

Housing Solutions: Accessing the American Dream

MEEA KANG

Domus Development

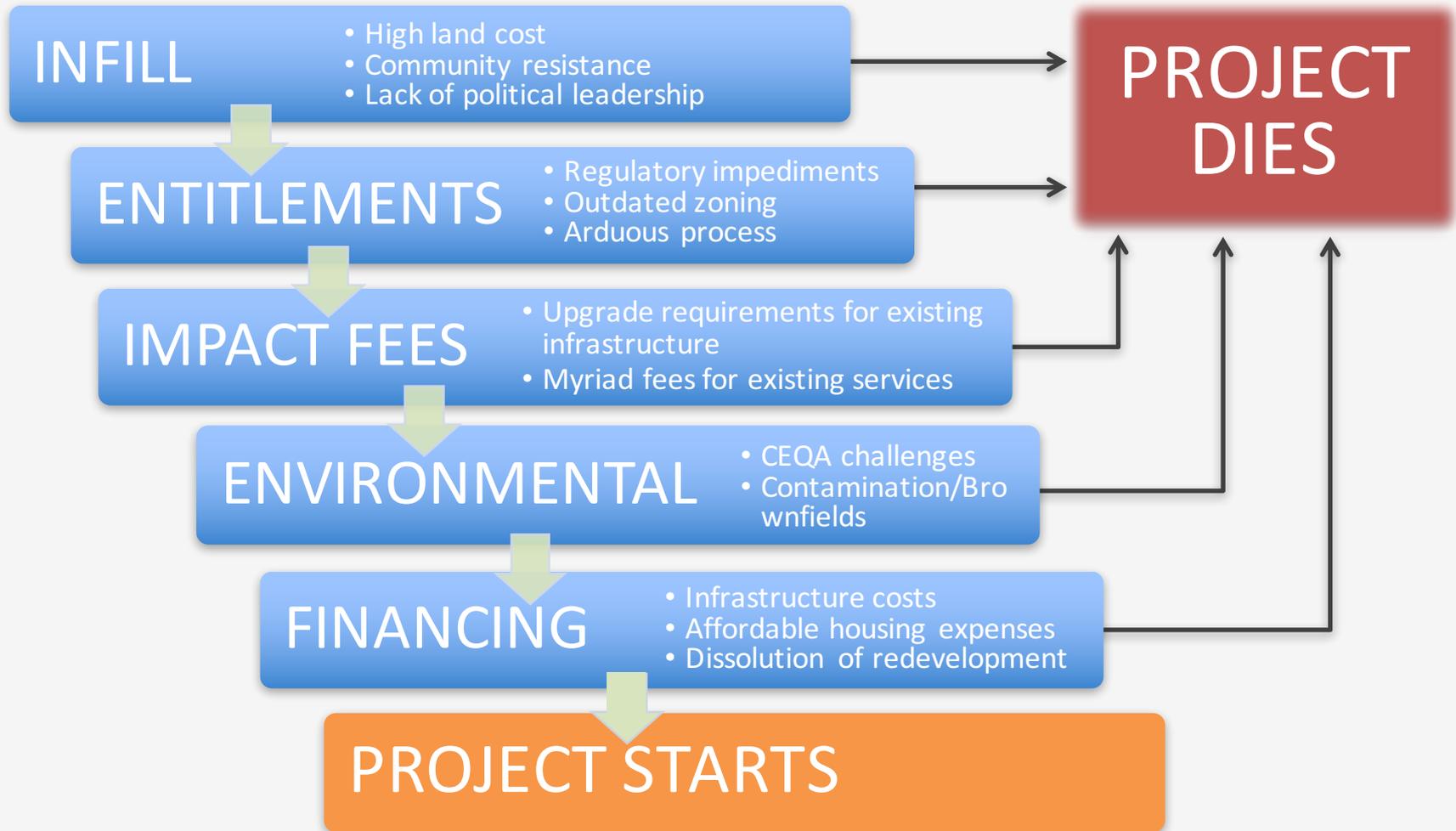
New Partners for Smart Growth Conference

February 2, 2017



DOMUS
DEVELOPMENT

Barriers to Infill Development



LINCOLN COURT Before

“Neighbors claim Hillcrest Motel is frequented by drug dealers and prostitutes.”

