



What Realistic Policy Changes Could Improve Housing Affordability?

February 27, 2018

**Matt Huerta, Housing Program Manager
MBEP**

**Sibley Simon, Managing Director
Envision Housing**

Regional Housing Needs

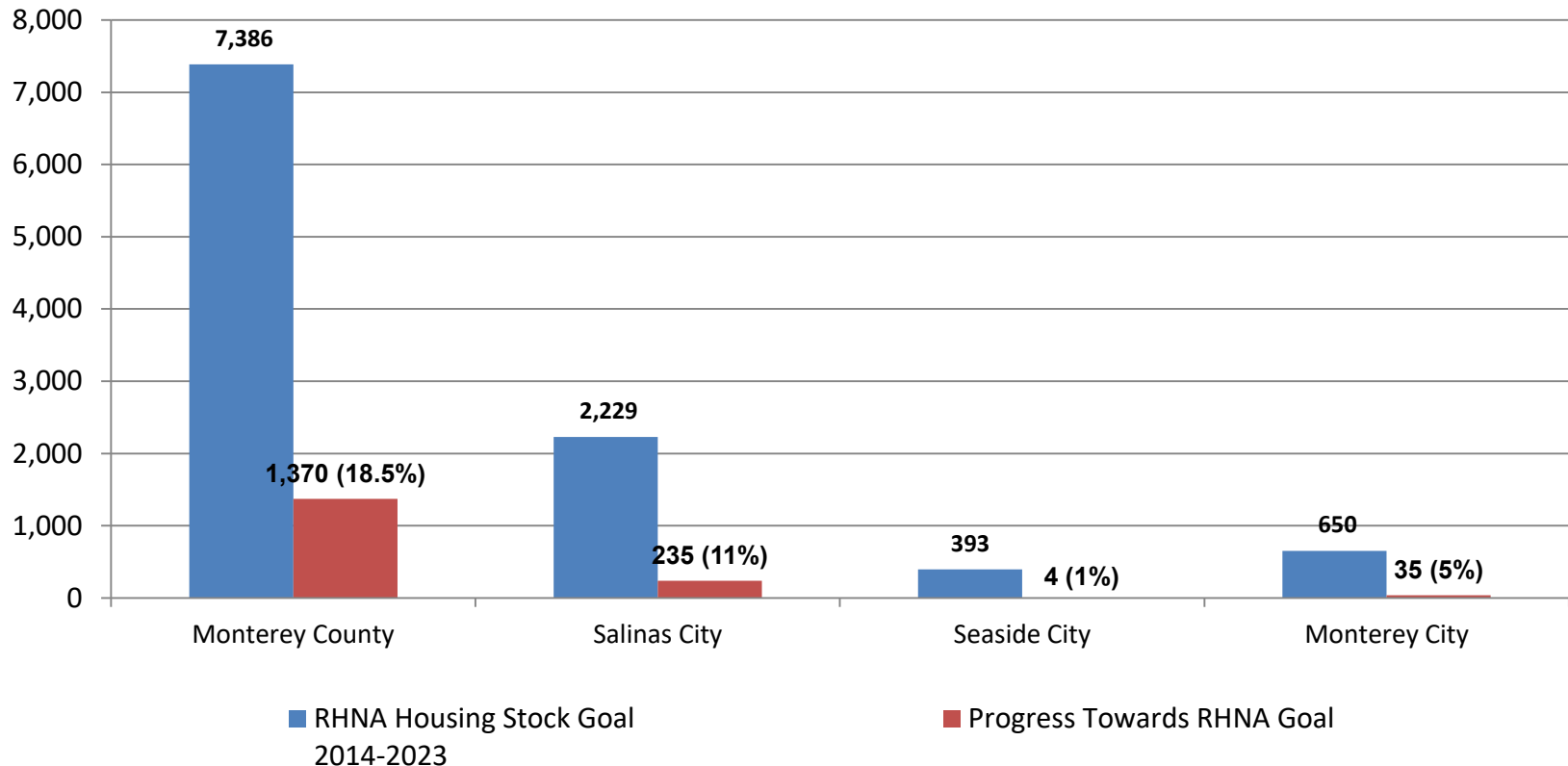
RHNA Goals 2014-2023 (inclusive of all cities and unincorporated areas)

