



**Rebuilding
California's
Housing
Production
System**

Escaping the Twin Trap

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The Twin Trap of California Housing

- **UNDERSTANDING** What's Happening
Shifting Tastes and Changing Regulations
- **DIAGNOSING** the Breakdown
A production system unable to produce what we need at the scale we need it.
- **BREAKING** the Trap
Legislate and Invest to Build, Recruit, and Train Our Way Out

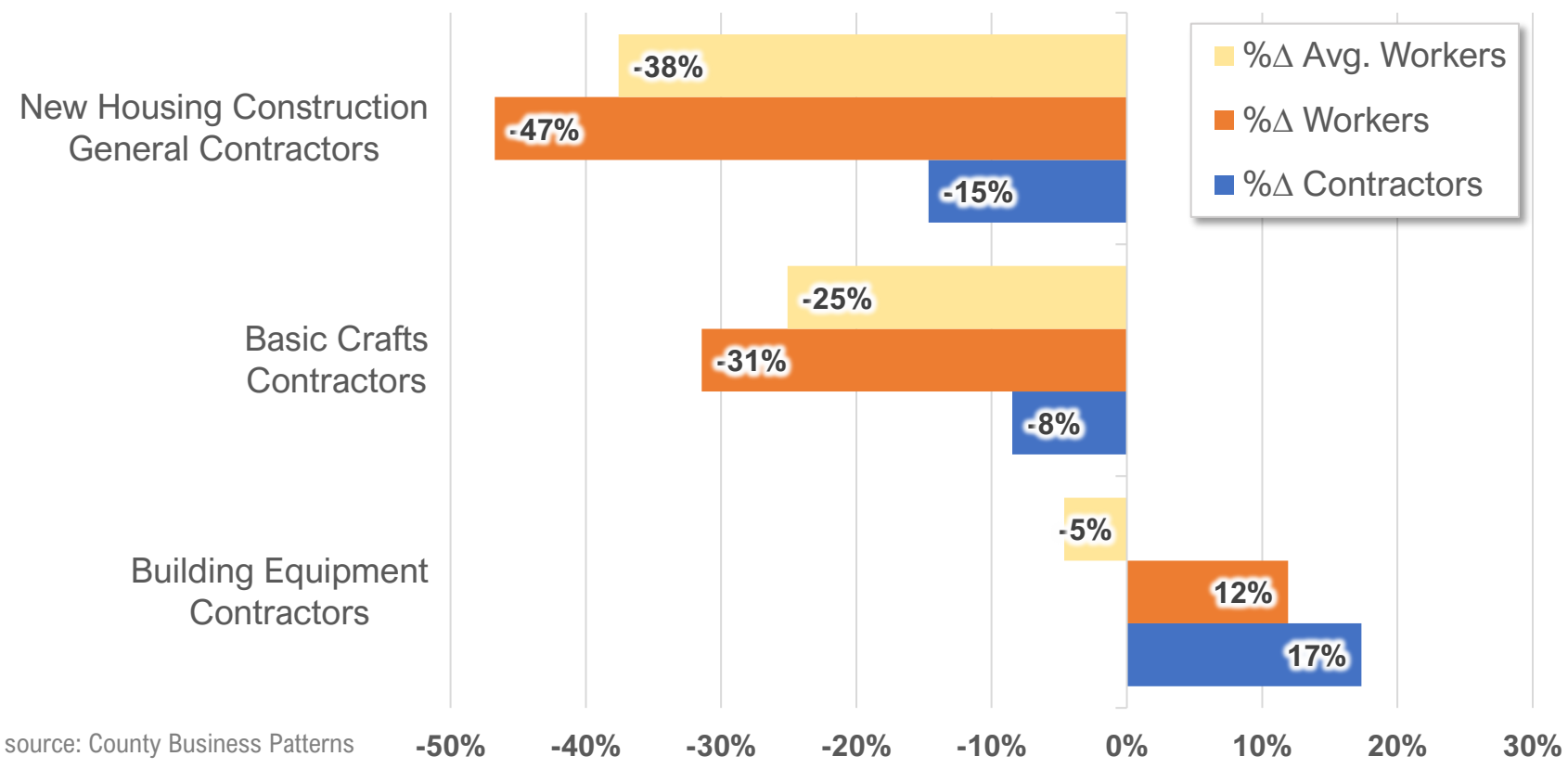


Shifting Tastes and Changing Regulations

- The single-family market of old is no more
 - Decade over Decade (DoD) SFH production down 60% in top 10 producing counties with 2/3rds of 2000-2009 single family growth
- Housing follows the Jobs
 - Decade over Decade (DoD) MFH production up 10% in top 10 counties with 4/5ths of 2000-2009 multi-family growth
- A New & Improved Regional Housing Needs Assessment
 - Top 10 MF counties need additional 1.2M units in 6th Cycle
 - +134% in Bay Area
 - +235% in LA & Inland Empire

