



**Subject:** 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS):  
February Board Panel on Overcoming Low Housing Production

<input type="checkbox"/> Action	<input type="checkbox"/> Consent	<input checked="" type="checkbox"/> Information	<input type="checkbox"/> R&F	<input type="checkbox"/> Report	<input type="checkbox"/> Workshop
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<b>Attachments:</b> <input type="checkbox"/> Y <input checked="" type="checkbox"/> N					

- 1. Issue:** What solutions are there to low production of market-rate and affordable housing, particularly infill, medium density and attached products? The February 2018 Board meeting will feature two housing developers talking about potential solutions to increasing housing production from the perspective of the developer.
- 2. Recommendation:** This is for information and discussion for the Committee to provide staff with direction as to what questions or information would they like the housing panelist to address at the February board meeting.
- 3. Background:** In December 2017, the Board adopted a framework for the “2020 Metropolitan Transportation Plan/ Sustainable Communities Strategy”. That framework included a number of research and analysis questions about housing, including examining the challenges and solutions to increasing infill development, attached housing, and affordable housing. Housing-related issues – production of housing, housing affordability, housing product types, etc. – have been a hot topic throughout California and particularly in the Sacramento region for the past few years. Last June, in preparation for the 2020 MTP/SCS update, staff prepared a Regional Progress Report for the Board that summarized a number of key economic, development, and travel indicators for the last decade. Key housing indicators from the report showed that housing growth has been slow to recover in our region and production of medium and high density attached and detached housing is not keeping up with the demand projected in the Blueprint and MTP/SCS.

The Board’s interest in understanding the challenges to building housing and particularly infill, attached, and affordable housing, as well as potential solutions, prompted staff to plan a number of housing related research and education items for this year. This will include a series of at least three Board workshops on housing in 2018. The first workshop is described below. A second workshop, tentatively scheduled for Spring, will focus on housing product types, and a third, tentatively planned in the Fall, will provide an introduction to the Regional Housing Needs Allocation process. SACOG is also working with local government housing planners on workshops and education activities throughout the year.

- 4. Discussion/Analysis:** To start tackling the housing production issue, at the February 15, 2018, SACOG Board meeting, two housing developers will present their perspectives on the challenges of building housing and what actions local governments could take to help foster more production. Katherine Bardis of Bardis Homes will discuss the view from the market-rate production standpoint and Doug Shoemaker of Mercy Housing will provide the non-profit developer perspective as it relates to producing affordable housing. At the February 2018, Land Use & Natural Resources meeting, staff will present more data to provide an update on the current state of housing in the region as background to the Board workshop. Staff would also like to hear if there are specific questions or issues that the Committee would like the guest speakers to address at the Board meeting.
- 5. Fiscal Impact/Grant Information:** There is no fiscal impact.