RHNA Goals 2014-2023				
	Monterey County	Santa Cruz County	San Benito County	Monterey Bay Region
Very Low Income	1,781	734	520	3,035
Low Income	1,160	480	315	1,955
Moderate Income	1,346	554	430	2,330
Above Moderate Income	3,099	1,276	929	5,304
Total	7,386	3,044	2,194	12,624

RHNA outlines housing stock goals (10 year period)

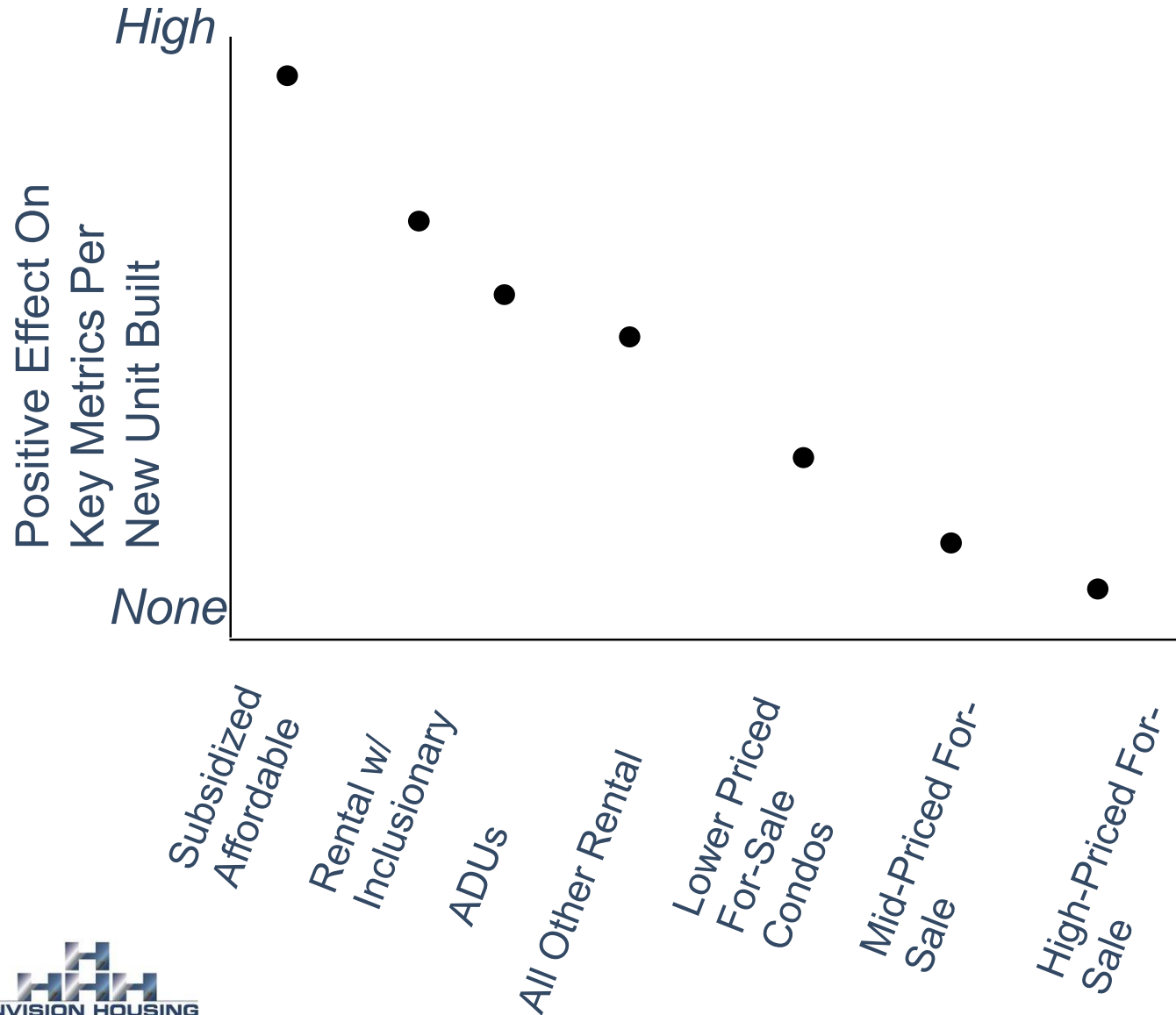
Regional Housing Needs Allocation (RHNA) 2014-2023

