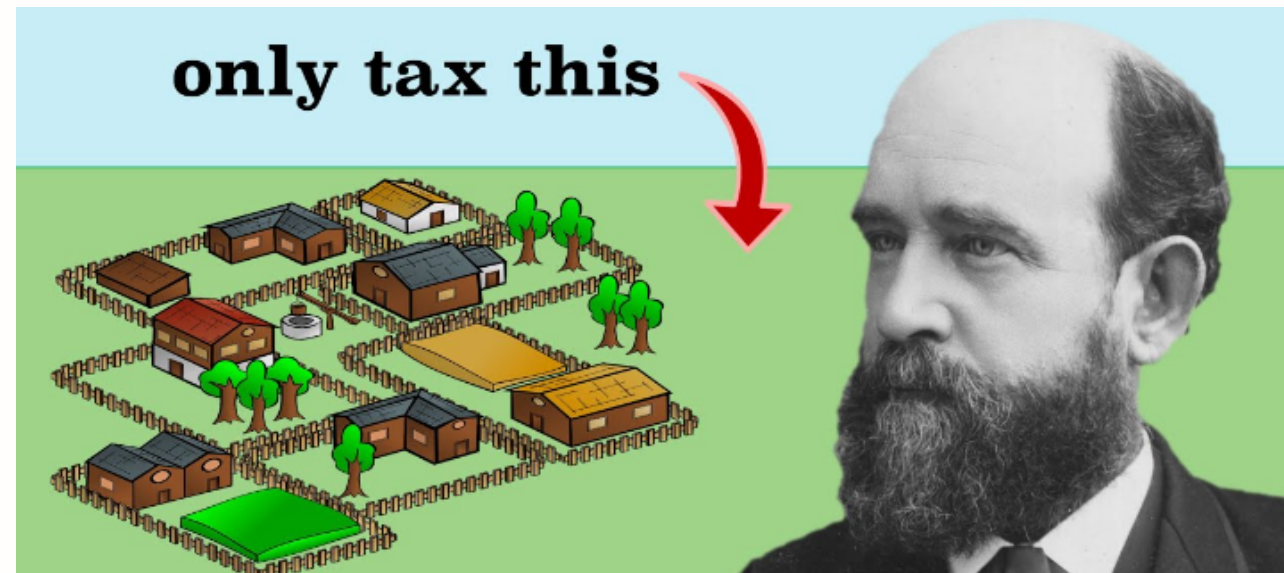
(916) 319-2024



Other Housing Bills

AB 362 – Land Value Tax

- Study looks into the potential benefits of a system that would instead tax underlying land without regard to buildings, personal property, or other improvements
- Opens the door for fairer assessments and more freedom for landowners to utilize their properties however they want



Single Staircase Reform – AB 835

- Directs the State Fire Marshal to research and develop new standards for single stairway multi-unit residential units in California
- Improves the cost-effectiveness and efficiency of building housing

Adaptive Reuse – AB 1490

- Increases implementation of converting motels/hotels into affordable housing by offering incentives such as guaranteed permit turnaround times