




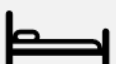
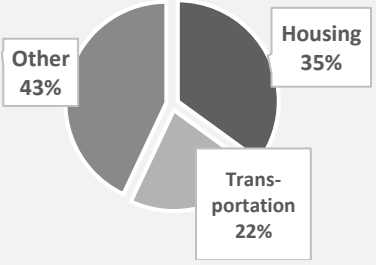
Supply / Demand for Housing

affects everyone in our region.

- For many, finding a place to rent that leaves enough left over for everything else is a constant struggle, bringing many to the brink of living at the U.S. poverty level.
- While some are fortunate enough to own a home and benefit from rising home prices, others see rising home prices putting the dream of buying a home out of reach.
- This shared community crisis is prompting many ideas and proposed solutions.

The four approaches beginning on page 2 are a starting place to consider what we should do to create affordable housing in San Diego over the next 10-20 years.

What's it like to live here now?

 <p>3.3 Million people¹</p>	 <p>1.1 Million households²</p>	<p>2.9 People</p>  <p>average household size</p>	<p>49% of households are renters³</p>	<p>\$79,300 Area median income (AMI) for house- holds of 4⁴</p>
 <p>9,116 <u>Homeless</u></p> <p>Point in Time Count⁵ for January 27, 2017</p>	<p>3,495 in Shelter Beds</p> 	 <p>\$14,250 Annual Transportation Costs Housing choices closely tied to transportation costs⁶</p>		

The San Diego Deliberation Network is a non-profit, nonpartisan regional collaborative of the area's leading academic institutions and good governance groups. The Network's mission is to promote civil dialogue and deliberation on issues that impact the community by engaging the people of the region. For more information, see www.SDDN.org.

APPROACH 1: MAXIMIZE CONSTRUCTION TO MEET DEMAND

Central Focus: Increase the supply to meet demand to balance housing needs.

The inventory of housing at all price levels must increase. The lack of affordable housing will jeopardize the economic viability of the San Diego region and increase the costs of public services related to housing for education and public safety personnel. We should reconsider regulatory land-use restrictions to make it easier to build more housing.

What Should We Do?

- Simplify the regulatory process.
- Accelerate updates of community/master plans, opening the possibility of new development.
- Allow new housing on undeveloped land in North and East County.
- Change zoning to allow for greater density.
- Identify a development's positive effects on the community's tax base.

Why Can't We Do This?

- Community input is stifled.
- New development may undermine quality of life for residents.
- The region's infrastructure hasn't been sized for rapid, dramatic growth in construction.
- New housing will increase traffic congestion.

APPROACH 2: DESIGN FOR SMART GROWTH

Central Focus: Manage growth to balance societal needs.

We should prioritize housing in proximity to jobs and transportation, allowing people to live, work, and play while avoiding urban sprawl. Balanced communities using mixed-use and infill development maximizes available land in strategic areas without developing open space on the suburban fringe.

What Should We Do?

- Encourage higher-density housing around transit stops.
- Restrict new development in outlying areas.
- Allow a range of projects that address a variety of demographic needs (e.g., singles, seniors, millennials).
- Rethink parking requirements, which can add significant costs to new development and encourage shared-use and other ideas to meet parking needs.
- Consider alternatives to cars such as bikeways & trail systems to connect the community.

Why Can't We Do This?

- Significant investment of taxpayer money will be needed to improve public transportation's convenience and efficiency.
- Many people do not want to live in high-density neighborhoods.
- Increasing density in central neighborhoods will create traffic and parking problems.

APPROACH 3: SUBSIDIZE BASIC HOUSING

Central Focus: Housing is a basic need regardless of income.

Even though the real estate industry should not be restrained from building more luxury housing, market forces will not drive housing construction for low- and moderate-income families. Given the forces of income inequality in the near term, housing subsidies will help bridge the gap of the most basic need for shelter.

What Should We Do?	Why Can't We Do This?
<ul style="list-style-type: none">• Increase federal, state, county, and city subsidies for housing.• Increase the supply of apartments available for subsidized housing.• Promote mixed income housing to make communities more economically resilient.• Provide more housing vouchers and offer incentives to encourage landlords and developers to participate.• Enact rent control to address the inequality between landlords and renters.• Provide subsidies to low-income individuals to purchase a home.	<ul style="list-style-type: none">• A substantial investment in affordable housing programs will require tax increases.• We should focus on market, not government, solutions to the housing problem.• Rent control will discourage developers from building more housing units.

