

SA10.30.04 Deciding Planning and Public Policy Issues Through the Use of Direct Democracy: Reflections from San Diego

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Direct democracy has been widely practiced in California. Originally thought of as a measure of last resort, Californians have routinely resorted to the ballot box to decide planning and public policy issues. Its use represents an avenue through which planning can take place and, in theory, which gives the people in the community a voice in the planning process. Two recent examples of this are the Proposition A ballot initiative in the City of Encinitas and the Proposition B and C referendums in the community of Barrio Logan in San Diego. Both measures are related to General Plan Update efforts in Encinitas and San Diego respectively that aimed to increase density in neighborhoods in order to accommodate population growth. In the case of the City of Encinitas, Proposition A passed and that placed heavy constraints on any future planning actions which would result in a change to zoning or density as included in the currently adopted planning policy documents. Propositions B and C in Barrio Logan were passed by the residents of the City of San Diego. There is resentment from the community of Barrio Logan about how voters from outside of the community can decide the community's fate. Ballot box planning was originally a tool to empower those who typically lacked power. Instead, it has become a popular tool that, with the right amount of money and support, can muffle the voice of those the people that direct democracy was originally supposed to empower.

SA10.30.04 The Link between Local Comprehensive Plans and Housing Affordability

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Local comprehensive plans are critical in guiding sufficient housing supply for all residents, including low-income households. Despite extensive studies in plan quality analysis, few studies have examined the efficacy of local comprehensive plans on community outcomes. Aurand's study (2014) is the only study directly testing the relationship between housing requirements in local comprehensive plans and affordability outcomes. The major finding of Aurand's study (2014) is that the strength of local comprehensive plans toward affordable housing is positively related to the enhancement in affordability for low-income households in Florida. However, localities in other states may have different dynamics from those in Florida. In particular, Michigan is a state located in the rustbelt region and has economically struggled, thereby suggesting that housing affordability may have been more neglected. According to Harvard Joint Center for Housing Studies (2013), Michigan is one of the states that have the most severe housing affordability burdens. This study aims at examining the relationship between the strength of local comprehensive plans toward affordable housing in the Detroit metropolitan area (MA), MI and subsequent changes in housing affordability for low-income households between 2000 and 2010. The strength of local comprehensive plans toward housing affordability is evaluated by counting the number of plan policies linked to affordable housing for low-income households (e.g., community land trust and community development block grant) for the 92 municipalities that have more than 10,000 residents as of 2000. The efficacy of local comprehensive plans on housing affordability is examined by running a regression analysis between the strength of local comprehensive plans toward housing

affordability and subsequent changes in the share of housing cost burdened households and affordable rental units. Given that there are limited studies on the efficacy of local comprehensive plans on community outcomes, this study will significantly contribute to the literature.

SA10.30.04 Redevelopment and Its Implications in Low-rise Residential Districts in Seoul, South Korea

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This study examines the social ramifications of housing redevelopment in a low-rise residential area of Seoul, South Korea through empirical analyses on the distribution of a new housing type called Urban Residential Housing (URH). The policy of public subsidy and deregulation on zoning and housing code toward the development of URH was initiated in 2009 by the central government of South Korea. The goal was to increase the provision of housing units in an urban area to accommodate increasing number of small-sized households. The policy has successfully transformed multiple underdeveloped sites into small-sized residential units, which had been shunned in the housing market, without major public spending. However the development often spurred unfair social outcomes. First, all land within a project area was pooled during the redevelopment process, leading to the extreme subdivision of land ownerships. This greatly diminished the degree of freedom associated with individual housing development, renovation, or adaptive reuse of the buildings. Second, small and unfavorable parcels excluded from the newly redevelopment site remained underprivileged, and consequently substantial deterioration and continued obsolescence could take place in the parcels, which would unfairly decrease the economic value of nearby properties. Third, the boom of URH as a favorable buy-to-let property caused the increase of housing cost for both one-person and family households as the URHs took the place of various affordable housings in low-rise residential areas. These controversial performances require that the issues of land-use pattern and housing tenure structure in a low-rise residential area of Seoul will be further discussed in the study.