

Notice of Meeting / Agenda www.pcpb.net

Date / Time: 31 August 2017 / 5:30 PM

Location: **BNIM (Downtown by Petco Park)**
797 J Street, San Diego, CA 92101



Long Range Planning Committee (LRP) of the Peninsula Community Planning Board (PCPB)

AGENDA

1. General Information:

- a. The LRP Committee of the PCPB will hold an unregularly scheduled meeting at the architecture and planning offices of BNIM with intention of providing a presentation and following discussion on [housing trends, local and regional mandates, and initiatives](#).
- b. BNIM offices are located downtown San Diego adjacent to Petco Park. Ample metered street parking is available, or the parking garage on 6th and K rates at \$1 per hour.

2. Background Information:

- a. **Trends:** Over the past decade, new housing development has not kept pace with job or population growth, resulting in housing costs that have increased at a much faster rate than income levels. With a growing population and a county median home price well over \$500,000, more and more families are finding it increasingly difficult to find an affordable place to live in San Diego. Additionally, many economic analysts have reported that the single greatest threat to our region's economy is the high cost of local housing.
- b. **State Mandates:** Aside from the traditional market-rate construction, there are alternative housing models that contribute to addressing home supply and affordability such as accessory dwelling units, also referred to as companion units, granny flats and second units. These units can be integrated into existing single-family or multi-family properties designed in a variety of ways, including converting a portion of an existing house, adding to the existing house, converting an existing garage, or constructing a new detached structure. To encourage development of ADUs, Governor Jerry Brown, Jr. signed into law three bills (SB 1069, AB 2299 and AB 2406,) that went into effect on January 1, 2017. These bills provide homeowner's the opportunity to construct CUs on their residential property with reduced requirements to parking, zoning setbacks, fire sprinklers, public utilities and fees.
- c. **Initiatives:** Housing Affordability has become the most important issue for 2017 across San Diego County and branded the "Year of Housing" by many around the region. Earlier last year an entity called "Housing YOU Matters" was established as a broad coalition of leadership groups who committed to work together to find solutions for making housing at all price points more economically feasible to develop, design and build. The core members include the Building Industry Association, ULI, the San Diego Architectural Foundation, AIA San Diego, and over 40 other groups. As an alliance, the core group has created a yearlong series of conferences, workshops and events to elevate the conversation *about Housing Affordability and Reform in the Housing Industry* to the public stage, framed around the title "Housing San Diego's Future."
- d. **YIMBY / NIMBY:** Over the past 2 years, the rising cost of housing has created a budding movement of pro-development (YIMBY / Yes in My Back Yard) that advocates for building more housing in hopes of easing exploding rents and home prices. <http://www.sdyimby.net/>

The Long Range Planning Committee is a standing committee of the Peninsula Community Planning Board. It is established, and its business is conducted, pursuant to the PCPB bylaws and City of San Diego Council Policy 600-24. The Committee Chair is PCPB Board Member Robert Goldyn. [Contact: robert.goldyn@gmail.com].

“The problem arises when one person acting in their own self-interest harms the community's overall best interests. The classic example of this is the Tragedy of the Commons, where, in the absence of regulation, each person acts in their own immediate self-interest, but with negative consequences for the interests of the collective community and, ultimately, every individual.

Moreover, despite their best efforts, people acting in their own self-interest are sometimes irrational and often misguided by inherent biases that we all have to one degree or another. As a general rule, people prefer the status quo to change and are scared of losing what they own even if they stand to gain even more. We tend to believe that other people agree with us more than they actually do. We tend to have difficulty relating to people of a different race. We remember the past to be better than it actually was. The list goes on and on and on.

These tendencies were perfectly exemplified in the recent rejection of housing for low-income veterans in Poway. Several Poway residents spoke out against the development, often using horribly biased language and ignoring the actual facts.

Irrationality is inevitable and will always appear: we cannot allow this to result in failure. Instead, the solution has to be building and enforcing processes that account for irrationality and misguided self-interest, attempting to communicate with and educate those acting irrationally, and building a counterforce to the irrationality if it doesn't subside.”

3. Presentation & Discussion – Phil Bona (AIA San Diego chapter President):

- a. Open presentation and discussion forum on housing.

4. Action Items

- a. **Action to be postponed until next regularly scheduled LRP Committee meeting.**

5. Next steps

- a. Meeting dates
 - i. PCPB 08.17.2017 **CANCELLED**
 - ii. LRP 08.23.2017
 - iii. LRP 08.31.2017 Housing Presentation
 - iv. PCPB 09.21.2017
 - v. LRP 09.27.2017