



California

HOUSING FORUM

2016 CALIFORNIA HOUSING FORUM
Key Findings Report
December 2016



SUMMARY

California is facing a housing crisis. Lack of affordable housing stock affects all Californians as well as our state's economic opportunities. On September 29, 2016, the California Apartment Association, an association representing California residential property owners big and small, brought together legislators, economists, employers, developers, environmentalists and advocacy groups to explore not only the causes of California's housing crisis, but also real solutions to this critical shortage.

The Forum's goal was to define the problem – a shortage of affordable housing stock in California – and bring together influential stakeholders who can help solve this problem. Some of our panelists had never been in the same room together. But such a critical, complex problem requires imaginative, bold thinking. Compromise will be key to any solution, and starting a conversation, with all sides at the table, is an important beginning. We hope the key findings below will move the conversation forward, bringing us closer to solving California's housing crisis.

Mac Taylor from the Legislative Analyst's Office (LAO) delivered the opening keynote of the Forum, sharing key findings from his March 2015 report *California's High Housing Costs: Causes and Consequences*.

The Forum then convened three consecutive panels, with panelists representing all sides of the issue:

PANEL #1: "What's at stake for California? Perspectives on California's lack of housing and why it is important"

Moderator: Betsy Stark, former ABC News Business Correspondent

Assemblymember David Chiu (D-San Francisco), Chair of the Housing & Community Development Committee of the California State Assembly

Ralph McLaughlin, Trulia

Ben Metcalf, California Department of Housing and Community Development

Sonja Trauss, Bay Area Renters' Federation

PANEL #2: "Barriers to new housing in California. What makes California a unique place to build?"

Moderator: Meea Kang, President of Domus Development

Brian Augusta, California Rural Legal Assistance Foundation

Liam Dillon, *Los Angeles Times*

John Hyjer, Equity Residential

Jena Price, California League of Conservation Voters

Professor Robert Wassmer, California State University, Sacramento

Marina Wiant, California Housing Consortium

PANEL #3: "Looking ahead. Possible solutions to California's housing crisis. Concrete policy solutions for California's housing dilemma."

Moderator: Betsy Stark, former ABC News Business Correspondent

Tom Bannon, California Apartment Association

Robbie Hunter, State Building and Construction Trades Council

Matt Regan, Bay Area Council

Mark Stivers, California Tax Credit Allocation Committee

Roger Valdez, Smart Growth Seattle and *Forbes*

“We're talking about going to Mars. We can build as much as we want in California. We just have to decide what is our priority.

– Sonja Trauss, founder of the Bay Area Renter's Federation

The following are key findings from a spirited, respectful conversation on September 29, 2016, that fostered a better understanding of different points of view. Our state has always led the nation with new ideas and new solutions to the difficult issues of the day. Working together, we can help end the housing drought. Our California dream depends on it. Thank you for your interest, and for being part of the solution.

BACKGROUND

California's housing crisis has been a long time in the making. In March 2015, the non-partisan California Legislative Analyst's Office (LAO) published a thoughtful analysis of the issue. Mac Taylor, lead author of the report *California's High Housing Costs: Causes and Consequences*, opened the California Housing Forum with a keynote that presented key findings from this study, including the following¹:

California's Home Prices and Rents Are Higher Than Just About Anywhere Else.

Today, California housing prices are more than 80 percent higher than the rest of the country. But this gap really widened between 1970 and 2016. The average California home costs \$440,000, about two-and-a-half times the average national home price (\$180,000). Also, California's average monthly rent is about \$1,240, which is 50 percent higher than the rest of the country (\$840 per month).

Building Less Housing Than People Demand Drives High Housing Costs.

California is a desirable place to live. But limited housing stock, especially in major coastal communities, has made living here very expensive. And rising prices in coastal communities have driven prices up in inland areas, as people move inland seeking affordable places to live. Various barriers to new housing include community resistance to housing, environmental policies, lack of fiscal incentives for local governments to approve housing, and limited land. High land and construction costs also play some role in high housing prices.