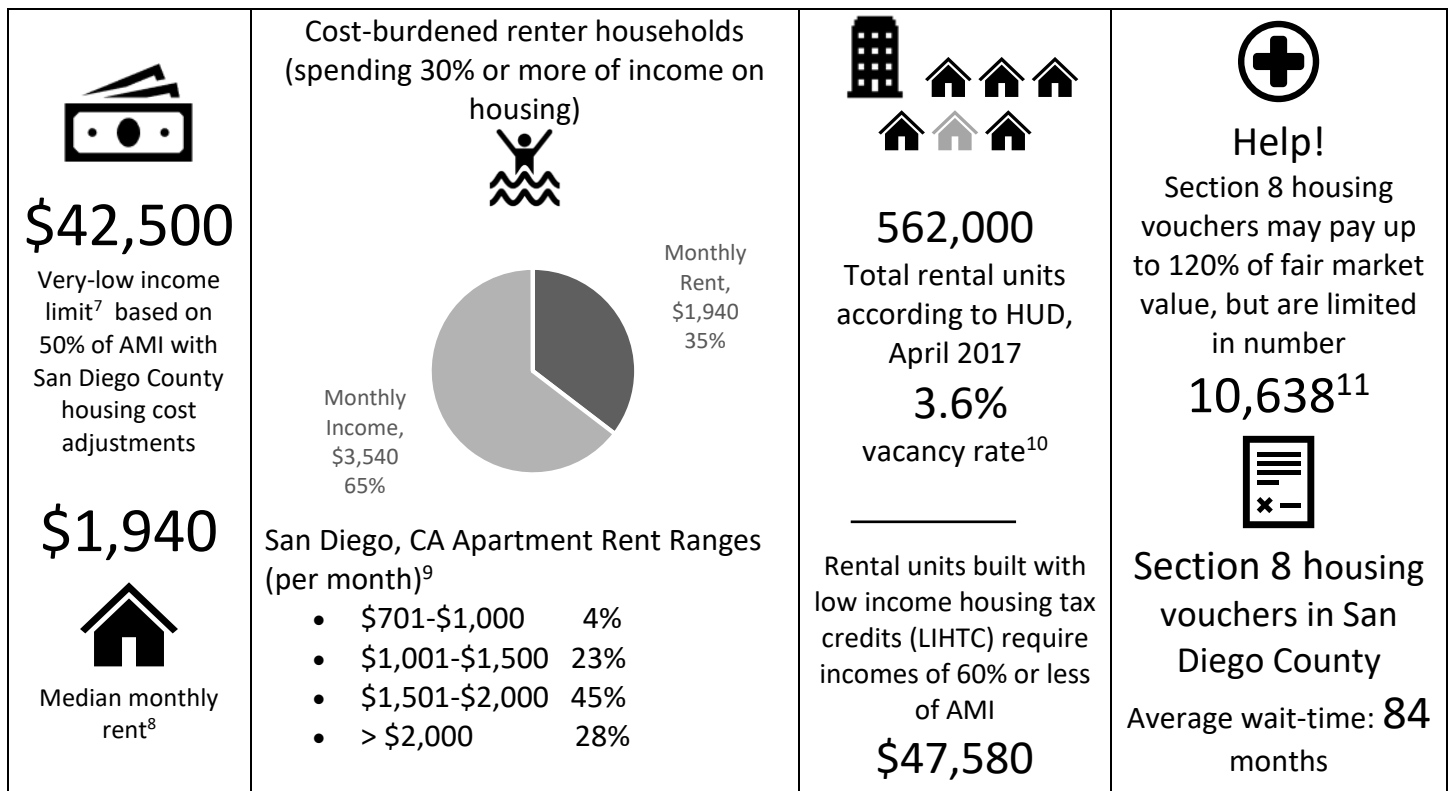
APPROACH 4: PRIORITIZE COMMUNITY-INSPIRED GROWTH

Central Focus: Preserve quality of life and encourage community-building.

