

2012 New Partners Conference San Diego, California

Essential Components of the 21st Century
Community:

Housing for the “Missing Middle”
February 2, 2012

The logo consists of the letters 'LWC' in a white, serif font, centered within a solid orange square.

LWC

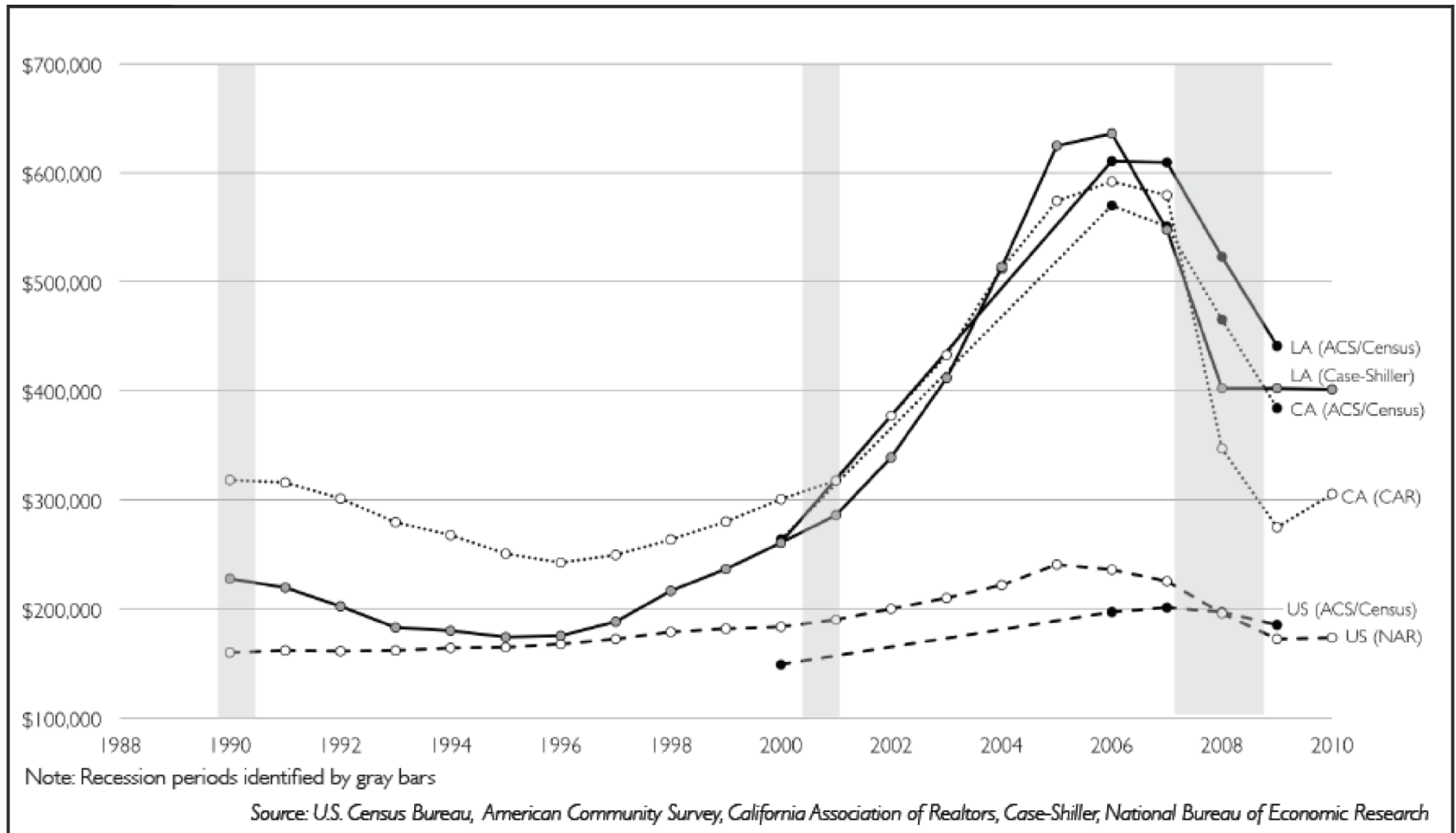
Lisa Wise, President Lisa Wise Consulting, Inc.
San Luis Obispo, CA
San Francisco, CA

21st Century Housing Boom and Bust

- Boom and bust in housing prices and production
- Mismatch between existing housing stock and housing demand
- Changes in housing finance



