

Attendees

Walter Maynard, West Hollywood Community Housing Services
Melanie Morelos, Greenlining
Konstantin Hatcher, California YIMBY
Scott Epstein, Abundant Housing LA
Jaime Del Rio, Abundant Housing LA
Monet Boyd, BARHII
Nikki Beasley, Richmond Neighborhood Housing Services
Muhammad Alameldin, Turner Center (Spotlight Guest)
Alberto Cruz, TODEC
Joshua Mora, Richmond Neighborhood Housing Services
Melissa Breach, California YIMBY
Aditi Shakkawar, United Way of Greater Los Angeles
Sosan Madanat, W Strategies
Kimberly Fuentes, Office of Senator Menjivar
Senator Caroline Menjivar
Oscar Alvarez, Community Coalition
Ashley Crystal Rojas, Indigenous Justice
Ricardo Flores, LISC SD

Legislative Guest: Senator Caroline Menjivar

- Wants to connect with more of the members of the HWG and help build out her housing platform
- Big bills she has heard about a lot:
 - SB 4
 - Always great to better use the land we have availability
 - SB 423
 - Large equine district – worked with Senator Wiener to find the balance between protecting open/equine space and building more housing
 - Senator Becker bill on database of surplus land
- Senator's thoughts on housing
 - Wants to encourage housing in her district – but always needs to pair it with preservation of green space
 - Wants help bringing developers into her district, guidance on how to build in the areas that are underutilized
 - Getting more public transportation – wants to encourage housing in those areas
 - Exploring her own questions about how to encourage housing in those places, wants to build out her understanding and come back with housing bills next year
- Questions/Comments:
 - Melissa Breach, California YIMBY:
 - Can you talk a little bit about what you have learned about housing since coming into the office?
 - Senator Menjivar:

- She has been filling in the gaps about what has been attempted in the past, what the challenges have been.
- For example, housing on college campuses. Teacher housing. We know we need these things, so what have been the challenges to building on that vacant school-owned land.
- Trying to figure out what to focus on, her personal path of achievable wins. What political paths are viable that she should pursue. Affordable rental units more so than homeownership, but that's just her own focus and she wants to support what others are doing in the housing space.
- New members don't have the prep time in the fall that incumbents do, so it's hard to act your first year. She is learning this year and will prep this fall and put more forward next year.
- What can we do to help you make hard votes?
 - Senator Menjivar:
 - Supporters showing up in person to show support for bills they are passionate about. Come into the district to help her stand against groups that oppose housing. Fortunately, on SB 423, Senator Wiener made a great effort to negotiate and find a compromise that allowed her to come on in support through member to member conversations.
 - Montgomery Ward (in her district) has been vacant for a long time – very frustrated by the inability to build there so far. Looking for ideas on what she can do to move that project forward. Mall redevelopment moving forward too—and she is trying to help that developer get more affordable housing into that project.
 - Senator's Request: Break down in financing for affordable housing and why it is difficult to build more affordable housing. Briefing?
 - Melissa Breach, California YIMBY:
 - California YIMBY has been looking at doing a research-driven briefing in the Capitol to educate about how the finances work out – how we get as much affordable housing as possible while still having the project pencil out.
 - Walter Maynard, WeHo CHC:
 - ULI LA TAPS might be a tool to move development in your district forward.
<https://la.uli.org/get-involved/committees-councils/technical-assistance-panels-2/>

- TAPs provide a variety of services including, but not limited to:
 - Evaluating specific development and land proposals or issues
 - Assessing overall development strategy and business planning for public agencies
 - Developing criteria for evaluating development proposals
 - Evaluating growth issues including economics and management
 - Analyzing reuse potentials of existing properties
 - Identifying key economic and land use issues relating to public/private land use situations
- WeHo CHC is always happy to be a resource as well.
- Muhammad Alameldin, Turner Center:
 - Turner Center did a report a few years ago about the challenges developers face, especially in building affordable units. Adding more capital sources to subsidize more affordable units actually increases the timeline for projects, and can increase overhead costs.
- Jose Hernandez, IDEATE:
 - This group can be a sounding board for you. Let these groups be a resource to you as you seek answers about housing and build out your thoughts for next year!