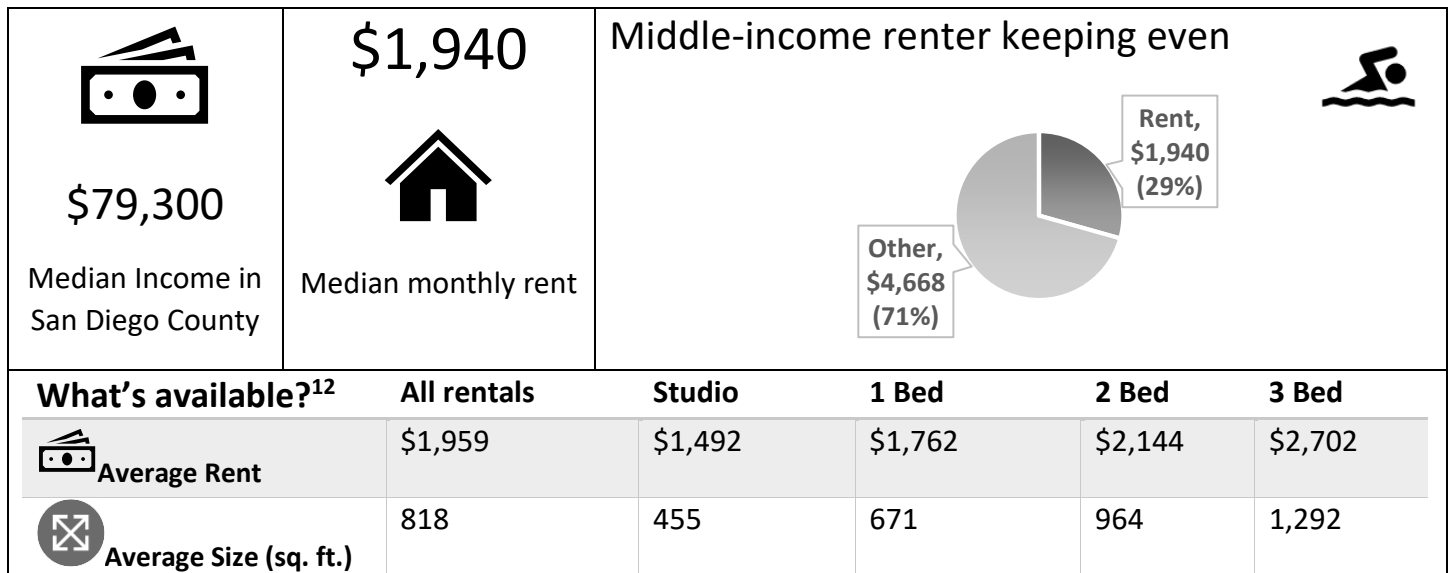
Local communities should determine the character and pace of future growth, including jobs, transportation, retail, and all elements that make a vibrant community.

What Should We Do?	Why Can't We Do This?
<ul style="list-style-type: none">• Give citizens a greater voice in development decisions in their community.• Limit new development to neighborhoods that are willing to accept it.• Insure that necessary infrastructure is built to accommodate new development.• Support community land trusts where communities buy the land for affordable housing units.	<ul style="list-style-type: none">• "Not in my backyard" attitudes overlook a community's fair-share obligation to participate in needed housing being built.• Housing in the San Diego region may not be addressed when communities act individually.• Under this approach housing costs will continue to rise.

What's it like to be a low-income renter?



What's it like to be a middle-income renter?



¹ US Census Bureau, July 1, 2016 population estimate.

² US Department of Housing and Urban Development, Housing Market Trends, San Diego-Carlsbad, CA published April 14, 2017.

³ Ibid., p. 13.

⁴ San Diego County Housing Authority, <http://www.sandiegocounty.gov/content/sdc/sdhcd/rental-assistance/income-limits-ami.html>.

⁵ San Diego Regional Task Force on Homelessness, <http://www.rtfhsd.org/wp-content/uploads/2017/07/comp-report-final.pdf>. <https://public.tableau.com/profile/regional.task.force.for.the.homeless#!/vizhome/shared/WK4Z4PJCN>

⁶ Center for Neighborhood Technology H+T Index for San Diego County, <https://htaindex.cnt.org/fact-sheets/>.

⁷ HUD Income Limits Calculation: San Diego 2016, <https://www.huduser.gov/portal/datasets/il/il2016/2016ilCalc.odn>.

⁸ San Diego Housing Federation, "Renters in Crisis," May 2017.

⁹ Rent Café Market Trends, <https://www.rentcafe.com/average-rent-market-trends/us/ca/san-diego/>.

¹⁰ HUD Report published April 14, 2017, p. 13.

¹¹ Section 8 Vouchers, <https://affordablehousingonline.com/housing-authority/California/Housing-Authority-of-the-County-of-San-Diego/CA108>, accessed November 8, 2017.

¹² Rent Café Market Trends.