



**Land Use and Natural Resources
Committee**

Meeting Date: 3/1/2018

Agenda Item No.: 2018-March-9.

Subject: Housing Workshop Debrief

(1:50) Information:

Prepared by: Greg Chew

Approved by: Kacey Lizon

Attachments: Yes

1. Issue:

This is an opportunity for the Committee to debrief from the February Board workshop on housing and provide further direction to staff.

2. Recommendation:

None, this item is for discussion only.

3. Background/Analysis:

The February 15, Board of Directors meeting included a workshop to discuss the issue of low housing production in the SACOG region. The workshop featured two housing developers and covered potential solutions to increase housing production from the perspective of the developer.

The first speaker, Katherine Bardis, of Bardis Homes, is a market-rate developer responsible for a variety of projects and product types in the region. Ms. Bardis spoke about rising construction and labor costs, reforming the development review process, and reducing the financial burden the public sector places on new development. Potential solutions included development education and labor schools, fast tracked development review processes, incentives/penalties to discourage land banking, blanket by-right zoning in infill areas, and a scaled fee approach.

The second speaker, Doug Shoemaker, is president of Mercy Housing, an affordable housing developer in Northern California. Mr. Shoemaker relayed that local jurisdictions can help facilitate affordable housing projects by having the community conversation early and often and sending signals to affordable housing developers through rezoning that cities and counties are serious about accommodating new homes. He also proposed the creation of a regional office to provide support to local governments and suggested that counties and/or the region could consider a self-help funding measure to fund affordable housing.

4. Discussion/Analysis:

This is an opportunity for the Committee to debrief from the workshop and to provide feedback to staff on next steps. Specifically, which of the potential solutions discussed at the workshops should SACOG continue to explore? Staff will take the feedback from both the Board workshop and this Committee discussion to develop a range of potential solutions that could be explored further in the 2020 Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS) update process. Staff will come back to the Committee in April to discuss these options and receive feedback.

5. Fiscal Impact/Grant Information:

This fiscal impact of this project will depend on the potential solutions the Board chooses to pursue. Staff will scope a cost estimate based on a range of project options, and will include the estimate in the April staff report.

ATTACHMENTS:

Description

Speakers' Top 6 Takeaways

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01

Understanding that certain projects cannot work in every jurisdiction.

02

There is no single solution to bringing more housing to an area.

03

Workforce development programs need to be put in place and utilized. Consider incentivizing developers for hiring from certain programs.

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04

Consider local and/or regional self-help funding measures to ensure that the region gets its share of State and Federal investment.

05

Create a regional "Office of Affordable Housing" at SACOG responsible for assisting jurisdictions with technical issues related to housing production such as lending/grantmaking, land assembly/leasing, etc.

06

Undertake regular public education campaigns and adjustments to planning code to facilitate the type of development you want.

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