

CSAC 2016 Annual Conference

Addressing the Housing Affordability Crisis in San Diego and Beyond

December 1, 2016

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- * **Expert in Community Development and Real Estate Finance**
- * **Expertise in Investment Banking, Policy and Program Development**
- * **Strategic Planning Advisor to City and County Public Housing Agencies in San Diego, Los Angeles, and Northern California**

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!

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