California Housing Crisis

SCENARIO CONCEPTS AND ANALYSIS

Move LA: Boulevards of Equity & Opportunity

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BACKGROUND

The housing crisis in California
California’s Housing Crisis

STATEWIDE 2019-2025

- 2 million current housing deficit
- 1.5 million new housing demand
- 1 million current projected production
- 50% of population cannot afford housing

Sources: McKinsey (2016)
The Housing Challenge: Costs

- Land Supply
- Entitlement Costs
- Construction Costs
- City Fiscal Impacts and Fees
- Affordable Housing Subsidies
The Housing Challenge: Politics

Traffic and Transportation
Neighborhood Character
Community Services
Open Space
Schools
Solutions: Grand Boulevards

Low Density Commercial Land Conversion Only

Capacity: Bay Area 1,200,000 Du Potential
LA County

Issues: Residential Adjacencies, City Cost Of Services, Phasing Corridor Improvements

Advantages: Clusters Along Potential Transit Corridors, Infill Throughout Region, No Residential Displacement
+ 250,000 Homes

Compared to average Alameda County household

Water Use: -40%
Energy Use: -13%
Driving: -33%
GHG: -45%
Transportation Costs: -$3,100
<table>
<thead>
<tr>
<th>High capacity</th>
<th>Small parcels (less than 1 acre)</th>
<th>Large parcels</th>
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<tbody>
<tr>
<td>4 lane boulevards</td>
<td>32 units/acre Live/Work townhomes</td>
<td>80 units/acre 3-5 story wrap</td>
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<tr>
<td>6+ lane boulevards</td>
<td>60 units/acre 4-story tuck under</td>
<td>100 units/acre 4-story + 1 podium</td>
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<tr>
<td>TOD areas on boulevards</td>
<td>100 units/acre 4-story + 1 podium</td>
<td>150 units/acre 5-story + 2 podium</td>
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</table>
Townhouse - 32 Du/ac
Small Lot - 4 Lanes
3 Story Walk Up - 60 Du/ac
Small Lot - 6 lanes
4 Story - 80 Du/ac
Large Lot - 4 lanes
Next Generation Transit

BRT (Bus Rapid Transit)
ART (Autonomous Rapid Transit)
Light Rail
Metro Rail
Boulevards of Opportunity and Equity

LA County Infill Opportunities
Statewide Action/State Benefits

‘As of Right’ Zoning
Inclusionary Requirements
Tax Increment Financing
Transit Investments
Economic, Social, and Environmental Benefits