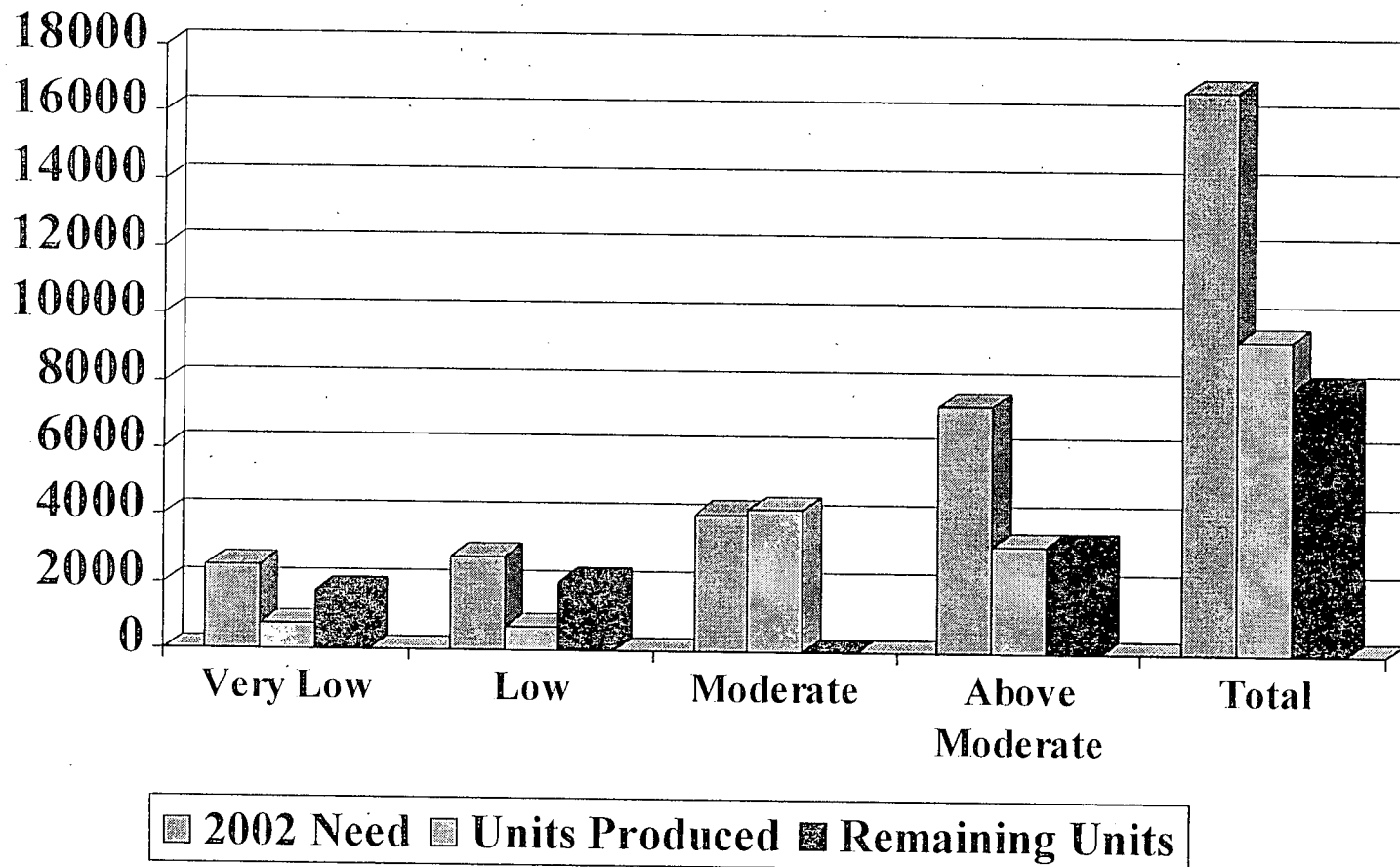


Item 10.4

Progress in Meeting Projected Housing Needs



•
•
•

Review and Approval Schedule

- May-Oct - Working Group/Ad Hoc Comments and Revisions
 - November 5 - Distribute Revised Draft
 - November 23 - City Council Workshop
 - December 2 - Planning Commission Workshop
 - December 7- Submit to HCD for Review
 - Dec-Mar 2000 - Community Outreach/Comments
 - March/Apr 2000 - Commission Hearings
 - Apr/May - Mixed Income Policy Meetings
 - June 20 - Council Hearings
- • • • • • • •