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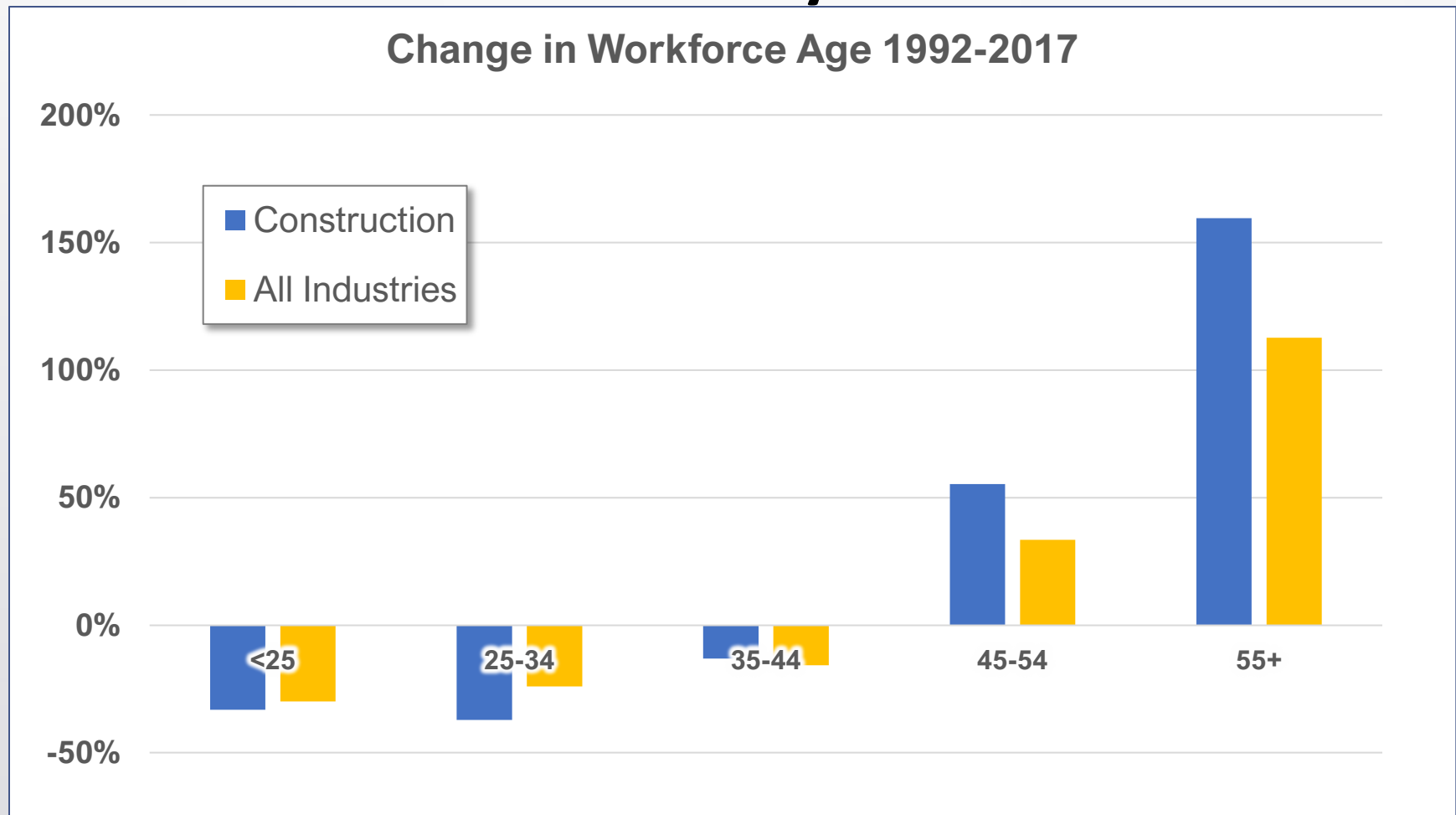
Contracting in California 2006-2018