High Housing Costs Are Problematic for Households and the State's Economy.

Because housing is so expensive, households make serious sacrifices to live here. Low- and moderate-income families spend a high percentage of their income on housing. Home ownership is out of reach for many. Workers in California are enduring long commutes. Californians are also four times more likely to live in crowded housing. And housing costs make it difficult for companies to hire and retain qualified employees.

“On top of the 100,000 to 140,000 housing units California is expected to build each year, the state will need an additional 100,000 units annually, almost exclusively in its coastal communities, to meet the need.

— Legislative Analyst's Office, 2015

¹ Adapted from: <http://www.lao.ca.gov/reports/2015/finance/housing-costs/housing-costs.aspx>

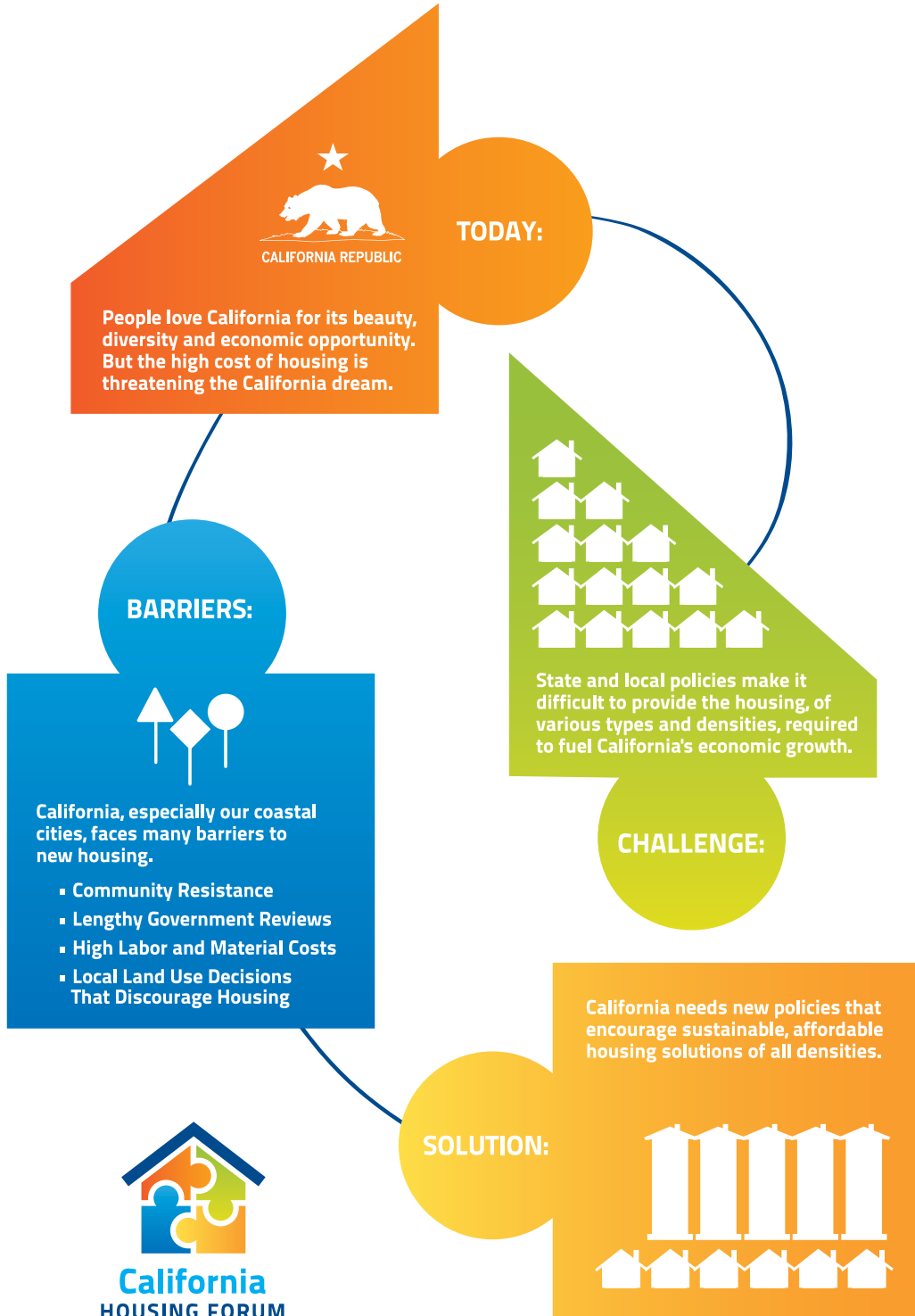
Recognize Targeted Role of Affordable Housing Programs.

