

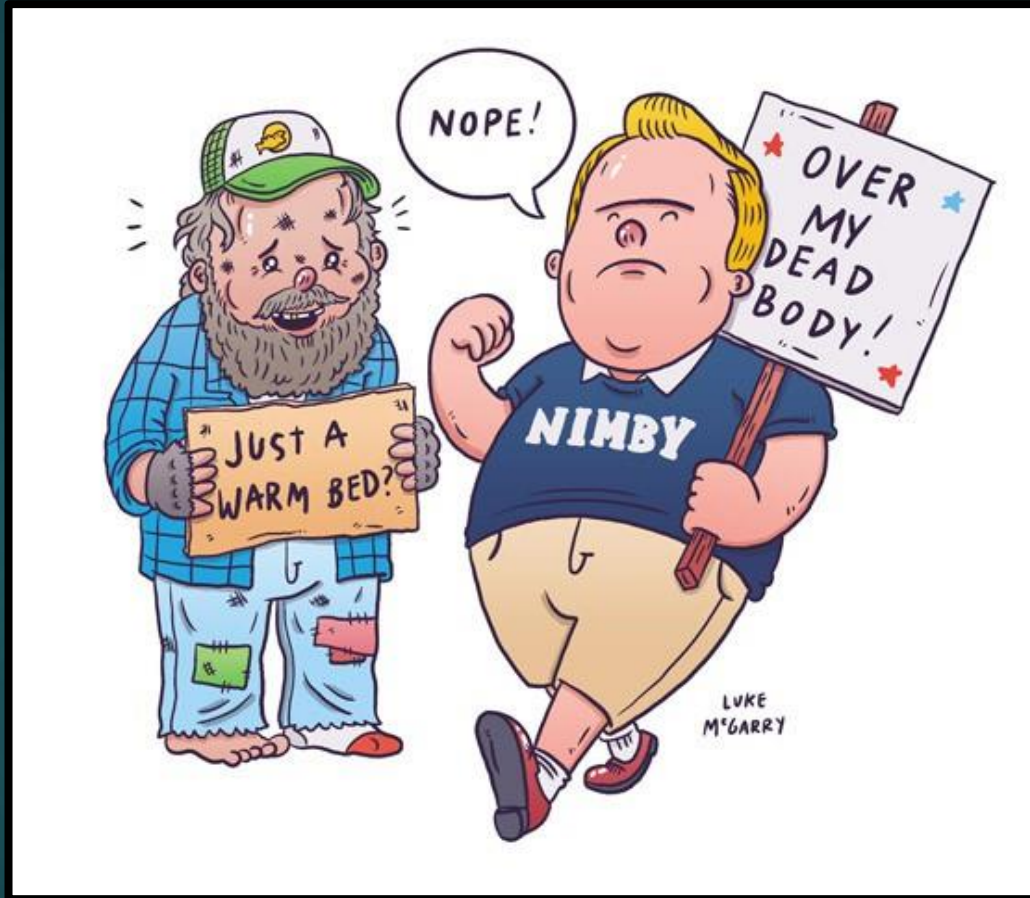
NIMBY vs YIMBY

SAN DIEGO'S HOUSING CRISIS AT THE CROSSROADS

IS IT ABOUT THE ENVIRONMENT?



The Progressive Duality...



To Grow, or Not To Grow...

- ▶ SANDAG Series 13: 2050 Regional Growth Forecast
 - ▶ ~1,000,000 people by 2050
 - ▶ Slight increase in domestic migration out of region
 - ▶ Demand: 500,000 Jobs
 - ▶ Demand: 330,000 Housing Units
 - ▶ Drivers
 - ▶ Total births – deaths
 - ▶ Longer life expectancies
 - ▶ 20% over 65 versus 12% today
 - ▶ 2050: 46% Hispanic, 30% non-Hispanic White
- ▶ Is growth inevitable?
 - ▶ Zero Population Growth
 - ▶ Anti-Immigration Sentiments
 - ▶ Affordability as growth suppressor

For Purposes of This Presentation...