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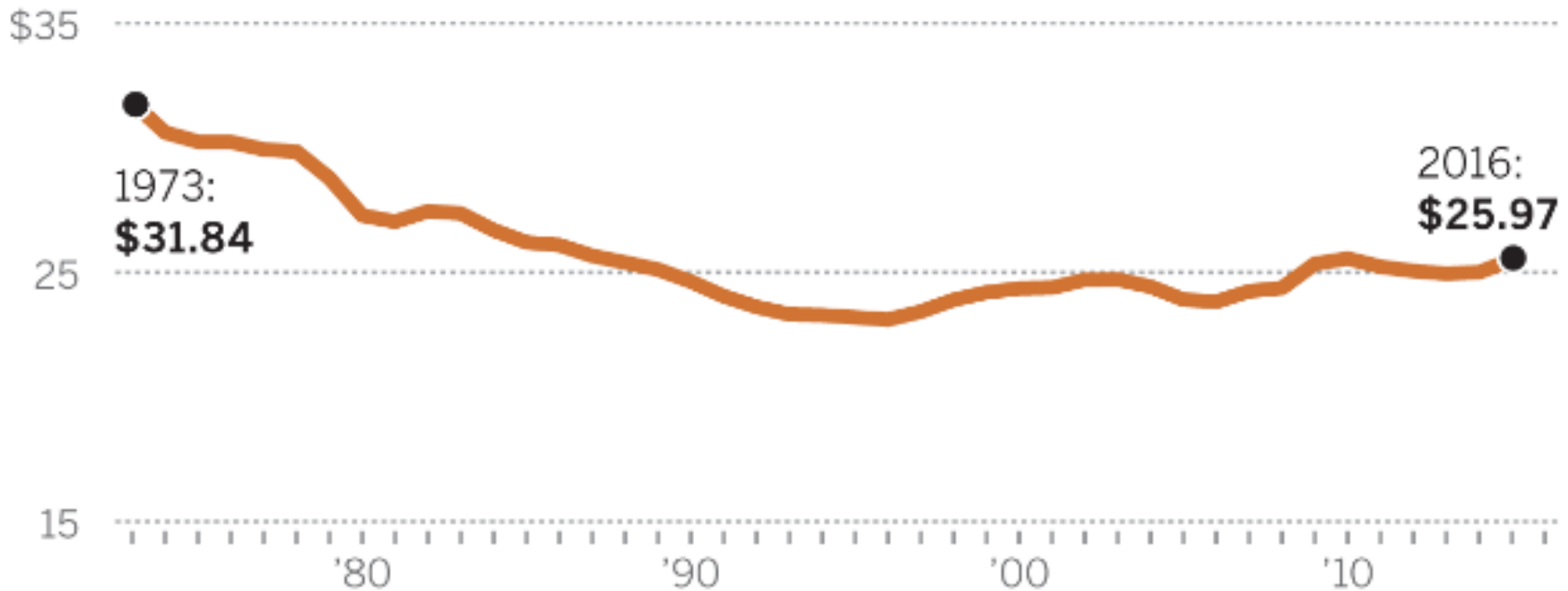
Change in Workforce Age 1992-2017



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Hourly wages for U.S. construction workers