In recent decades, the state has approached the problem of housing affordability for low-income Californians primarily by subsidizing the construction of affordable housing through bond funds, tax credits and other resources. But this is not enough. For this reason, the LAO advises the Legislature to consider how targeted programs that assist those with limited access to market-rate housing could supplement broader changes that facilitate more private housing construction.

Housing Relief Would Come Through More Private Housing Construction in Coastal Urban Areas.

The LAO recommends the Legislature change policies to facilitate more private home and apartment building in California's coastal urban areas. The need is enormous. On top of the 100,000 to 140,000 housing units California is expected to build each year, the state needs an additional 100,000 units annually, almost exclusively in its coastal communities, to meet demand. This, however, promises to be extremely difficult. It could place strains on the state's infrastructure and natural resources and alter the prized character of California's coastal communities. It would require the state to make changes to a broad range of policies that affect housing supply directly or indirectly—including policies that have been fundamental tenets of California government for many years.

California's Housing Crisis



SITUATION ANALYSIS

California is facing a housing shortage. The California dream is in jeopardy. Adequate supply of housing, at all price points, is fundamental to California's economic growth. Our state is now the world's sixth-largest economy, but we cannot sustain this growth if our 38 million residents, and those who would like to come here for economic opportunity, have no place to live. Today, teachers, firefighters, peace officers and others are being priced out of the communities they serve. Low-wage workers are piling into housing units for lack of options. College grads are unable to move out of their parents' homes. Parents are enduring long commutes that steal from family time and homework help. College student homelessness is an increasing problem. Young professionals are leaving California for lower costs of living in other states.

Everyone is demanding action. Policymakers understand today's situation is unsustainable. Employers say lack of affordable housing for prospective employees is a major human resources issue. Tenants up and down the state are demanding relief from rising rents. And city councils, desperate to do something, are tempted to enact policies like rent control, that only exacerbate the problem. Yet, at the same time, these same city councils succumb to pressure to limit new housing from their constituents, the current residents of their communities. Property owners face hurdle after hurdle in building new housing, adding years to the process and driving up costs.

The California Apartment Association (CAA) represents property owners up and down the state. CAA understands that rising housing costs create a major issue in California, not only for its members, but for our whole state. CAA also sees that short-term, bandage solutions like rent control are not the answer to today's problems. City councils are hungry to help their residents, but true help for Californians will only come through more available housing, at all price levels. California faces unique challenges to building new housing. CAA convened the California Housing Forum for four hours on September 29, bringing together smart, informed voices from all sides of the housing conversation to identify realistic solutions to California's housing crisis.

KEY FINDINGS





KEY FINDING #1: THIS IS AN URGENT PROBLEM

Although the Forum participants brought diverse perspectives from all sides of the housing conversation, everyone agreed on one thing – this is an urgent problem, and we must find solutions now.

California, and our country as a whole, was built on economic opportunity. And California, in particular, has long attracted innovative thinkers and people seeking freedom – whether it be free speech or the freedom to choose a unique line of work or lifestyle. Our 38 million people, their children, and the people who haven't yet moved here need affordable housing. Failing to respond to our housing crisis is not an option. Low-wage workers are enduring long commutes, college graduates cannot move away from their childhood homes. Our teachers, firefighters and peace officers cannot afford to live in the communities they serve, and young people can't afford to live here. Residents and employers are moving to other states.