•
•
•

Housing Element Comments

- California Department of Housing and Community Development
- Legal Services of Northern California
- Building Industry Association
- Neighborhood Associations (North Laguna, Natomas, SOCA, Sierra Curtis)
- Environmental Council of Sacramento
- Resources for Independent Living
- Mutual Housing/Sacramento Housing Alliance

• • • • • • • • • •

**Major Housing Element Policies
and Responses to Comments**

Program	Comment	Staff Response
<p>Housing Set-Aside (2.14)</p> <p><i>Maintain flexibility in the use of housing set aside funds for very low, low and mixed income revitalization projects</i></p>	<ul style="list-style-type: none"> • Must expend monies in the same proportion as very low and low income needs (Legal Services) 	<ul style="list-style-type: none"> • Statute does not require proportionality linked to element • A report card will be annually prepared to determine progress
<p>Mixed Income Program (2.16)</p> <p><i>15% of all new developments should be affordable to very low income households in new growth areas</i></p>	<ul style="list-style-type: none"> • BIA opposes because of new cost burdens/policy doesn't recognize changing market conditions • Neighborhood groups prefer flexible income targets and citywide application 	<ul style="list-style-type: none"> • City will adopt program of regulatory and financial incentives to assist feasibility
<p>Fair Share Plan/Multi-Family Lending Guidelines (3.1)</p> <p><i>The City should maintain a balance of affordable housing throughout the city to avoid over concentration</i></p>	<ul style="list-style-type: none"> • Neighborhoods concerned about concentration • Legal Services opposes as governmental constraint 	<ul style="list-style-type: none"> • Fair share policy based on over concentration criteria and availability of vacant land • Increases choices for lower income persons

**Major Housing Element Policies
and Responses to Comments**

Program	Comment	Staff Response
<p>Multiple Housing Types (3.4)</p> <p><i>Enforce the requirements of the multiple housing type policy and target density policies within the North Natomas Community Plan</i></p>	<ul style="list-style-type: none"> • BIA believes mixed housing projects premature, infeasible or not supported by market 	<ul style="list-style-type: none"> • Application at the neighborhood level ineffective • Should apply at individual project level to assure balance of housing opportunities within each neighborhood
<p>Multi-Family Streamlining (4.1 & 4.9)</p> <p><i>Establish staff level review process for multi family projects based on compliance with design guidelines and development standards</i></p>	<ul style="list-style-type: none"> • Neighborhoods concerned about elimination of public review process, larger projects, lack of adequate maintenance and management 	<ul style="list-style-type: none"> • Includes compliance with a maintenance and management agreement • Consider Planning Commission level review for larger projects
<p>Emergency Shelters and Transitional Housing (4.1 & 4.10)</p> <p><i>Rescind the emergency shelter moratorium and establish clear development standards and review process</i></p>	<ul style="list-style-type: none"> • Legal Services has requested inclusion of Commercial sites • Inadequate site inventory 	<ul style="list-style-type: none"> • Adequate inventory of C-4, M-1 and M-2 sites near public services • Development standards and review process established by ordinance

WHO DECIDES

- **Land developer selects parcels and product**
- **All options OK: single family, multifamily, other types**
- **Concentration discouraged**

ENFORCEMENT

- **Recorded agreement**
- **Performance required**

COSTS

- **Typical returns**
- **Public partners provide financial and regulatory incentives**
- **Public financing for deep affordability**

MAJOR ELEMENTS IN MIXED INCOME POLICY

PUBLIC BENEFIT

- Economic integration, diverse housing types
- Housing near employment centers
- Mixed-income communities – housing fits character of market rate neighborhoods

AFFORDABILITY

- 15% of Master plan or PUD units at 50% of median income (\$18,500 for 1-person, \$26,450 for 4-person household)