

Draft Housing Element

Programs Addressing Inclusionary Housing

Program 5, page H 9-15

The City shall use an economic impact analysis to evaluate the impact, timing and process of incorporating inclusionary housing obligations on areas not currently subject to the Mixed Income Housing Ordinance.

Program 27, page H 9-20

The City shall continue to administer Section 17.190 of the Zoning Code, the Mixed Income Housing Ordinance.

Program 51, page H 9-26

The City shall explore “in-lieu” fee equivalents using the economic impact analysis described in Program 5 for market developers under the Mixed Income Housing Ordinance for consideration by the City Council. Uses of collected fees may include funding of the Extremely Low- Income (ELI) Buydown Program and maintaining affordability of inclusionary ownership units.

Program 90, page H 9-37

Using the economic impact analysis described in Program 5, the City shall recommend modifications in homeownership income targets in the Mixed Income Housing Ordinance to promote development of inclusionary ownership housing.

5/27/08 - Item #26

Mayor and City Council
Sacramento CA

May 24, 2008

RE: Inclusionary Housing Ordinance
Sacramento Housing Element

Dear Mayor and the Members of the City Council

From September 25 through September 29, 2006, the Sacramento Housing and Redevelopment Agency (SHRA) opened the Housing Choice Voucher Wait List (previously known as Section 8), application period. Only 10,000 names were added to the wait list... Approximately **35,000 applications received**. The computer selected 10,000 names, by random selection, and placed the names on the wait list. The list is now closed

On January 22, 2007, for 2 weeks, SHRA opened up their Affordable Housing wait list. (Limit 10,000 names) **18,000 applications received**, and again by the computer selected 10,000 names, by random selection and place the names on the wait list. The list is also now closed.

SHRA's Public or Conventional Housing wait list closed February 2007.

Do you think there is a REAL need for more inclusionary housing? With numbers like that, I would say yes!

How do I know all this: I applied for both, as I am one of those people who fall in between the County's 2006, extremely low, 30% and very low-income 50%, category of median income. It depends on how much I work (hourly wage) during the year to supplement my small retirement income from Federal Service as a civilian employee, and small Social Security benefit.

I did not get on either wait list, as I am single, was not quite a senior at the time, and do not have a disability. Now, there are more people in greater need than I am.

As you all know, I am a community activist; The Founder/Director of RiderShip for the Masses, since 2001, the Vice Chair of my Neighborhood Assn since 2004, the Vice Chair of the Sacramento Mobility Coalition, since 2006, and did sit for 2 years on the NSRAC as the Steve Cohn "resident tenant" representative...

I have stood before you on a number of issues, with different hats on, and I will stand before you again in the near future. More than all that, I am the face of the person, that needs inclusionary housing.

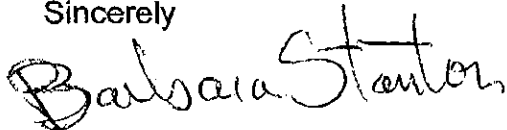
I commend the Council for stepping up and passing an Inclusionary Housing Ordinance as it shows the Council to be "forward thinking". This is good news. The bad news is the council only stepped up "half" a step.

The Ordinance is very flawed. It does not say that inclusionary housing will be in ALL areas of Sacramento. It limits inclusionary to only two of the three income categories, low and very low and leaves out the extremely low category. This is very disconcerting. It not only says the city will dictate where people in these categories will live; the city will exclude a whole income category.

However, if the City adopts a "Mixed Income Housing element to the Ordinance that will apply inclusionary housing to "All" areas of the city, and include the low, very low AND extremely low income (30% of median) it will fix the flaw in the Ordinance.

I urge the council to support and adopt The Mixed Income Housing Ordinance element.

Sincerely



Barbara Stanton
1649 Kathleen Avenue
Sacramento 91815
(916) 927-7446
Barbs992@earthlink.net

City of Sacramento

Data - U.S. Census & CA Dept. of Finance

Est. Population

2006 - 438,246
 1/1/2007-466,981
 1/1/2008-475,743

<u>Demographics - '06</u>	<u>Estimate</u>	<u>%</u>
White	221,262	50.5
African American	61,036	13.9
American Indian/Alaskan	5,502	1.3
Asian	75,555	17.2
Hawaiian/Pacific Islander	6,180	1.4
Hispanic/Latino	104,641	23.9
Other race	48,563	11.1
Two or more races	20,148	4.6
Under age 18	108,783	24.8
18 and over	329,463	75.2
65+	47,544	10.8
Disability status (5 yrs. +)	71,816	17.9
Other language @ home (5 yrs +)	142,840	35.2

POVERTY

Individuals below poverty level	67,490	15.4
Mothers as head of household, with children		29.5
65 years +	4,278	9.0

FEDERAL

2008 Poverty Guidelines

<u>Family size</u>	<u>Annual</u>	<u>Hour</u>
3	\$17,600	\$ 8.46
4	21,200	10.19
5	24,800	11.92

CALIFORNIA

<u>Minimum wage</u>	<u>Hour</u>	<u>Annual</u>
January 1, 2002	\$ 6.75	
January 1, 2007	7.50	
January 1, 2008	8.00	\$16,640

LOW INCOME AND HOUSING

<u>Hour</u>	<u>Week</u>	<u>Month</u>	<u>Annual</u>	<u>HUD Recommended 30%/mo</u>
\$ 8	\$ 320	\$ 1,387	\$ 16,640	\$ 416
10	400	1,733	20,800	520
15	600	2,600	31,200	780
20	800	3,467	41,600	1,040

2007-2008

CAL WORKS-Sacto

Family of 3

Grant	\$ 689/mo
Food Stamps	<u>358</u>
	\$1,047

Annual \$12,564

SSI/SSP

Individual

Couple

SSI	\$632	\$947
SSP	<u>256</u>	<u>611</u>
	\$888	\$1,538

\$10,656

\$18,456