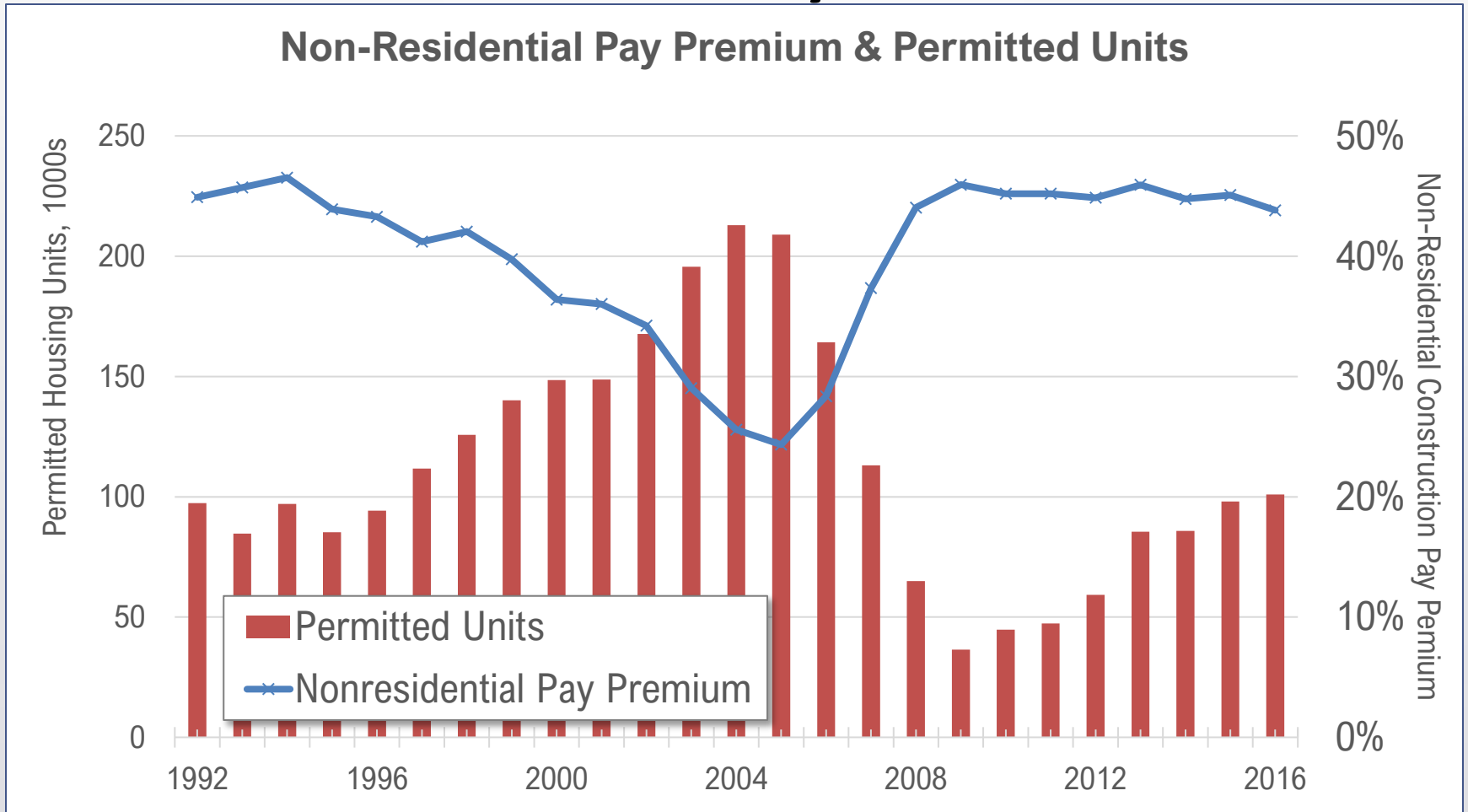
(In 2016 dollars. Excluding managers.)