Dimond residents want local motel shut down

By Matt DeMello
The Montclairian

and they did not respond. The city attorney is the next step.” Barber is hoping that the city

Roberts said that residents of the motel frequently shoplift from his store, but that the pro-

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of the Dimond motel, said city in the you can't es or drug a definite

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LINCOLN COURT
After



Oakland, CA

Lincoln Court

81 UNITS FOR SENIORS
OAKLAND, CA

Allowable Density:
30 units/acre

Approved Density:
82 units/acre

Required Parking:
2.5 spaces /unit

Approved Parking:
.56 space/unit



La Valentina

81 UNITS FOR FAMILIES
SACRAMENTO, CA

Allowable Density:
30 units/acre

Approved Density:
72 units/acre

Required Parking:
2.5 spaces /unit

Approved Parking:
1 space/unit

**40% of residents walk, bike,
or take transit for their daily
commute*



Siena Court

111 UNITS FOR
SENIORS
SF BAY AREA

Allowable Density:

20 units/acre

Approved Density:

55 units/acre

Required Parking:

1.5 spaces /unit

Approved Parking:

1 space/unit

Utilized Parking:

.5 space/unit



Temple Art Lofts

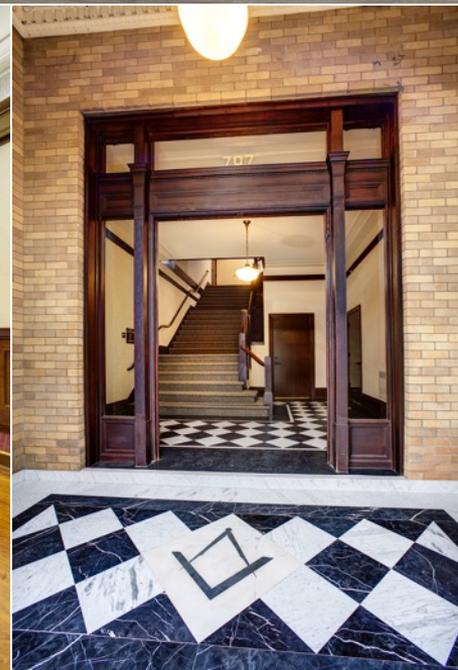
29 UNITS
SF BAY AREA

Allowable Density:
50 units/acre

Approved Density:
97 units/acre

Required Parking:
1.5 spaces/unit

Approved Parking:
0 space/unit





ANCHOR VILLAGE

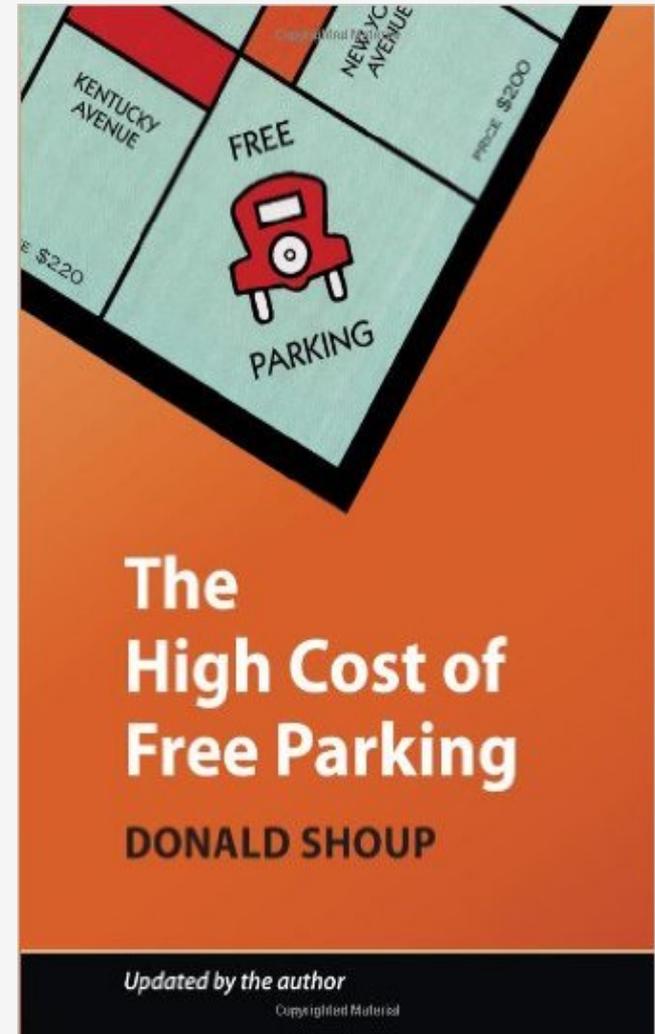
STOCKTON | 73 units/acre | 0.45 space/unit | 50 units



Too Much Parking, Not Enough Housing

Minimum Parking Requirements are:

- Excessive
- Add costs
- Take space that could be used for more housing



Lower Car Ownership

| | Total Vehicles In Urbanized Area | Population | Urbanized Area (sq. mile) | Vehicles per Person |
|----------------------|---|-------------------|--|--------------------------------|
| <i>Los Angeles</i> | 6,433,000 | 11,874,000 | 2,980 | 0.54 |
| <i>New York</i> | 7,771,000 | 18,091,000 | 5,500 | 0.43 |
| <i>San Francisco</i> | 1,769,000 | 3,019,000 | 720 | 0.59 |

Source: 2000 U.S Census

Household growth in Los Angeles:

