Stubborn Facts The facts on the ground for a typical California family are as bad as they've ever been in the state's history. Housing production over the last decade fell more than 100,000 new homes short of demand and continues to lag, leading to surging prices at all income levels. The state's median home value of $485,800 is more than two and a half times the national average. One-third of the state's renters spend more than half their income on housing costs. The state's homeownership rates are at their lowest since the 1940s. More than two-thirds of coastal communities in the state have adopted growth-limiting measures such as caps on population or height limits on buildings, which are aimed at restricting residential development. A 2006 study of California land-use rules by UC Berkeley researchers found that each growth restriction a city adopted increased home prices between 3% & 4.5%. Blacks are 39% of the county's homeless people but only 8% of the county's population.

DFC Proposal The DFC proposal offers to explore long-term options to address this long-term systemic problem. It is intended to generate a set of policies and laws capable of encouraging private and public efforts to construct the less-expensive homes needed to create & maintain a housing supply/demand balance in residential communities. It requires research into prior efforts as well as consideration of alternatives from many sources in order to provide the board with a thoughtful and realistic action recommendation. It is assumed that this would have an indirect impact on the ongoing shelter and social needs of homeless people and the current need for short-term responses.