



Assemblymember Tasha Boerner, 77th District

AB 812 PRO-ARTIST AFFORDABLE HOUSING

(AS AMENDED JUNE 8, 2023)

SUMMARY

AB 812 would allow cities and/or counties to authorize up to 10% of its very low, low, or moderate-income housing for eligible artists within or within one-half mile from a state-designated cultural district or within a locally designated cultural district.

BACKGROUND

In 2021, the Entertainment Community Fund, formerly the Actors Fund, conducted a [survey](#), in partnership with the Hollywood Arts Collective, to determine how to best assist cultural communities in the Los Angeles region with long-term needs caused by the COVID-19 pandemic. The median household income among all respondents was just over \$34,000 citing significant losses of income due to the pandemic that led to food insecurity, housing instability, and concerns about the future of available work. These disparities are particularly troubling considering that 27 percent of respondents who identified as black, indigenous, and people of color (BIPOC) were more likely to experience food insecurity, housing instability, and increased debt compared to white respondents.

In the same year, the city of Berkeley conducted a [survey](#) in partnership with the Berkeley Civic Arts Program highlighting the need for affordable housing among artists and cultural workers in the Bay Area who are experiencing displacement pressures due to increasing housing prices in cultural communities. The survey found that most working artists and cultural workers are highly educated, with 88 percent of respondents having a Bachelor's degree or higher, yet 60 percent of the same group have low, very low, or extremely low income. 77 percent of respondents indicated they are rent burdened with 68 percent having different sources of part-time work to make ends meet.

While low income is prevalent across the group of artists and cultural workers, the rate is disproportionately higher among BIPOC respondents. Because artists are experiencing significant displacement in the Bay Area, the [2018 Arts and Culture Plan Update](#) for the City of Berkeley identified a clear need to increase access to affordable housing for artists, cultural workers, and arts organizations within cultural communities.

EXISTING LAW

Existing law requires the Arts Council to establish criteria and guidelines for certification of state-designated cultural districts and collaborate with other public agencies and private entities to maximize the benefits of state-designated cultural districts.

Existing law establishes the Planning and Zoning Law which imposes various requirements on cities and counties with regard to their review and approval of certain housing developments. The Local Tenant Preferences to Prevent Displacement Act allows a local government to adopt a tenant preference policy to help lower income individuals access affordable housing in neighborhoods and communities experiencing significant displacement.

THIS BILL

Specifically, AB 812 would authorize a city, county, or city and county to set aside up to 10 percent of very low, low-, or moderate-income housing units within or within one-half mile from a state-designated cultural district or within a locally designated cultural district for working artists if certain income and occupation conditions are met.



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SUPPORT

- California Arts Advocates (Sponsor)
- Actors' Equity Association
- Art Works Downtown
- Arts for LA
- Brava! For Women in the Arts
- California Cultural Districts Coalition
- Cine + Mas SF
- City of Eureka
- Encinitas Friends of the Arts
- Institute of Contemporary Art, San Diego
- Japanese American Cultural & Community Center
- MainStreet Oceanside
- Nevada County Arts Council
- Precita Eyes Muralists Association
- San Diego Regional Arts & Culture Coalition
- Surfing Madonna Oceans Project

OPPOSITION

- None on file

FOR MORE INFORMATION

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