If we don't find a solution, and soon, local governments will seek to fix rising rents themselves. They will be tempted to apply bandage solutions, such as rent control, that will only make the problem worse for our children and grandchildren.

This isn't even a matter of providing housing for new future residents of California, it's about making room right now for our very own children and grandchildren. We've had anemic levels of housing growth in California for the past 30 years.

Panelists at the Forum agreed that rising housing costs in California are a serious problem. And economists agree that rent control is not a solution, merely a short-term fix that would stifle new housing supply, further slowing the new development we so desperately need.

The facts are clear. The need is urgent. The time to act is now.

Assemblymember David Chiu (D-San Francisco):

"The California dream is no longer reality for millions struggling to keep a roof over their heads. With the highest poverty rate in the country when housing costs are included, our Golden State has lost its luster."

Matt Regan, Bay Area Council:

"170,000 people drive each day into the Bay Area from homes in the Central Valley...[They] drive across the Altamont Pass, those teachers, caregivers and retail workers...two hours every day in the morning, two hours at night. They're away from their families, they're not helping their kids with homework. This perpetuates cycles of poverty."

Ben Metcalf, California Department of Housing and Community Development:

“What people often forget is, by and large, these aren’t ‘strangers at the gates’. These aren’t even aspiring tech workers. They’re our own kids. Seventy-five percent of the growth we expect above baseline for the next 10 years is just our kids and the natural birth rate.”

Matt Regan, Bay Area Council:

“Between 2010 and 2015, in the Bay Area alone, we created 500,000 new jobs – in five years – and permitted 65,000 units of housing. And we ask, why is this a crisis? It’s basic math...We are producing, as an economy, in the Bay Area, levels of housing that are comparable to the Rust Belt. That’s the crux of the problem.”

Assemblymember David Chiu (D-San Francisco):

“There is a new face of homelessness: our college students. A recent study found that 10 percent of Cal State students are homeless.”

CRITICAL TAKEAWAY

This is an urgent problem. High housing costs are driving talent and enterprise out of state. If we don’t act now, cities may try to fix the problem themselves, with rent control measures, that all economists agree will only exacerbate the problem. We need to build more housing in California.



KEY FINDING #2: WE MUST INVITE EVERYONE TO THE TABLE

The Forum brought together a diverse collection of voices, from different sides of the issue. It was a spirited discussion, yet collaborative. Representatives from affordable housing advocacy groups, tenant groups, environmentalists, the building and construction trades, property owners, developers and policymakers shared their perspectives on why we aren't building more housing.

Here are examples of the unique points of view expressed by panelists:

- ▲ The State Building and Construction Trades Council explained why Governor Brown's "by-right" plan failed, and didn't win support from teachers or the building trades. But the building trades' president pointed out that it might be time to revive and revisit the governor's plan with the right coalition backing.
- ▲ The California League of Conservation Voters reminded us to not forget those low-wage workers who are just making ends meet and concerned with having a place to live, from where they can get to their job and back home.
- ▲ Others talked about displacement, and what happens to neighborhoods in exchange for new housing. With new development comes the need to relocate tenants who have been there for years. And with new construction, sometimes comes uncomfortable changes to historic neighborhoods, like San Francisco's Mission District. Issues of displacement must be considered when crafting housing policy.
- ▲ Developers on the panel discussed local hurdles they encounter when trying to get new projects approved. Multiple rounds of local approvals and reviews mean high spending on legal fees and long delays, all of which drive up the cost of projects.

Robbie Hunter, State Building and Construction Trades Council:

"Smart deregulation can be good. [But] working people were not at the table for by-right. And that's one of the reasons it went down."

Jena Price, California League of Conservation Voters:

"You need to decide what kind of San Francisco you want. The entire Mission District isn't the same as ten years ago. It's not just about the availability of housing, it's about retention of culture, of livelihood. We should be able to figure out both."

Jena Price, California League of Conservation Voters:

"[We can't forget about] those just getting by. Getting to their job and back home. Those are the folks we need to talk about. High risk of displacement."

