



PLANNING AND CONSERVATION LEAGUE

PLANNING AND CONSERVATION LEAGUE FOUNDATION

PCL's Housing as a Climate Strategy



Brief History of PCL



- Founded 1965 –To protect California from the destruction caused by fast-paced and poorly planned growth
- Priorities are Land Use (housing, transportation, and conservation), Water Supply, Climate Change, and CEQA
- PCL – 501(c)4 – focuses on policy advocacy and legislative lobbying.
- PCL Foundation - 501(c)3 – focuses on education, research, and policy development.
- Focused on environmental laws to protect, preserve and improve California for all its visitors and residents.
- More info available at PCL.org

PCL's Land Use History



- Started because of land use planning problems in the 60's
- Consistently support and pass legislation on transportation improvements, land use & conservation issues, and funding for those efforts.
- Work on supporting CEQA to give tools to local communities and planners to promote sustainable and smart development.
- Advocate for better water policy in conjunction with land use planning
- Focus on land use, housing, and transportation as impacts to climate change.

California's Numbers



- **We lose an average of 40,000+ agricultural acres per year to development.** (CDFA.ca.gov)
- **Urban areas consume one acre per 9.4 people statewide. Sacramento County is 20 people per acre.** (CDFA.ca.gov)
- **27% of GHG's from Transportation (57% of that from Light-Duty Vehicles).** (EPA.gov)
- **Gross VMT is trending upward. VMT is flatter on a per capita basis, but still far above the level needed to meet the state's climate goals.** (dot.ca.gov)

Housing as a Climate Strategy Mission



Curtail sprawl while supporting **equitable, sustainable infill** that does not induce displacement or destroy existing neighborhoods or communities.

Housing as a Climate Strategy Principles



- 1. Right Type of Housing in the Right Place**
- 2. Good Location Efficient Criteria can Make Housing a Climate Strategy**
- 3. Affordability and Equity are Key for Success.**

Objectives for Housing as a Climate Strategy



- 1. We need massive infrastructure money invested in “location efficient” areas.**
 - a) Invest in low VMT areas**
 - b) Implement as a zoning overlay**
 - c) Definitions of infill have pro’s and con’s**
 - d) How do we capture the value of this investment?**
 - e) Rural towns do have low VMT spots with services and opportunities for growth**

Objectives for Housing as a Climate Strategy



2. Align location efficient housing with inclusionary housing requirements and anti-displacement criteria
 - a) TOD's & bonus densities, along with related gentrification, can drive low/moderate income households to the peripheral and create more super-commuters .
 - b) Inclusionary housing alone won't solve the affordable housing crisis
 - c) Create VC Fund (value capture) of increased property value for displacement programs and re-investment.
 - d) Inclusionary housing in rural areas is more challenging due to smaller project size

Objectives for Housing as a Climate Strategy



3. Reduce VMT. VMT is the best proxy for changing land use and transportation behaviors.
 - a) The regulation of VMT under CEQA becomes the best proxy for internalizing the externalities (loss of working landscape, impacts of water efficiency, infrastructure costs) of sprawl.
 - b) Incentives to reduce VMT and enforcement when not reduced.

California Rural Stats



- **Population: 94% urban area, 6% rural** (US Census Bureau)
- **Roads: 72,968 rural miles/102,592 urban** (dot.ca.gov)
- **Geography: 80% is rural** (ajed.assembly.ca.gov)

Rural Land Use Challenges



- Budget: road and infrastructure miles per capita disproportional to urban
- Housing property taxes are a budget driver
- Jobs and Housing balance is upside down
- Mass transit is not cost effective or physically possible and other public transit is underused. Consequently TOD criteria usually do not work.
- Complete streets are financially prohibitive and physically challenging given things like drainage, distance, & receptivity,
- Sprawl-inducing land use policies – (i.e. single family vs high density zoning)
- A rural complaint - state and federal funding politically appropriated
- WUI planning, evacuation routes, and wildfire threats.

Rural Land Use Solutions



- Reward rural jurisdictions for infill and VMT reducing projects.
 - Offset jurisdictional transportation costs for reduced VMT
 - Create VMT fund – VMT fees for sprawl-inducing projects
 - Re-align federal and state funding from capacity increasing projects to maintenance/operations
 - Invest in cost-effective broadband – bytes not bodies
 - Create micro-enterprise funds for necessary rural services (groceries, healthcare, etc.)
- Invest infrastructure monies in small infill projects in rural downtowns, with inclusionary housing requirements.

SB743 is an opportunity to invest in rural infrastructure to curb VMT production and not a barrier to growth

QUESTIONS?

