

INTRODUCTION

On Monday, July 27, 2009, the following members of the Inclusionary Housing Stakeholder Committee Meeting met:

Panama Bartholomy	Sacramento Planning Commission
Joan Burke	Loaves and Fishes
Don Bunn	District 7
Pastor Frank Espegren	ACT (Sacramento Area Congregations Together)
Brandy Kollenbom	District 1
Bob Lawler	St. Anton
Paul Noble	District 3
David Nybo	Infill Developer
Dennis Rogers	BIA (Building Industry Assn.)
Shamus Roller	SHA (Sacramento Housing Alliance)
Richard Sickert	District 2
Eric Sunderland	District 6
Dan Weitzman	District 4

Absent were Committee Members Kevin Greene, Downtown Partnership; Will Leighton, Centex Homes; Jessie Reese, District 8; Mark Stivers, SHRC (Sacramento Housing and Redevelopment Commission); and Joany Thitherington, District 5.

Also present were:

Greg Bitter, City of Sacramento Community Development Dept.
Cindy Cavanaugh, SHRA Assistant Director
Sabina Gilbert, City Attorney's Office
Emily Halcon, SHRA Management Analyst
Tom Pace, City of Sacramento Community Development Dept.
Greg Sandlund, City of Sacramento Community Development Dept.

The meeting was facilitated by Laura Mason-Smith, of Mason-Smith SUCCESS STRATEGIES. Outlined on the following pages is a summary of meeting results.

***INCLUSIONARY HOUSING STAKEHOLDER COMMITTEE
MEETING #5 SUMMARY, Monday, July 27, 2009***

MEETING PURPOSE

Greg Sandlund, City Community Development Department, and Emily Halcon, SHRA, welcomed the Committee members and Laura Mason-Smith, the facilitator, reviewed the agenda and clarified the purpose of the evening's meeting as:

- Understand the role of multifamily rental housing as a tool for Affordable Housing, and
- Provide Committee member input on initial staff thoughts related to the topic of multifamily rental housing as part of the Inclusionary Ordinance.

GROUND RULES FOR WORKING TOGETHER

The Committee reviewed the ground rules for working together effectively that were adopted at the first meeting:

- *Start and end on time*
- *All ideas are valid*
- *Listen for understanding and show respect for all*
- *Clarify issues*
- *Differences are to be understood and acknowledged rather than argued*
- *One speaker at a time – no side conversations*
- *Hear from everyone – no one person dominating*
- *Use the "Hand Signal" if the discussion appears to be off track*
- *Turn phones to off or silent until breaks*

THE ROLE OF MULTIFAMILY RENTAL HOUSING IN AFFORDABLE HOUSING

Emily Halcon reviewed with the Committee an overview of rental affordable housing. The presentation included specifics regarding the following topics:

- Rental outcomes
- Rental financing options
- Affordable rental financing
- Operations and management
- Resident services
- Monitoring and compliance
- Challenges
- Depth and amount of affordability
- Size of apartment complexes
- Community integration

COMMITTEE INPUT

The Committee then split into three groups to provide input on the Initial Staff Thoughts:

Questions	Blue Group	Red Group	Green Group
1. Are the current income targets of very low income and low income appropriate for inclusionary rental developments?	Consensus for ELI; buy-down available. Disagreement over funding source (in-lieu fee is a possibility).	Yes, with 5% ELI requirement from the 15%	-Adding ELI is not the best use of funds (current targets OK) -Able to help more people without ELI -Additional community resources available for ELI but not available to low and moderate [NOTE: one member abstained from these views]
2. How can unregulated market rate units be incorporated into inclusionary rental developments?	No requirement in the Ordinance	No requirement in the Ordinance	Let market conditions dictate: -Subsidy for market units -If you can't build it right, don't build it, or the community is saddled with hindsight mistakes
3. How can the inclusionary ordinance support the construction of smaller apartment complexes?	Build 2-4 acre parcels near one another as part of one development: -financing at the same time -building at the same time -cross collateralized -Master Plan stage	-Look for ways to encourage smaller split projects -Look at granny flats -Allow more flexibility on 24-hour onsite -Look at mixed use	-Require smaller complexes -Break up the large complexes

<p>4. How can inclusionary apartments be better integrated into the community?</p>	<ul style="list-style-type: none"> -Mixed use (where appropriate) -Green space (centralized) -Clubhouse on the street -Less car-oriented -Pedestrian or bike thoroughfares -Buildings up to the curb 	<ul style="list-style-type: none"> -Look for ways to encourage smaller split projects -Allow community use of on-site facilities 	<ul style="list-style-type: none"> -Reduce the stigma of large, low income complexes -Do background checks for juveniles -Add measures for existing units -Increase communication between complexes, management, & the community -Improve public notice/involvement -Partner with and provide resources in the schools -More mixed use -Lifetime eviction policy -Employment and youth services (real world) -Community complaint/feedback mechanism -Unannounced inspections -Residency requirement (Sac County) -Strict security standards -Approved management companies trained by SHRA -No pedestrian thoroughfare!
<p>5. Other?</p>	<p>Abolish Prop. 13</p>		<p>Abolish Prop. 13</p>

NEXT STEPS AND CLOSE

The final Committee meeting will be at the City's Community Development Department offices at 300 Richards Boulevard on Monday, August 10, 2009, from 5:30-8:30 pm (food available at 5:00 pm). The SHRA and City staff thanked the participants, and the meeting concluded at 8:30 pm.