40% of the time has elapsed, but Monterey County is only produced 18.5% of the target.

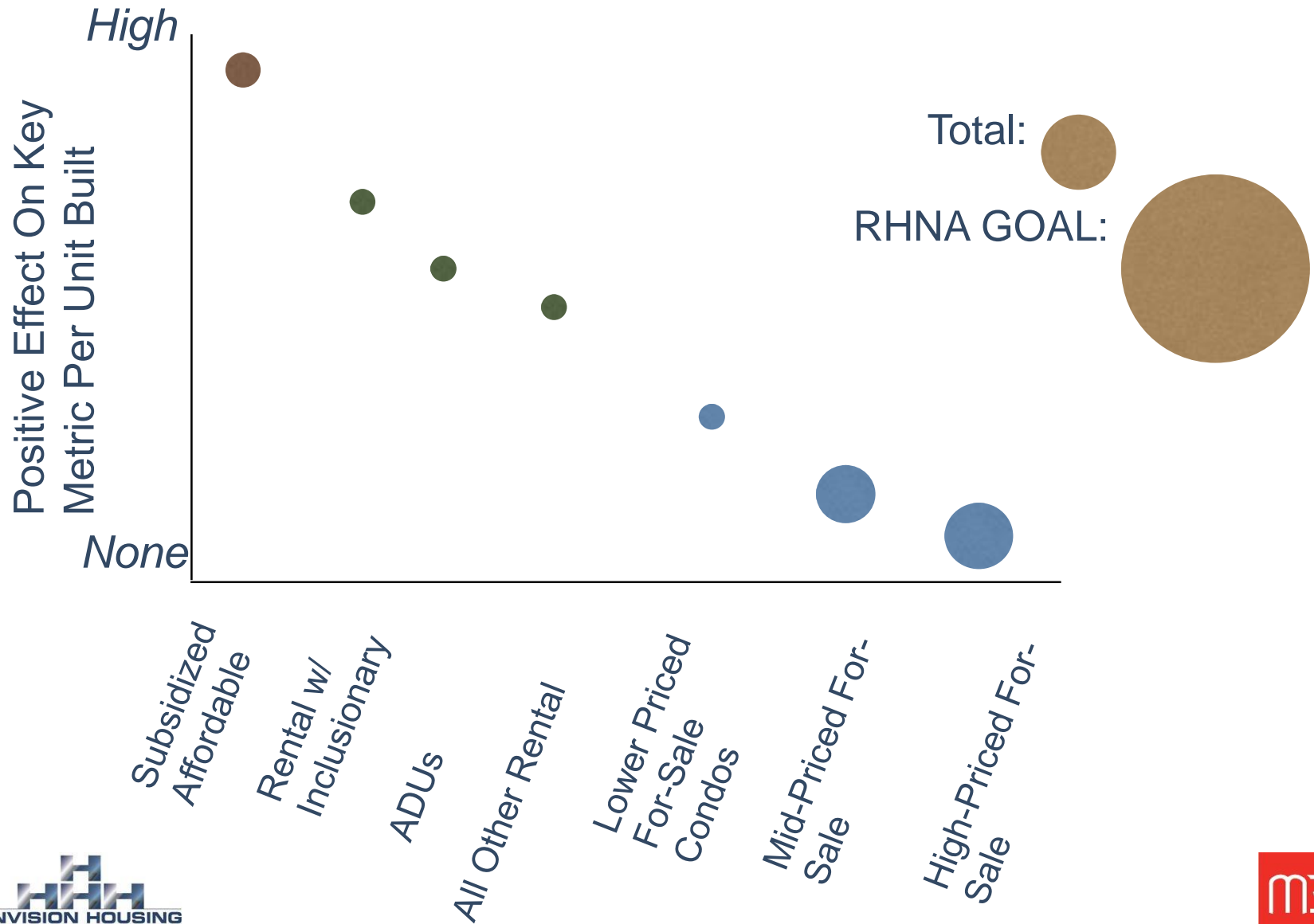


Source: AMBAG (2014). Regional Housing Needs Allocation Plan, 2014-2023. CA Dept. of Finance: E-5 Population and Housing Estimates (2017)