Guest Spotlight: Muhammad Alameldin, The Turner Center for Housing Innovation at UC Berkeley - California's Sliding Homeownership Ladder

- Research department at UC Berkeley
 - Two camps:
 - Research arm looking at the big picture of housing in California
 - Turner Labs: innovating new housing solutions
- Recently released a new report on homeownership: The First Step Is The Hardest: California's Sliding Homeownership Ladder
 - Big findings (based on a combination of different sources):
 - Homeownership rates in California are much lower than the rest of the nation
 - Average age of homeowner is 49
 - Younger age groups own homes at much lower rates than in the past
 - 25-35:
 - 1980: 39%
 - 2021: 15%
 - 35-45
 - 1980: 64%

- 2021: 39%
 - People are still paying off mortgages (and having to continue to work) at an older age because the cost of housing is so high.
 - Steady decline in homeownership across all ages - and all age groups are at least 10% less likely to own a home than the rest of the nation.
 - Loss of homeownership opportunities is especially profound for Black and Latino communities
 - Homeownership rates decline for almost everyone
 - Declined for those with and without a college degrees
 - Irrespective of marriage, household size, or amount of children.
 - Only Constant: White people over the age of 60 who own their home has not changed substantially since 1980
 - Most people own multifamily homes
 - If housing supply in California matched the rest of the country, about half of the decline in homeownership rate could have been afforded
 - Had prices kept at the same rate as inflation, the trends we see wouldn't exist. The housing crisis would have been avoided
- Recommendations
 - Streamline permits and mapping for infill housing at the local level
 - Work to solve state regulatory barriers for multifamily housing
 - Reduce impact fees for new housing construction
 - Clarifying existing laws and find other paths to homeownership with existing housing stock
 - Find ways to create additional funding for downpayment and homeownership assistance programs.
- Turner Center Newsletter (sign up!): [Contact Us - Turner Center](#)
- Full report: [The First Step Is The Hardest: California's Sliding Homeownership Ladder - Turner Center](#)
- Muhammad's slideshow: [Homeownership 2023 Presentation](#)

Sacramento Update

- At the halfway point of the legislature – bills passing out of their first house by June 2
 - All members are working to get bills passed across the floor of their house of origin right now
- June 5 policy committees in the second house start!
- Budget process active right now as well
 - Budget bill must pass in June, then is deepened by budget trailer bills through the summer and early fall
 - Budget deficit is worse than previously expected, so lots of programs (including for housing) are seeing cuts
 - Money from Dream for All did get used really quickly – show the need and desire for it.
 - Hopefully will encourage additional funds

- Melissa Beach, California YIMBY:
 - Really interested in a joint effort to coalition-build around an infrastructure budget request that takes into account a lot of different elements to infrastructure. Build a forum to discuss shared priorities and advocate together for a comprehensive budget request.
 - WeHo CHC interested!
- Governor announced a package of CEQA reforms as well.
 - Mostly to reduce the time frame for CEQA legal challenges
 - Looked at lots of other places where CEQA is used, but not at housing
 - Interest in a CEQA briefing?
 - Melanie Morelos, Greenlining:
 - Take on the Governor approaching CEQA as it relates to housing?
 - Melissa Beach, California YIMBY:
 - There is a really interesting growth in the conversation around CEQA and how it impacts both housing and climate goals. We're hoping that continues to evolve towards policy and collaborative efforts between different sectors.

Closing Comments/Announcements

- Nikki Beasley, Richmond Neighborhood Housing Services:
 - RHNS has made it to the final round of the Enterprise/Wells Fargo Housing Affordability Breakthrough challenge.
 - Enterprise is interested in how the program could go to different regions or even statewide, so support letters from different groups would be fantastic