

00:18:52 Jackson Nutt-Beers / SPUR: learn more about How Bay Area Cities are Guiding the Region's Housing Growth:
<https://www.spur.org/events/2022-08-18/how-bay-area-cities-are-guiding-regions-housing-growth>

00:19:57 Jackson Nutt-Beers / SPUR: To read The Landscape of Middle-Income Housing Affordability in California:
<https://turnercenter.berkeley.edu/research-and-policy/landscape-middle-income-housing-affordability-california/>

00:27:54 Jackson Nutt-Beers / SPUR: We want to hear from you! Submit questions for the panel using the Q&A function at the bottom of your screen!

00:33:43 Ray Tam: Are there ANY viable solutions???

00:41:50 Andrew Lewis: Eminent domain & seize back land?

00:44:33 Mark Rhoades: We are completing four townhouses (yes, just 4) in Berkeley currently. It took five years to entitle. I can tell the horror story of NIMBY neighbors and councilmembers better than most. You can imagine what costs did during that time. And Berkeley's attitude certainly isn't unique. Until Missing Middle is by right, how can it happen in any scalable format?

00:45:35 Seth Phillips (Mr. ADU): The State has already passed new laws that allow single family lots to be developed with up to 5 units. This is a great start. In California the main cost of new construction housing is the cost of the land. The more units we can build on the same piece of land The lower the cost per unit for completed housing.

00:47:19 Martin Twer: Beyond challenges from NIMBYism and financing/subsidies, what efforts are made to lower construction costs? Conventional stick-built is expensive, slow, and outdated. Prefab/factory-built housing is available, efficient, faster, and at lower cost, with less delays between permitting and actual construction on site. Promulgate Affordability by Design rather than Affordability by Subsidies.

00:49:32 Barry Smith: @Martin, good point about design.

00:50:48 Barry Smith: @Mark Rhoades: what is the size of your lot, the sqft of the townhomes, and the expected sales price?

00:50:53 Nick Pilch: Thanks for the reminder., Martin

00:52:20 Barry Smith: @Charmaine, excellent big-picture perspective and inputs. Thanks

00:53:43 Mark Rhoades: Modular certainly ISN'T a reliable and cost saving endeavor right now/yet. Maybe a little time but not if there are factory delays. Not with any of the modular builders. And modular unit production delays are rampant including with Factory O/S. And now we have unions pushing against the modular stuff (except the carpenters). We have a long ways to go. Agree with Charmaine.

00:57:53 Martin Twer: "Building Costs lowered by Standardizing and Systematizing" Pacific Ready Cut Homes of Los Angeles, 1909. There are about two dozen prefab manufacturers/vendors in CA, both volumetric as well as panelized.

01:01:54 Barry Smith: @Adam, your numbers are absolutely wrong for Los Altos. Please provide you email to discuss afterwards. I would like to learn more about your numbers

01:09:42 Barry Smith: @Helmi, excellent comment about Redevelopment Agencies. Is there any interest from CA govt to reinstitute this? I haven't seen any?

01:11:16 Laurel Harkness: Would love to chat more about redevelopment agencies and policy solutions that could come out of state. Laurel Harkness,

California Governor's Office of Business and Economic Development,
laurel.harkness@gobiz.ca.gov

01:11:29 Mark Rhoades: ZONING!!

01:12:51 Nick Pilch: Good point, David.

01:13:32 stephen levy: zoning plus funding but funding must be widely
shared not just someone else's money