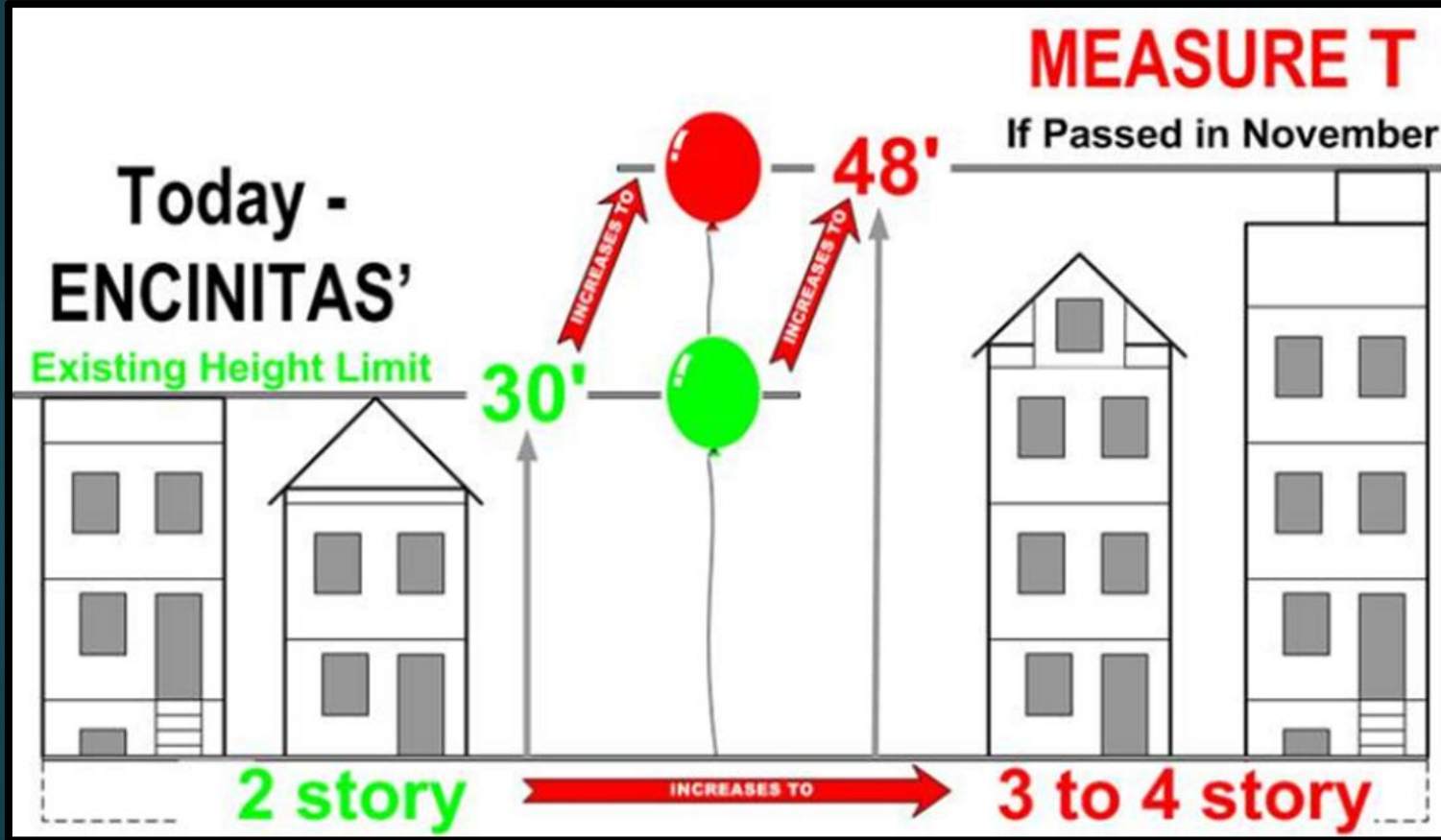
(Focused on Housing)

▶ **NIMBY – “Not In My Backyard”**

A person or group within an established community that:

- ❖ **Is fiercely protective of existing “community character.”**
- ❖ Objects to new construction at densities meaningfully higher than existing or planned buildout.
- ❖ **Opposes the use of state Density Bonus law where affordable housing provided does not appear to justify the developer gains realized from increased density.**
- ❖ Believes density is more appropriately located elsewhere.
- ❖ **Significantly concerned with impacts from increased building heights.**
- ❖ Traffic, traffic, traffic (and property values)
- ❖ **Does not agree with State lawmakers meddling in local housing (i.e. Housing Element and RHNA requirements)**
- ❖ Concerned with redevelopment displacement of existing businesses

NIMBY Rally-Cry.... Raise the Balloon!