CRITICAL TAKEAWAY

To achieve solutions, we must craft them with the right coalition support. We should revisit ideas, like Governor Brown's by-right proposal and find ways to meet the concerns of more of the parties: developers, environmental groups and workers. Displacement issues must be addressed.

KEY FINDING #3: GOOD TOOLS HAVE MORPHED INTO BAD WEAPONS



“Not in my backyard” forces are real, and strong, especially where housing is needed the most – in our coastal cities and urban centers. And to add to the problem, these are the places that are closest to jobs and transportation.

In these urban areas, too many existing homeowners and their city councils block new building in their communities. They fear that new construction, while good for our state and region as a whole, could bring change to current residents. Some believe that new housing stock reduces the value of older homes, may mean more local traffic, more students in neighborhood schools and more use of local services. The efforts of these forces often block sensible development, including new homes that are close to transportation and/or jobs.

Through the Forum discussions, it became apparent that some local stakeholders misuse policies such as the California Environmental Quality Act (CEQA) to stall projects, add costs and deter building, sometimes with round after round of expensive legal reviews. Localities are halting projects in the name of CEQA and the community-design review process. CEQA was framed as a tool to protect our environment and encourage responsible development, not as a weapon to fight any new development. There’s a need to revive the spirit of CEQA and move away from using it to block responsible growth. The same goes for design review.

Unless our state finds a way to overcome these “not in my backyard” forces, we will see less housing, lower economic growth and fewer opportunities for our children and grandchildren. Orange County serves as an example of what we could face if we don’t re-examine how development is reviewed. Young people cannot afford to live there and are moving to other counties – and even to other states, leaving behind aging baby boomers.

Delay tactics for new development have spawned a new group of stakeholders who are saying “yes, in my backyard.” Groups like the Bay Area Renters’ Federation (BARF) are recruiting and mobilizing coalitions of citizens, people who have historically not participated in local housing discussions. These groups are attending local council and committee meetings to voice their support for more housing, especially high-density housing that is close to transit and jobs.

Matt Regan, Bay Area Council:

“Development follows the path of least resistance. Those almond orchards out there and those cows don’t file CEQA lawsuits.”

Mark Stivers, California Tax Credit Allocation Committee:

“I was talking to a developer the other day about his project. The design-review process is taking months and months, causing all kinds of hassle. And this is a site that is already consistent with existing zoning. The design-review process is supposed to be ministerial, but it is being used in a way that can kill a project, or at least delay it to death.”

John Hyjer, Equity Residential:

"I look down the peninsula at cities that are building millions of square feet of office, and a relatively small multifamily project comes up before council and a handful of people can squelch a development proposal. We as a group need to really put a program out there to educate the public more, and explain why we need higher densities. We have to educate the citizenry that we need to step-up and build in our communities."

Professor Rob Wassmer, California State University, Sacramento:

"At city council meetings, only existing residents are likely to attend and exert a voice. The people who attend city council meetings are homeowners, not renters or potential renters."

Professor Rob Wassmer, California State University, Sacramento:

"How about mobilizing renters more? Renters have an interest in more housing so their rents come down. Existing homeowners don't want new building because their home prices come down. Housing policy needs to be based on some larger social goal, not just preserving individual property values."

Marina Wiant, California Housing Consortium:

"We need to provide cover for local electeds so they don't get yelled at at the grocery store for approving a housing project. We look for things at the state level that would provide an avenue to appeal local land-use decisions, that don't conform to legal requirements. Massachusetts has a state appeals board, and the burden is put on the local government to show why a project was denied. In Connecticut there is automatic right of appeal to the Supreme Court for local land-use decisions. Creating some kind of appeals process in California could be the shield that allows local governments to approve projects."

CRITICAL TAKEAWAY

Good policies like CEQA and the design-review process have morphed into dangerous weapons used by "not in my backyard" forces to stop nearly all new development. We must find a way to get back to the intended use of these policies, so they can't be used to stall responsible development. We might consider an appeals process in California (like those in Connecticut and Massachusetts), and previous legislation in California where cities would need to defend their decision to block a housing project before a state appeals board. We also need to better educate and mobilize groups in favor of future building to show up to city council meetings.

