CSAC 2016 Annual Conference
Addressing the Housing Affordability Crisis in San Diego and Beyond

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LDC Report: “Addressing the Housing Affordability Crisis in San Diego and Beyond” (Nov. 2015)

- San Diego Housing Commission and San Diego City Council concerned about rising costs and supply of housing
- We proposed a holistic action plan to improve housing affordability
- Report recommends 11 steps to reduce:
  - The cost of affordable housing construction by $36K - $174K per unit
  - Market-rate housing costs by $23K to $51K per unit
11 Key Recommendations that Apply Everywhere

1. Set annual goals for housing production, with a scorecard to track progress
2. Incentivize More 80/20 Developments
3. Defer Development Fees
4. Reduce or Eliminate Parking Requirements
5. Reduce Commercial Space Requirements in Multi-Family Complexes
6. Unlock Vacant and Underutilized Land for Development
11 Key Recommendations that Apply Everywhere (continued)

7. Shorten Entitlement Process
   - Allow conceptual reviews of discretionary building permits
   - Self-certification
   - Online permitting, etc.

8. Approve Master Environmental Impact Reports (EIRs)
   - Use Community Plans to reduce review time and expense
   - Streamline permitting processes and timeline

9. Support CEQA Reform
   - Implement “By Right” Policies
11 Key Recommendations that Apply Everywhere (continued)

10. Align the State’s oversight over housing policy (now split among 5 agencies)

11. Increase State and Federal resources to address homelessness and LIHTCs to support affordable housing development

➢ In 2016, $4 billion in local housing bonds approved!
LeSar Development Consultants
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