

JULY 2018



30 years of housing: How far has the U.S. come?

From the Joint Center for Housing Studies of Harvard University

Is the goal of achieving decent and affordable housing for all anywhere close to being realistic in present-day America?

In its 30th year of publication, and with this question in mind, this Joint Center for Housing Studies report puts a spotlight on the demographic, financial and political trends that have shaped the nation's housing statistics over the past three decades, analyzing what this means for future generations of homebuyers and renters.

Tackling climate change and housing affordability at the same time

From UC Berkeley's Turner Center for Housing Innovation

California's Sustainable Communities and Climate Protection Act of 2008 (SB 375), the land use component of the state's legislative strategy to battle global warming, is now in its tenth year.

This study assesses the implications of the Act for housing planning and production, providing recommendations for how it can be maximized to better facilitate the critical goals of achieving climate change management and promoting housing affordability.

Should Fannie and Freddie be funding affordable housing?

From the Milken Institute

Much of the debate around housing finance reform, in particular that relating to government-sponsored enterprises (GSEs) and their role in promoting affordable housing, sits along ideological lines - a key stumbling block to achieving bipartisan reform.

Stepping back from this philosophical approach, this analysis focuses on measuring the effectiveness of current GSE policy - focusing on the affordable housing fee enacted by Congress in 2008 - in

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the hope that it will better inform political dialogue.

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PERSPECTIVES

Rent control in California: Could good intentions lead to disastrous consequences?

FROM NORM MILLER, HAHN CHAIR OF REAL ESTATE FINANCE AT THE UNIVERSITY OF SAN DIEGO


While many of us understand the intention behind rent controls, few free market economists find any redeeming value in rent controls. Opponents to rent controls find such regulation is not only terribly inefficient, but also inequitable in serving a city's residents with different levels of windfall gains extracted like a tax from landlords. Abuses are sometimes difficult to detect with rent-controlled units. Various "lucky," long-time residents of rent controlled units receive more benefits than other newer residents or those residents living in areas without rent controls.

Rent controls hurt residents in the longer run in that such controls result in less housing investment and less new stock than otherwise. With less housing stock, rent controls result in a rationing system where units subject to rent controls have huge pent up demand.

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CCRE EVENTS

Save the date: CCRE's 2018 Real Estate Summit livestream

The Center for California Real Estate's  September 6, 2018 Real Estate Summit will be held on September 6 and livestreamed for all members to access.

Featuring the state's most prominent thought leaders from a diverse range of disciplines, the Summit will serve as a catalyst for meaningful solutions to the housing affordability crisis and inform the policy agenda in the year ahead.

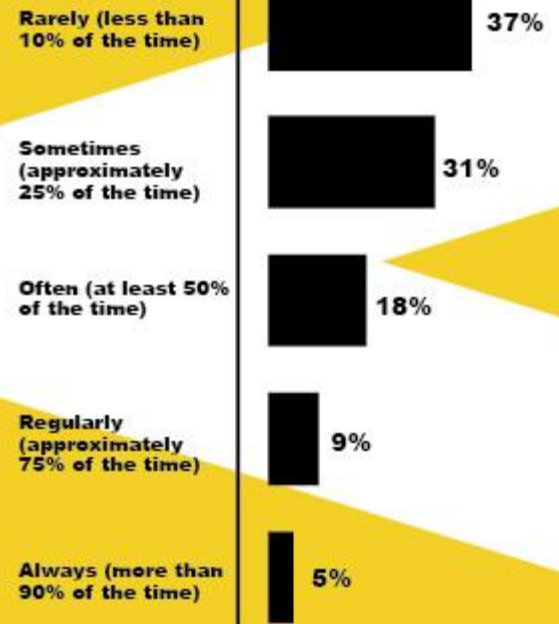
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Missed our San Diego panel? Access the video recording now.

Catch-up with all the action from the Center for California Real Estate's June panel, featuring San Diego Mayor Kevin Faulconer and local thought leaders discuss how consensus-driven policy decisions and political coalitions are helping the city tackle its housing affordability crisis.

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