2012 New Partners Conference
San Diego, California

Essential Components of the 21st Century Community:

Housing for the “Missing Middle
February 2, 2012

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

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

California State Housing Law
LAND, 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!