KEY FINDING #4: LOCAL INCENTIVES MUST CHANGE

Local governments, especially in our coastal cities and urban centers, have every incentive to say no to new housing, in favor of either no development, or commercial development only. As the tax code exists today, local governments see much more economic benefit from commercial and retail development than housing. Commercial and retail development adds to the local tax base, while residential development is often viewed as a drain on city finances, and social services, bringing little tax revenue. City incentives to approve new housing development must change.

The prevalent opposition to new housing in our urban centers, those places that are close to jobs and transportation, leads to rising prices, more sprawl (because “cows don’t sue”) and longer commutes. People flee coastal cities and urban centers in search of cheaper housing, driving up prices across the state. More sprawl leads to longer commutes, more carbon emissions and less family time at home.

Today, it is too easy for local governments to say no to new housing. There is little political downside. City governments need to be incentivized to say “yes” to sensible housing projects. We might devise a penalty for those urban centers that say no to good housing projects, close to jobs and transportation. We need to create a market for housing, where cities that accept their fair share of new, affordable housing benefit, while the others are penalized. This could be in the form of something like “cap and trade” for affordable housing. The state would define a quantity of new housing needed, and cities would be required to accept their share. They would have the option to say no, but there would be a negative financial consequence.

We might also link housing to carbon offsets. New housing that’s built close to jobs and transportation would be rewarded, while suburban sprawl would be penalized.

We must also incentivize property owners to sell vacant lots that are close to transportation and jobs. Currently, many prospective urban infill lots sit vacant in our urban centers because their owners see no tax consequences of holding on to these valuable lots. We need to change the tax code so land owners pay higher taxes as their lots increase in value. These are valuable lots, prime locations for future housing.

Meea Kang, Domus Development:

“When city councils make a judgement on whether those 27 acres will be a Walmart or Target or 500 new homes, often the cities will choose to approve projects that generate sales tax dollars. Because much of the sales tax dollars can stay local, as opposed to property taxes, which a large portion goes to the state.”

Mark Stivers, California Tax Credit Allocation Committee:

“If local governments had half the [fiscal] incentive to go after housing like they do now to go after retail, it would be a very different outcome. The local elected officials would have incentive to override some of the NIMBY opposition, which will always be there in some form, but it could be mitigated if [housing] were more financially attractive.”

Brian Augusta, California Rural Legal Assistance Foundation:

“An important conversation is commercial property and Prop 13. Many commercial property owners are holding onto vacant land because there’s no tax consequence for doing so, because they are not reassessed as values increase. If we could create a system that would disincentivize holding onto that vacant land, we would see more available land.”

Professor Rob Wassmer, California State University, Sacramento:

“We need to get people to live at higher densities, and to rely on mass transit. We [need] infill and building at higher density. But that won’t happen locally. It needs to be imposed in some way as part of our AB 32 goals. I’ve written about a ‘cap and trade’ program for low income housing. Every community in an urban area has to take its fair share of low income housing. If they don’t take it, give them the right to buy a portion of this obligation from a similar community in the urban area. This creates a market system.”

Matt Regan, Bay Area Council:

“What about ‘cap and trade’ for housing? Imagine a city planning commission meeting in Palo Alto where the neighbors were told, if you oppose that project it will cost each one of you \$5,000 because we will pay into a regional housing trust fund to cover the cost of our teachers and retail workers. That’s the decision you have to make, stay leafy and suburban or pay \$5,000. Your call. Right now, there’s no tradeoff. They get to say no to a project and there are zero ramifications.”

Meea Kang, Domus Development:

“Bottom line: When you’re building sprawl, cows don’t sue. It’s a lot easier to build sprawl in California than it is to build infill. That’s where we’re pushing the growth to. This makes longer commutes.”