| Household type | 2005 | 2011 | Change from 2005-2011 | Share of total growth |
|---------------------------|-------------|-------------|----------------------------------|----------------------------------|
| All households | 1,284,124 | 1,304,145 | 20,021 | - |
| All low-car households | 262,244 | 280,192 | 17,948 | 89.5% |
| Car-free | 171,304 | 179,587 | 8,283 | 41.3% |
| 2 adult workers, one car | 51,681 | 62,778 | 11,097 | 55.4% |
| 3 adult workers, one car | 13,359 | 12,987 | -372 | -1.9% |
| 3 adult workers, two cars | 25,900 | 24,840 | -1,060 | -5.3% |

Data American Community Survey, table by Shane Phillips

California Governor signs bill to ease parking requirements and create more housing



AB 744 (Chau) signed October 9, 2015

Smart Growth America

AB 744

As of January 1, 2016, developments containing affordable housing and located near transit will be entitled to greatly reduced parking requirements in most California communities.

AB 744, an amendment to California's density bonus law (Government Code Section 65915) provides that, if requested by the developer, no city, county, or city and county may *require* more parking than allowed by the statute unless the local agency has completed its own parking study meeting specific standards.



CORNERSTONE PLACE

EL CAJON | 70 units/acre | 1:1 parking ratio | 70 units





HOUSING DEVELOPMENT TOOLKIT

September 2016



Housing Development Toolkit

1. Establishing by-right development
2. Taxing vacant land or donate it to non-profit developers
3. Streamlining or shortening permitting processes, timelines
4. Eliminate off-street parking requirements
5. Allowing accessory dwelling units
6. Establishing density bonuses
7. Enacting high-density and multifamily zoning
8. Employing inclusionary zoning
9. Establishing development tax or value capture incentives
10. Using property tax abatements



We can do it!

We can work together to break down rules that stand in the way of building new housing....”

-- President Obama’s remarks to the U.S. Conference of Mayors, January 21, 2016



Thank you!

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