Housing Affordability Effect By Type

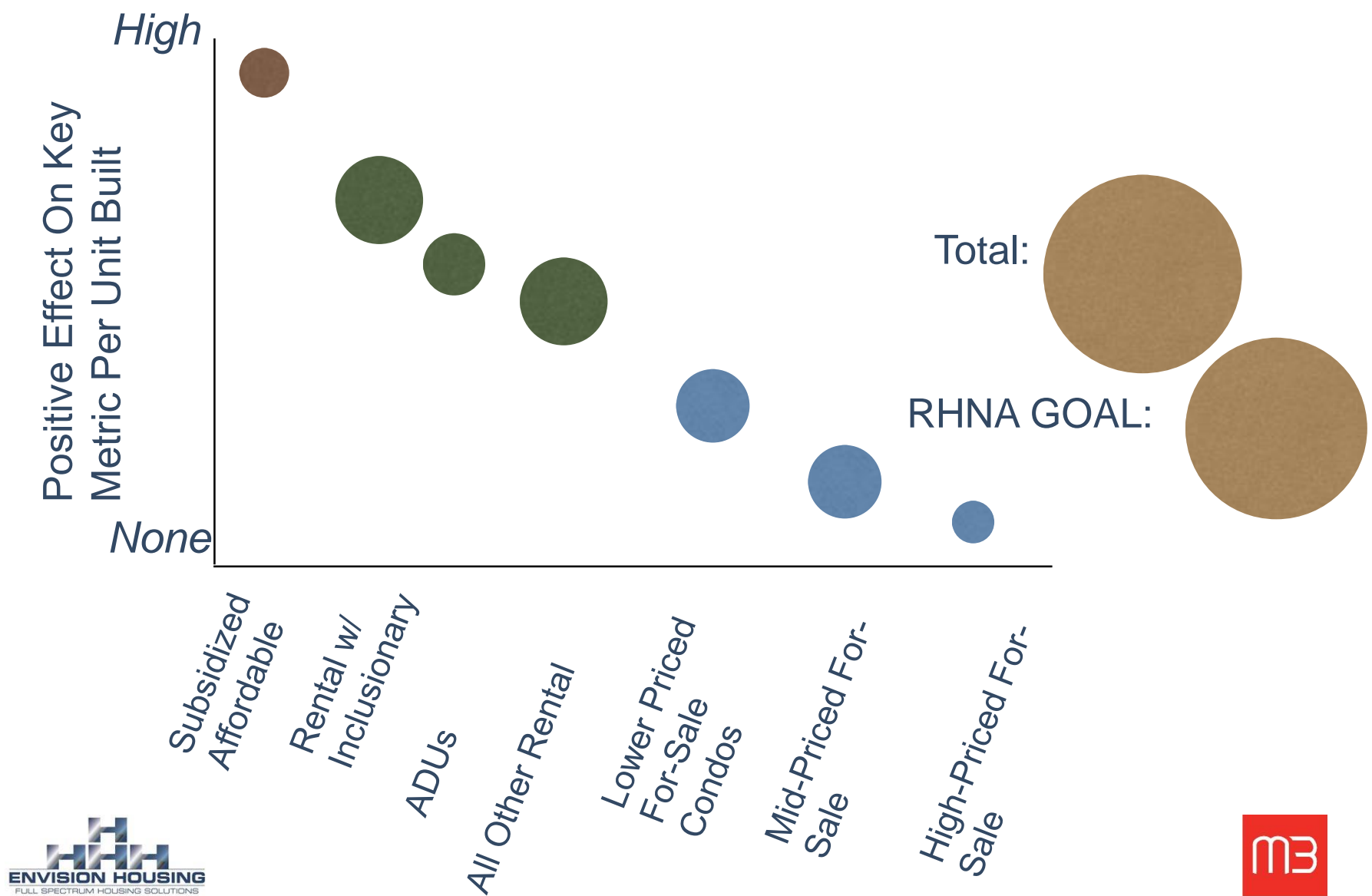


What We Build Today

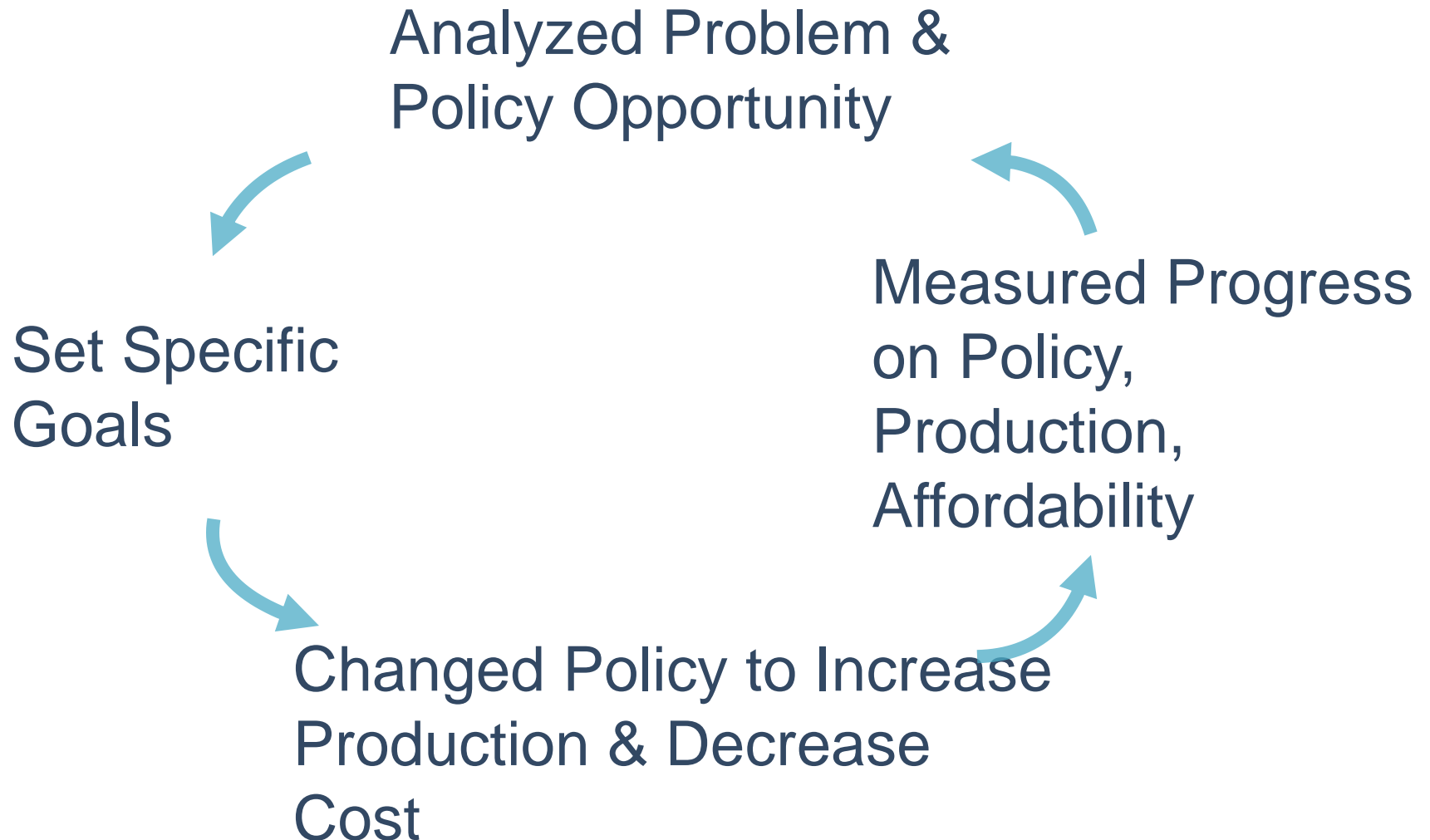