CRITICAL TAKEAWAY

We need to change local financial incentives for cities as they consider new housing projects. Commercial development, or no development, is more appealing for cities today because of the current tax structure. Also, land owners today have little incentive to sell vacant lots, because their tax bill does not reflect the market value of their vacant lot. Possible solutions include the following:

- ▲ Change tax rules so land owners face tax consequences of holding on to vacant lots near jobs and transportation (good locations for housing).
- ▲ Develop “stick” approach where cities must build their allotted share of housing, or face a financial penalty.
- ▲ Link housing policy to carbon emissions goals (AB 32, SB 375). Cities that say no to projects and encourage sprawl would see financial consequences.
- ▲ Revoke federal affordable housing funding for cities that block development. Currently, cities see no negative consequences for stalling housing projects.
- ▲ Encourage cities to allow more efficiency units to be built (smaller, more affordable units).
- ▲ Mandate higher voting requirements for the passage of slow and ‘no growth’ local measures that are put before local voters.

KEY FINDING #5: OUR CURRENT LAWS NEED TEETH

California needs to do a better job enforcing the laws on the books today. Our current housing laws lack adequate enforcement, they have “no teeth.” We have state affordable housing mandates in place, but local participation is voluntary. Local governments are accepting federal affordable housing funds, but blocking projects. Today, there’s no penalty for this.

Localities are in favor of affordable housing in-name-only. They must step up to the plate and accept good projects, that may cause some burden for their own cities, but are important for the greater good of California.

Professor Robert Wassmer, California State University, Sacramento:

“We have a housing element law, but it’s just not enforced. The governor could enforce this much more, with legal action, or through withholding state revenue from those communities not building their fair share of affordable housing.”

Brian Augusta, California Rural Legal Assistance Foundation:

“I think the teeth are important. The state tells locals what to do, [it’s then up to] the locals to adopt their own plan. This system relies on lawyers to enforce it. At a local level, neighbors don’t want to see higher density. How do we ensure the state prescription is enforced?”

Tom Bannon, California Apartment Association:

“The problem is existing laws and regulations aren’t being enforced. [We must] find a way to expedite building permits and the entitlement process. The laws we already have need teeth, and the state needs to step in. [The state needs to] take a harder approach and require cities to actually get their fair share built.”

CRITICAL TAKEAWAY

California housing development policies and laws currently in effect (like the Housing Accountability Act) must be strengthened and enforced.



KEY FINDING #6: SOLUTIONS ARE WITHIN REACH IF WE WORK TOGETHER

There is no one stakeholder group that can solve this crisis alone. State policymakers must examine incentive structures that presently encourage commercial building over residential. City leaders must find ways to counter local “not in my backyard” forces, for the greater good of their cities and our state. Developers and the building trades can achieve agreements on wages. Tenant groups must support smart development, close to jobs and transportation, that will help solve our housing shortage. They should focus on real solutions to this crisis, and resist quick fixes like rent control. And, we must all be mindful of displacement issues that threaten our historic neighborhoods.

The Forum confirmed that we face many barriers when it comes to the housing crisis, but that solutions are attainable if we are willing to work together.

Assemblymember David Chiu (D-San Francisco):

“As our housing crisis threatens our state’s economic prosperity, climate goals and deepens inequality, we have to muster the political will to hammer out solutions.”

Meea Kang, Domus Development:

“It’s really going to take all of us to come up with solutions, and [we will need to] let go of our own biases, to realize it will take all of these solutions to move us forward. It will take us putting down our arms and realizing we’re all part of the solution. There’s great need here.”

Brian Augusta, California Rural Legal Assistance Foundation:

“Despite the differing perspectives up here, I think there’s also a lot that we agree on. And part of that goal is expanding the supply of housing that’s affordable and that meets the needs of everyone in California. So whether the question is inclusionary, or CEQA, or displacement, I think it’s encouraging that we’re having these conversations in a way that in recent years we have not.”