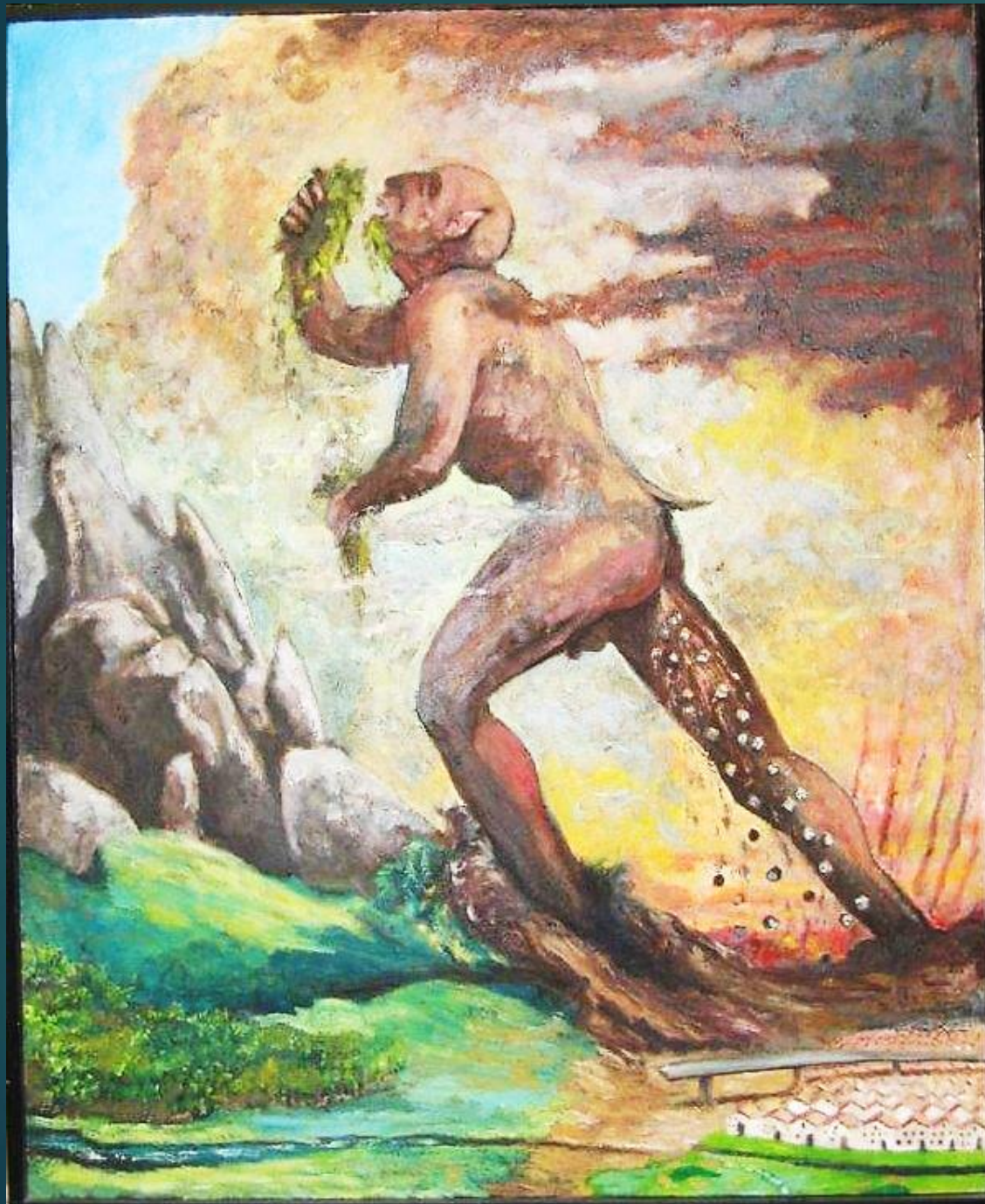


For Purposes of This Presentation...