Realistic Local Policy/Process Change Could Achieve

...



Example: San Diego Housing Commission



Effective Policy #1

Set Goals with Measurement And Reporting

Effective Policy #2

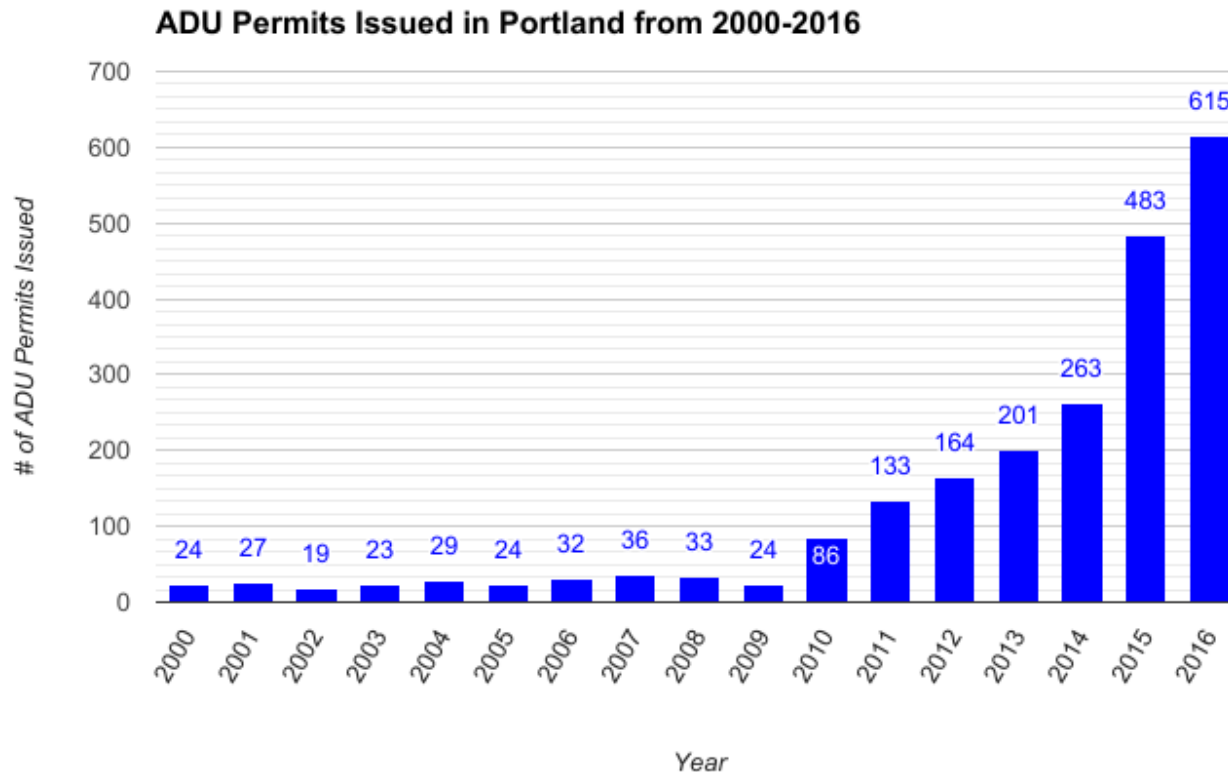
Remove Disincentives to Building Less Expensive Housing