Source: Bureau of Labor Statistics
Data analysis by Ben Welsh

@latimesgraphics

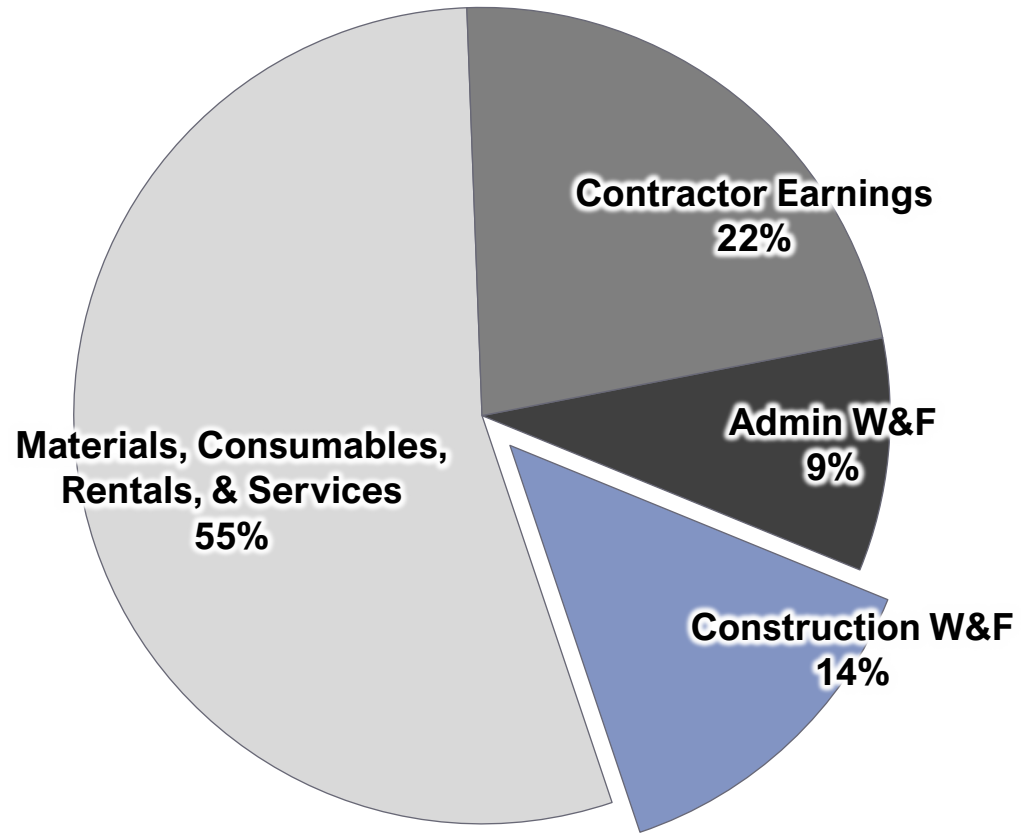
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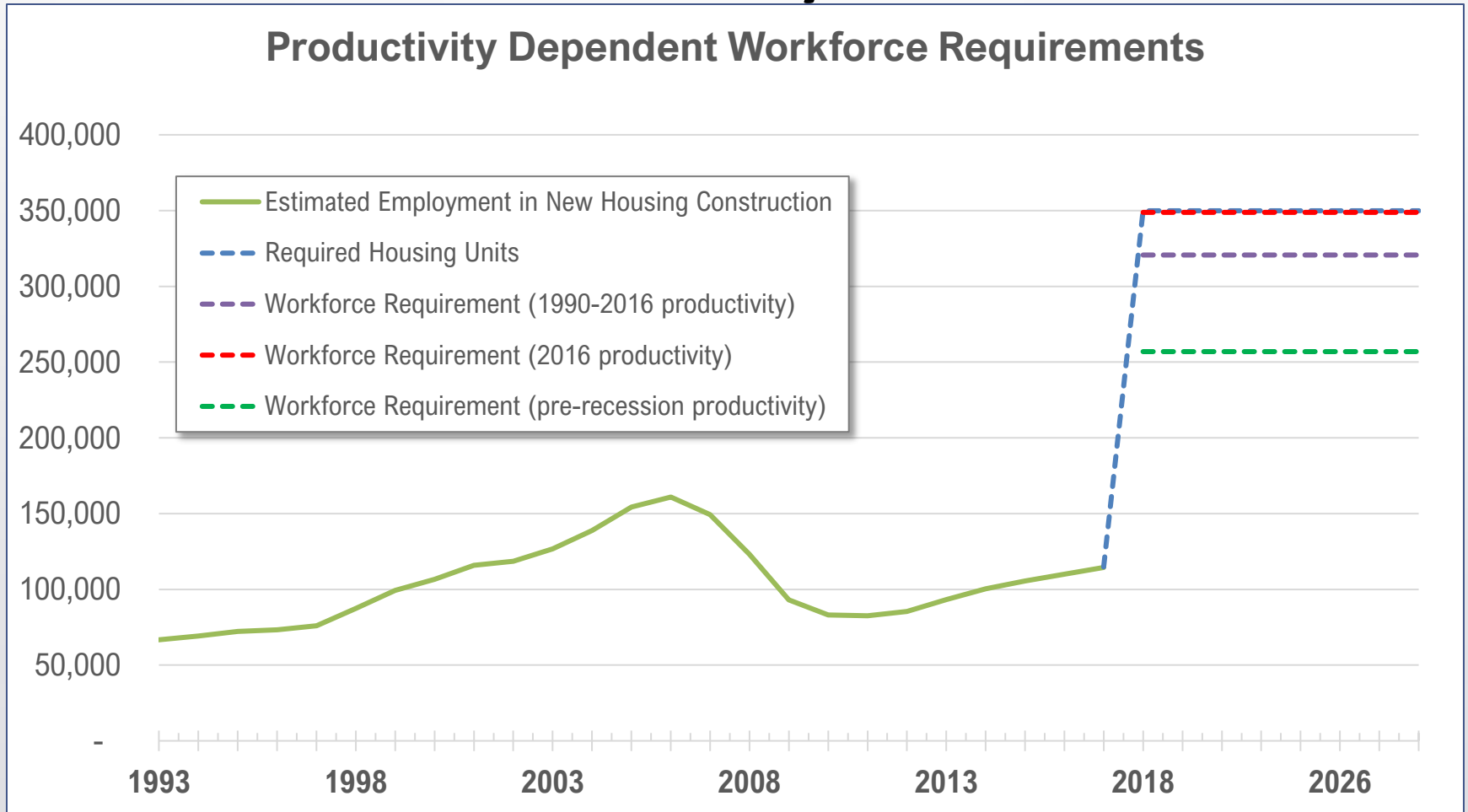
Costs of New Residential Construction in California



Source: 2017 Economic Census, NAICS 236115-7, 238 (Proportional)



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Legislate and Invest Out of the Trap

- Close the Loopholes
- Link Streamlining and Bonuses to Labor Standards
- State Led Development to do What the Market Won't