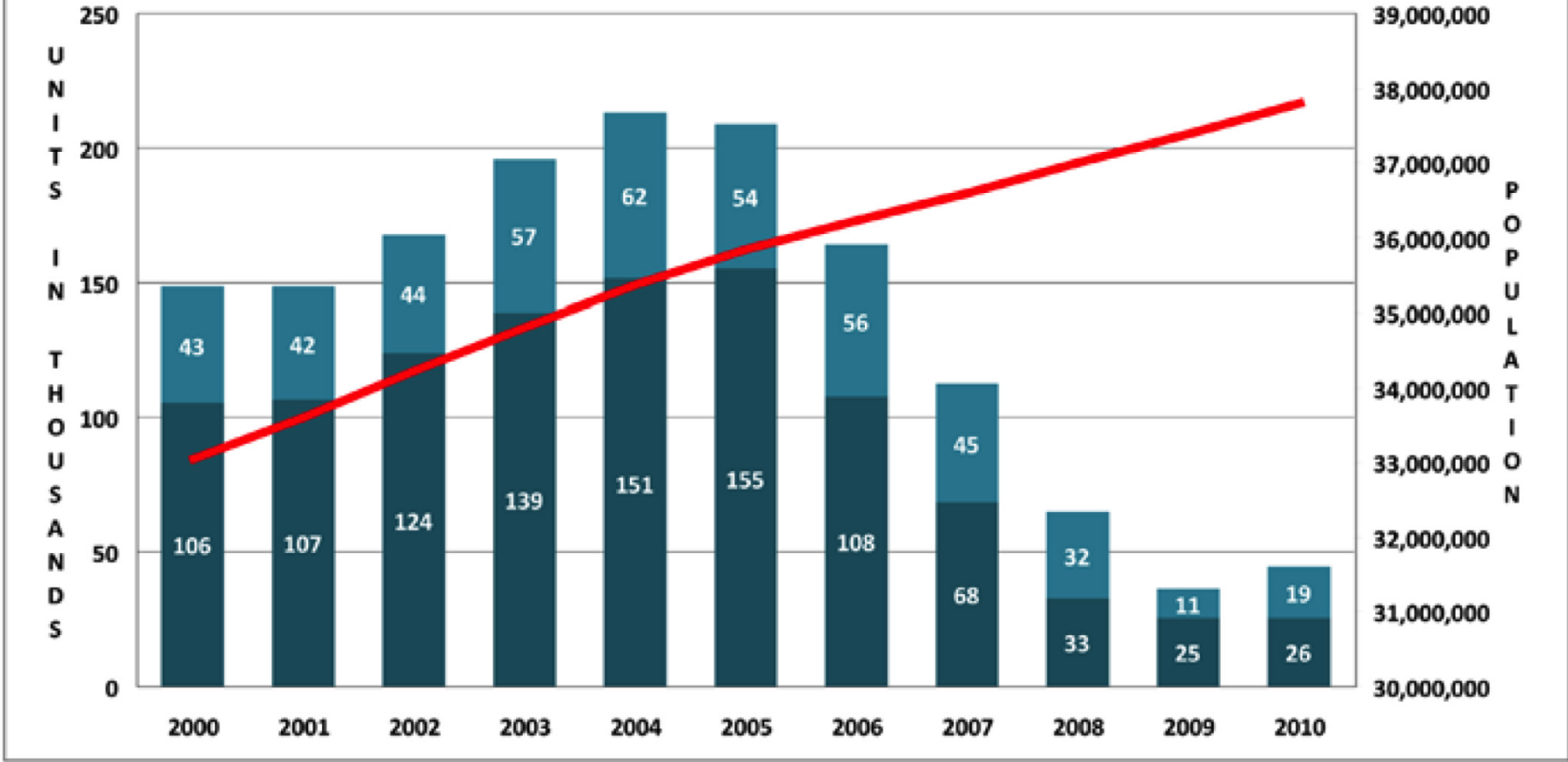
Home Price Trends, 1990 - 2009



Source: California Roller Coaster, Dowell Myers, April 2011

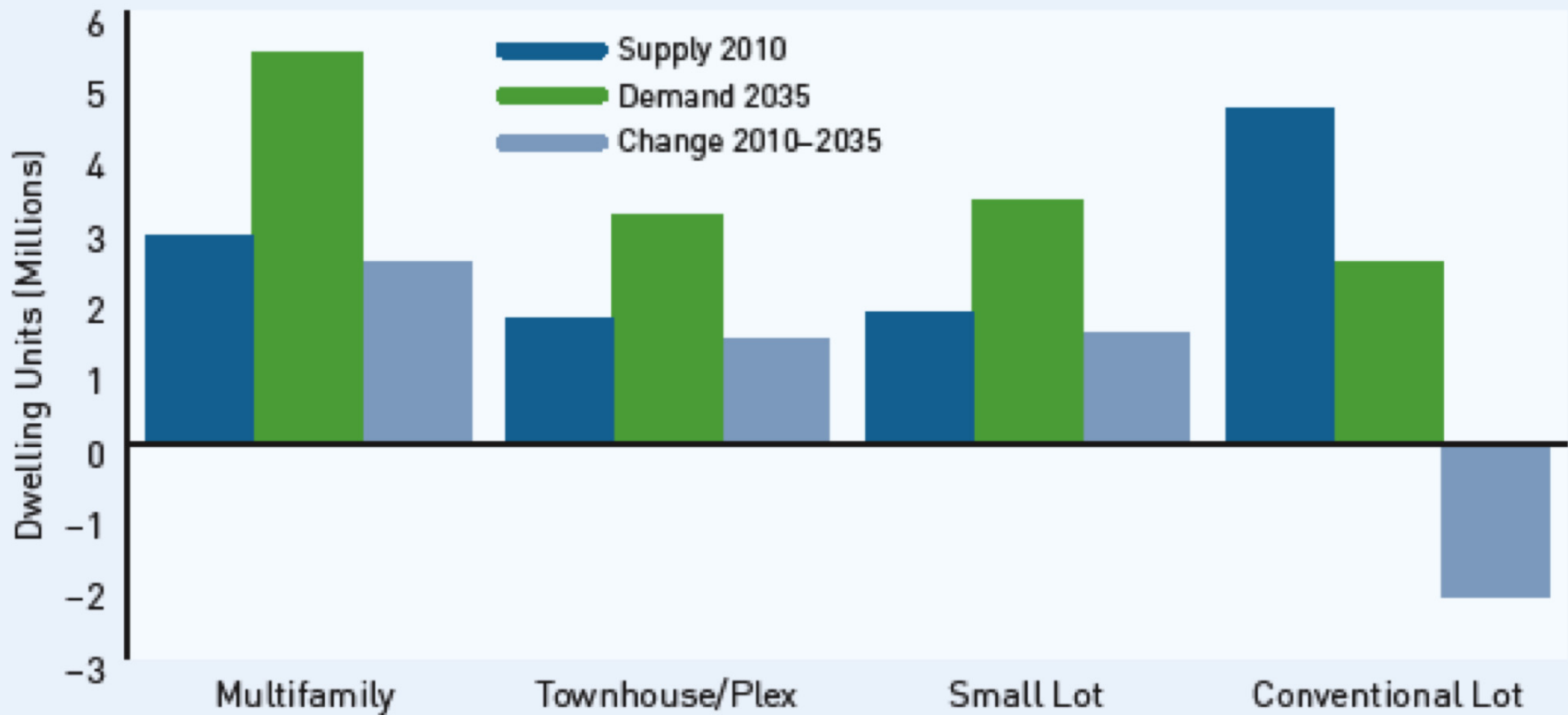
California Population and New Housing Permits 2000 - 2010

Single Family Multi-Family Population



Source: The State of Housing in California 2011: Supply and Affordability Problems Remain, California Department of Housing and Community Development

FIGURE 1 Demand in 2035 for Residential Units in the Largest Four Metropolitan Areas by Major Category, Compared to Supply in 2010



Source: The New California Dream, Author Nelson, 2011

California State Housing Law

LAND, LAND, LAND, LAND, LAND!

- Requirements for California housing elements
 - Multi-family zoning (e.g. min. 20 or 30 du/ac)
 - Minimum parcel sizes
 - No discretionary review
 - Require/recommend residentially zoned **properties** (instead of mixed-use or commercial that allows residential uses)



California SB 375

- Transit Priority Areas (Priority Development Areas)
 - 50% residential use
 - Minimum net density 20 du/ac
 - Within ½ mile of major transit stop or high quality transit corridor in Regional Transportation Plan (RTP)



Opportunities for Improvement in Local Land Use Regulations

- More attractive multi-family housing
- Zoning that supports medium density housing and development and development on smaller lots
 - More housing types
- More focus on mixed-use zoning and infill
- Permit streamlining





THANK YOU!