- ⊙ Scale All Fees Per Square Foot (HCD Recommendation)
- ⊙ Measure Density in FAR, Bedrooms, or Height , not Units/Acre

Effective Policy #6

ADU Policies and processes:

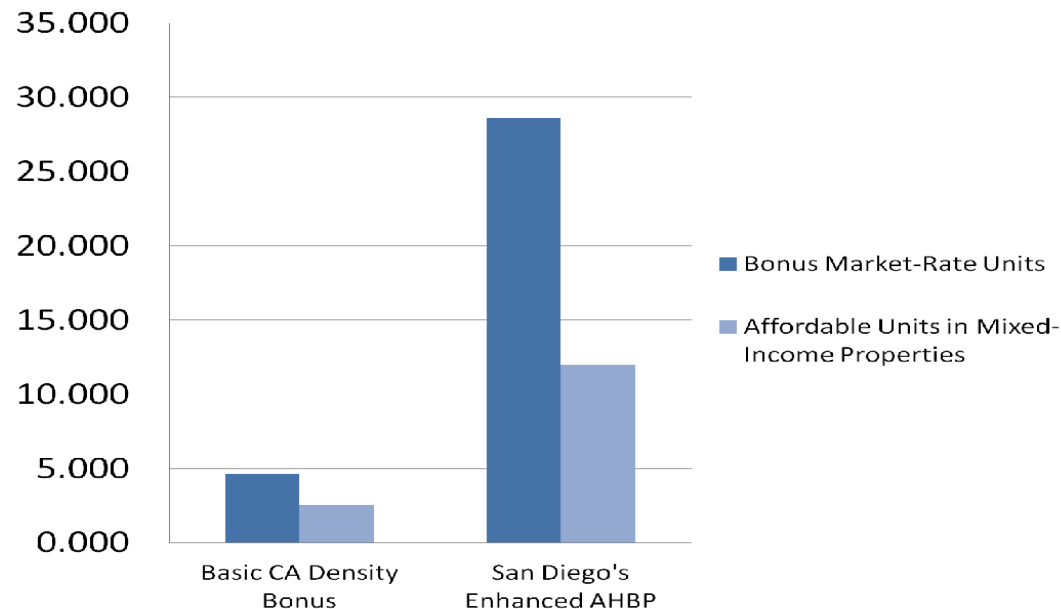
Best Practice Policies Can Multiply Production x3-10



Effective Policy #9

Strengthen Bonus Density

Best Practice Policies Can Multiply Production x2-10



- ◉ Larger Bonus for Rental, i.e. Non-Mapped Projects
- ◉ Allow Inclusionary Units and Subsidy-Voucher Use to count
- ◉ Higher Bonus/More Zoning Concessions for Higher #'s of Affordable Units