Marina Wiant, California Housing Consortium:

“I’m hopeful that we’ll see some interesting proposals come out next year but I caution [against] the ‘perfect be the enemy of the good’ mentality. While we often seek a big sexy solution, incremental change can be productive also. One of the notes in the LAO report is that it’s taken years to get into this mess and will take years to get out of it. It’s OK to take small steps each year to get us to the big solution.”

Assemblymember David Chiu (D-San Francisco):

“Every real idea to address the housing crisis has been blocked by naysayers. But we’re not going to figure this out until all parties are willing to be part of a grand compromise.”

CRITICAL TAKEAWAY

The California Apartment Association, working with and supported by a diverse coalition of individuals, businesses and organizations, will propose a number of public policy solutions to California’s Affordable Housing Crisis in early 2017.

ATTENDEES

The following organizations attended

Assembly Housing & Community Development Committee	<i>Los Angeles Times</i>
Bay Area Council	Next Gen
Bay Area Renters' Federation	Nonprofit Housing Association of Northern California
California Department of Housing and Community Development	Office of California Assemblymember Mark Stone
California Apartment Association	Office of California Assemblymember Bill Dodd
California Department of Finance	Office of California Assemblymember Chris Holden
California Department of Social Services	Office of California Assemblymember David Chiu
California Forward	Office of California Assemblymember Jim Wood
California Housing Consortium	Office of California Assemblymember Kevin Mullin
California League of Conservation Voters	Office of California Assemblymember Marc Steinorth
California Rural Legal Assistance Foundation	Office of California Assemblymember Susan Talamantes-Eggman
California Senate Housing Committee	Office of California Assemblymember Tom Daly
California State Senate Transportation and Housing Committee	Office of California Assemblymember Tony Thurmond
California State Controller's Office	Office of California Senator Bob Wieckowski
California Tax Credit Allocation Committee	Office of California State Senator Steve Glazer
Cresleigh Homes Corporation	Office of Speaker Anthony Rendon
Domus Development	Office of Speaker Emeritus Toni G. Atkins
Equity Residential	Prometheus Real Estate Group
<i>Forbes</i>	Sacramento Housing Alliance
Guard Hill Holdings	Sacramento State University
Housing and Community Development Committee	Savvy Properties, LP
Housing for the Long Term	Smart Growth Seattle
League of California Cities	State Building and Construction Trades Council
Legislative Analyst's Office	Trulia
	Western Center on Law & Poverty



Tom Bannon, CEO,
California Apartment Association

IMAGES FROM THE 2016 CALIFORNIA HOUSING FORUM



Panel #1: "What's at stake for California? Perspectives on California's lack of housing and why it is important"

Pictured:
 Assemblymember David Chiu (D-San Francisco)
 Ralph McLaughlin, Trulia
 Ben Metcalf, California Department of Housing and Community Development
 Sonja Trauss, Bay Area Renters' Federation



Panel #2: "Barriers to new housing in California. What makes California a unique place to build?"

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Panel #3: "Looking ahead. Possible solutions to California's housing crisis. Concrete policy solutions for California's housing dilemma."

Pictured:
 Moderator: Betsy Stark, former ABC News Business Correspondent
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 Mark Stivers, California Tax Credit Allocation Committee
 Roger Valdez, Smart Growth Seattle and *Forbes*



Brian Augusta, California Rural Legal Assistance Foundation and Housing Forum Audience



Full video from the **California Housing Forum**
can be viewed online at:

<http://caanet.org/housingforum2016>



The California Apartment Association (CAA) is the nation's largest statewide trade group representing owners, investors, developers, managers and suppliers of apartment communities. For more than 75 years, CAA has represented the ethical members of the rental housing industry in all aspects of government affairs within California. CAA provides educational and compliance resources to help owners and managers understand and comply with California's complex Web of rental housing laws and regulations.

CAA has 13,000 members, representing more than 50,000 owners, developers and industry professionals who depend on the Association to defend their investments. CAA champions its Code of Ethics and insists that members uphold the utmost integrity in the multifamily housing field. At the same time, CAA's public affairs team tirelessly protects the industry's ability to build and manage quality housing for California's growing population.

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