We will begin the presentation momentarily.
Agenda

I. Welcome
II. Housing Justice Team Presentation
III. Questions from Audience
IV. Thank you
Introductions

• Alex Fisch  
  *Special Assistant Attorney General*

• Christina Bull Arndt  
  *Supervising Deputy Attorney General*
A Sense of Urgency

Housing Justice Team launched by Attorney General Rob Bonta on November 3, 2021

Objectives:

• Enforce state housing and development laws in the Attorney General’s independent capacity and on behalf of DOJ’s client agencies including the California Department of Housing and Community Development (HCD).

• Enforce state and federal law on mortgage origination and servicing, as well as tenant rights and other consumer protection laws.

• Issue consumer alerts advising tenants and homeowners of their protections under state and federal law.

• Issue guidance letters to local governments on state housing laws.

• Defend state housing and tenant protection laws from legal challenges.

• Advocate with the state legislature, federal agencies, and other state agencies to advance housing rights.

“When it comes to addressing our housing crisis, there’s not a moment to waste” – Attorney General Bonta
A Sense of Urgency

Delivering results:

• A settlement with the City of Coronado that will allow for the development of 912 housing units.
• A settlement with the City of San Bernardino that will allow for the development of 8,123 housing units.
• A settlement with Green Valley Corporation, a San Jose-based housing developer and property manager also known as Swenson Builders, to resolve allegations that the company violated the California Tenant Protection Act.
• A $3.5 million settlement with Wedgewood, a Los Angeles county-based real estate investment company, resolving allegations that Wedgewood unlawfully evicted tenants from properties purchased at foreclosure sales.
More Results

- A lawsuit against the City of Elk Grove over its failure to approve a housing proposal that would create 66 apartments for lower-income households at risk of homelessness.
- A lawsuit against the City of Huntington Beach for its failure to adopt a compliant housing element. The housing element is a crucial tool for building housing for moderate-, low-, and very low-income Californians.
- Successfully defending state laws, like the Regional Housing Needs Allocation (RHNA), from jurisdictions challenging their obligation to plan and zone for more housing.
- Sponsoring and supporting housing bills, such as Assembly Bill 1485, which was signed into law by Governor Gavin Newsom and will permit the Attorney General to automatically intervene in lawsuits brought by third parties for alleged violations of state housing laws.
Still more results

- Reminding local governments of the strict requirements for “urgency zoning ordinances,” and discouraging the abuse of such ordinances to limit or circumvent state housing laws.
- Issuing letters to all housing authorities in the state, reminding them that tenants who receive Section 8 Housing Choice Vouchers are protected under California’s Tenant Protection Act.
- Issuing legal guidance about steps law enforcement officers should take to prevent and respond to unlawful lockouts and self-help evictions.
- Reminding California’s tenants of their rights and protections under state law, including limits on rent increases.
- Announcing statewide guidance to address Crime-Free Housing policies that disproportionately discriminate against people of color, survivors of domestic violence, people with disabilities, and justice-involved individuals.
Why focus on housing? Legislative Analyst’s Office (2015)

“Building Less Housing Than People Demand Drives High Housing Costs”

Figure 7
Building More Housing Would Have Slowed Rising Housing Costs

Average Annual Number of New Housing Units Built by Decade, 1980-2010

8 Estimated new housing construction needed to prevent home prices from growing faster than the rest of the country.

https://lao.ca.gov/reports/2015/finance/housing-costs/housing-costs.aspx
Why focus on housing? LAO, continued.

https://lao.ca.gov/reports/2015/finance/housing-costs/housing-costs.aspx
Why focus on housing? LAO, continued.

Figure 15
Crowding Rates Higher in California, Even Among Same Household Types

Percentage of Each Household Type Living in Crowded Housing, 2013

https://lao.ca.gov/reports/2015/finance/housing-costs/housing-costs.aspx
Why focus on housing?

According to the California Department of Housing and Community Development:

**Not enough housing being built:** During the last ten years, housing production averaged fewer than 80,000 new homes each year, and ongoing production continues to fall far below the projected need of 180,000 additional homes annually.

**Too much of people's incomes going toward rent:** The majority of Californian renters — more than 3 million households — pay more than 30 percent of their income toward rent, and nearly one-third — more than 1.5 million households — pay more than 50 percent of their income toward rent.

**Fewer people becoming homeowners:** Overall homeownership rates are at their lowest since the 1940s.

**Disproportionate number of Californians experiencing homelessness:** California is home to 12 percent of the nation’s population, but a disproportionate 22 percent of the nation’s homeless population.

**Many people facing multiple, seemingly insurmountable barriers — beyond just cost — in trying to find an affordable place to live:** For California’s vulnerable populations, discrimination and inadequate accommodations for people with disabilities are worsening housing cost and affordability challenges.

[https://www.hcd.ca.gov/policy-and-research/addressing-variety-housing-challenges](https://www.hcd.ca.gov/policy-and-research/addressing-variety-housing-challenges)
HCD’s Claim: “too much income going toward rent”

“The State of the Nation’s Housing 2023”
Joint Center for Housing Studies of Harvard University
https://www.jchs.harvard.edu/state-nations-housing-2023
Housing Costs and Migration

California is losing households at all income levels
Net interstate migration among adults ages 18-64

SOURCE: PPIC calculations based on American Community Survey data through 2021.
Get the data • Embed • Download image
HCD’s Claim: “disproportionate number of Californians experiencing homelessness”

People Experiencing Homelessness in California
2022

171,500 people experiencing homelessness in the state.

29% of people experiencing homelessness in the U.S, and in California.

Of people experiencing homelessness in California:

- 67% Unsheltered
- 64% Male
- 35% Chronically Homeless
- 23% Severely Mentally Ill
- 21% Chronic Substance Abuse
- 15% Families With Children
- 6% Unaccompanied Youth Under 24
- 53% in Los Angeles

Median Share of Income Spent on Housing by Income Quartile
2021

- California
- United States

“Regional variation in rates of homelessness can be explained by the costs and availability of housing.”

Gregg Colburn & Clayton Page Aldern, “Homelessness Is a Housing Problem: How Structural Factors Explain U.S. Patterns”
The bottom line on housing:

*Planning for a fair share of new homes is required under California law and the right thing to do.*

Example Housing Need Determinations for the 6th RHNA Cycle:

- Southern California Association of Governments—1,341,827
- Association of Bay Area Governments—441,176
- San Diego Association of Governments—171,685
- Sacramento Association of Governments—153,512

“Every community must do its part to build housing” – Attorney General Bonta
Housing Justice Team
Resources

General:
https://oag.ca.gov/housing

Fair Housing Information:
California Civil Rights Department—https://calcivilrights.ca.gov/housing/

For tenants:
Legal aid—LawHelpCA.org
Referrals—https://www.calbar.ca.gov/Public/Need-Legal-Help/Using-a-Certified-Lawyer-Referral-Service
Self help—https://selfhelp.courts.ca.gov/eviction-tenant

Problems with project entitlement and permitting:
Question and Answer
CARE
Community Awareness, Response, & Engagement

Demystifying
THE DEPARTMENT OF JUSTICE
A Quarterly Series

Thank you for joining!
If you have further questions, please contact us at care@doj.ca.gov
Visit our website at www.oag.ca.gov/care