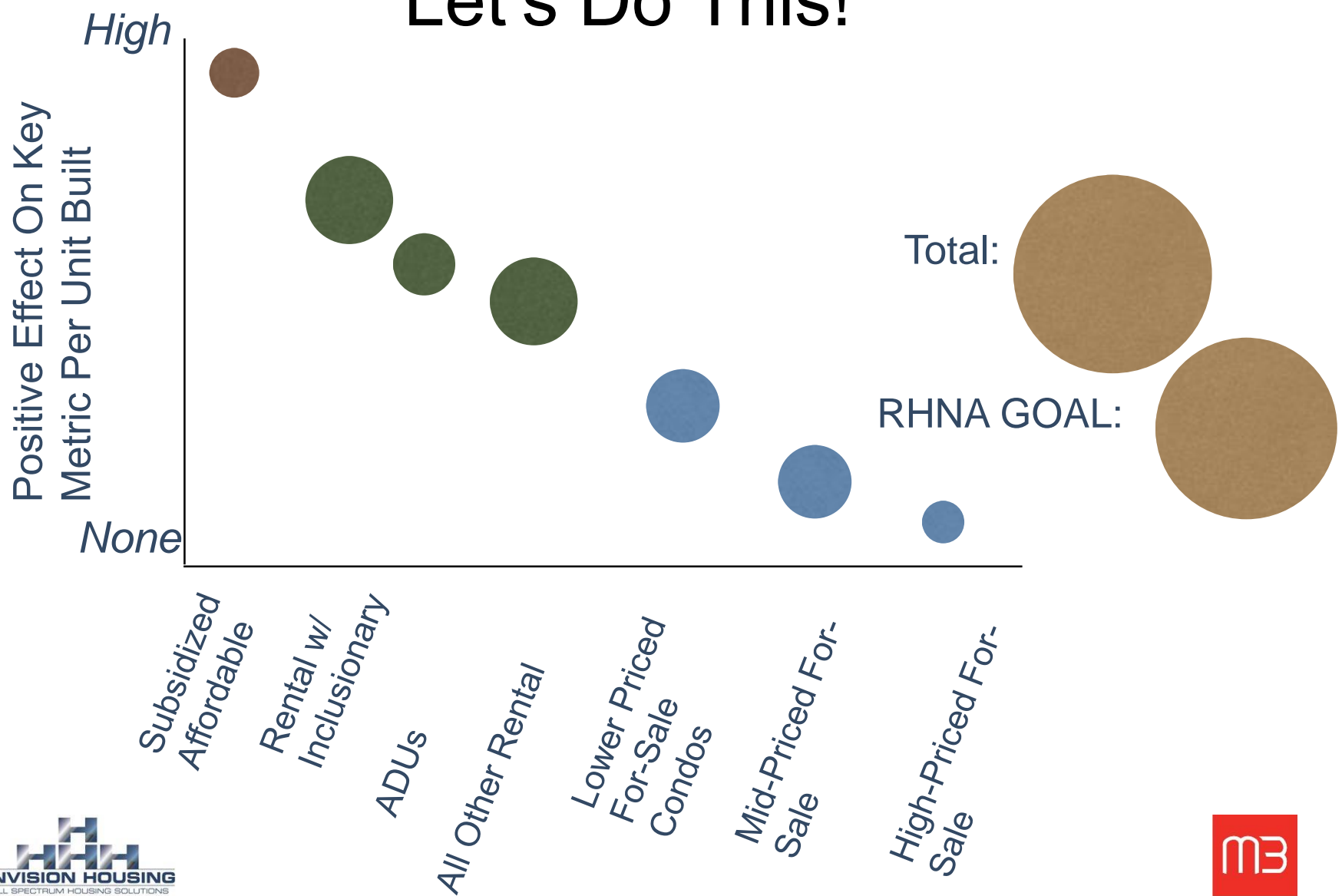
Impact of Effective Policies

	Applies to	Estimated Savings for Small Units
#3 Defer Impact Fees	100%	\$2-6,000
#4 Reduce Commercial Space Requirement	30%	\$11-19,000
#5 Improve Entitlement Process	100%	\$5-9,000
#6 ADU Policy & Process Improvements	10%	\$2-10,000
#7 Optimize Height Limits	10%	\$5-20,000
#8 VMT Traffic Analysis	100%	\$0-14,000

Realistic Local Policy/Process Change Could Achieve

...

Let's Do This!



Thank You

Sibley Simon, Managing Director

Envision Housing

sibley@envisionhousing.us

Matt Huerta, Housing Program Manager

MBEP

mhuerta@mbep.biz