(Focused on Housing)

▶ **YIMBY – “Yes In My Backyard”**

- ❖ Housing affordability affects everyone.
- ❖ **Hyper-focused on providing both affordable and market-rate housing in areas with access to meaningful transportation alternatives (train, light-rail, bike, walk).**
- ❖ Housing as a social justice issue: Robin Hood effect over “Affordable” stigma.
- ❖ **Progressive, young, socialist, diverse.**
- ❖ Experimental (e.g. tiny houses, micro-apartments, accessory units).
- ❖ **Infill density as a commitment to sustainability – water, energy, transportation.**
 - ❖ **Specifically: required to meet Climate Action Plan goals**
- ❖ Development permitting process and fees may require reform.
- ❖ **Infill density as the most effective means to combat sprawl.**



“The Developer”

Devouring precious natural resources and crapping out unsustainable sprawl housing and freeway expansions.

Sprawl Diego...

- ▶ **Lilac hills Ranch – Valley Center**

- ❖ 1,700 homes

- ▶ **Newland Sierra – Twin Oaks, north of Escondido**

- ❖ 2,135 homes

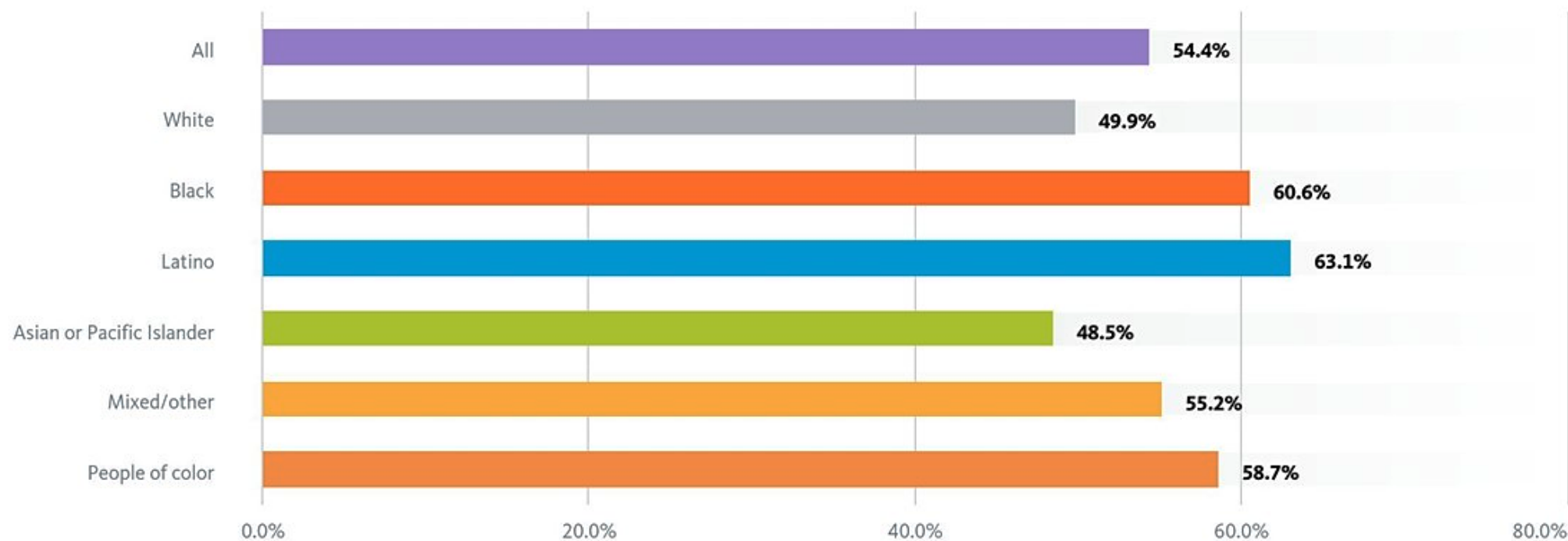
- ▶ **Safari Highlands Ranch– Escondido “Sphere of Influence”**

- ❖ 550 “luxury homes”

We know there's a problem...

More than **three in five Black and Latino renter households in San Diego** pay more than 30 percent of their income on rent

Housing burden by tenure and race/ethnicity: San Diego, CA, Renters, 2014





Who is “the enemy”?