



## Affordable Housing in Sacramento County?

Rally & Hearing  
October 19<sup>th</sup>  
2:00 p.m.  
700 "H" Street

Thank you to each of you for your participation at the last hearing. **We are in the home stretch!** County Staff released a draft affordable housing program for comment. The staff report includes the items that the Board of Supervisors specifically designated:

### 15% total affordable housing

- ◆ 3% for extremely low income families
- ◆ 6% very low income families
- ◆ 6% low income families.

see [www.sachousingalliance.org/news.html](http://www.sachousingalliance.org/news.html) for more

A recent report, "A Profile of Older Adults in Sacramento County 2004" by the Adult and Aging Commission provides excellent information about the housing and other needs of one specific segment of Sacramento County residents. According to this profile report, 70 percent of seniors in Sacramento who are 75 years of age and older are overpaying for rental housing. This places a significant burden on seniors as other life-sustaining costs such as medical care, prescription medicine and transportation also are increasing. The report indicates that 18,204 senior households are extremely low income, earning less than \$14,999 per year.

The Board's choice to pursue a land dedication style program makes it necessary that developers donate land and contribute an affordability fee to ensure that the housing gets built. SHRA analysis proves that land dedication alone under any scenario is insufficient. Thank you for your continued support!

### Land Dedication Plus

Land plus a fee equals:  
15% affordable housing

#### 5% Low income

Fire fighters, librarians & stonemasons and other low-income families under \$51,300 per year

#### 5% Very low Income

Church directors, teacher assistants & laborers and other very low-income families under \$32,050

#### 5% Extremely low income

Home care workers, servers & childcare workers and other extremely low-income families under \$19,250

## PRESIDENT'S CORNER

*John Foley*

SHA recently sponsored a very successful Fair Housing workshop. Maybe you were there, too. John Gianola from Legal Services of Northern California explained that the cases coming to them most often are from two classes of clients, families with children and people with disabilities. Many cases have to do with "reasonable accommodations." An example case involving families with children could be requiring that no more than one person per bedroom be allowed to occupy a unit. A typical tenancy rights issue for people with disabilities is a ban on service animals.

Children are sometimes seen as "problem tenants" in apartment complexes, and various restrictions are placed on them, including preventing them from moving in at all. Families with children sometimes fall into economic hard times, and have only part-time employment income or welfare. With 2-bedroom units renting for at least \$750, minimum wage work of \$1,100 or welfare payments of \$700 per month are insufficient. As long as we allow employers to pay such low minimum wages and we pay such low cash aid for families that have to use the welfare system, some families will be shut out of the housing market. A "reasonable accommodation" for these children and their economic plight is an inclusionary housing policy that requires that units in new developments are kept affordable to those families.

I was especially struck by Ron Brown's story of his personal experiences as a person with muscular dystrophy who is in an electric wheelchair. He urged us to drive to our apartment and get out of our car, then drag our foot as we walk to the front door. "Bump into any overlooked steps?" I made the walk in my imagination as I sat in the workshop, and it showed me that I had not noticed the low steps that would be significant barriers. Access is an issue that will not go away, but is overlooked often in our hurry to deal with the rest of our tasks. My thanks to SHA and to Ron of the Sacramento Commission on Human Rights/Fair Housing for putting this on my "A" list as it always should be.

**CONTINUED ON PAGE 3**

## Keeping up with the times: Trust Fund Fee Readjustment

The Affordable Housing Trust Fund is a valuable resource for the City of Sacramento’s efforts to ensure an adequate supply of affordable and accessible housing. Unfortunately, this tool has been weakened by years of neglect. The Trust Fund fee assessed to commercial development has not been re-evaluated for over 10 years. Meanwhile, the costs associated with the construction of each affordable home have nearly **doubled**. The City Council will consider a long overdue increase in the Affordable Housing Trust Fund fee on

**October 12, 2004**  
**2:00 p.m.**  
**City Hall**

SHA supports staff recommendations to raise the fee, provide an annual adjustment and provide discretionary readjustment. However, given the doubling in construction costs the 44% increase is surely inadequate.

Check the facts as outlined by staff: (references to “SR” are to the “Staff Report”)

- Cost to develop a two-bedroom unit **doubled** - up 100% (p.1, SR)
- Over the past 15 years, median home prices have risen almost 300% (p.37, SR)
- Median Gross Rent has nearly doubled (pp.3 & 40, SR)
- Wages have not kept pace - 64% of new jobs created in the region paid low or very low income wages (p.3, SR)
- The Fee remains well below the nexus impact generated by commercial development. (Attachment #7, SR)

Even with a mere 44% increase, **the Affordable Housing Trust Fund fee will have lost more than half of its original buying power**. It is a shame that this has gone without recalculation for so long. The City of Sacramento is a leader in the region in providing affordable housing and needs to maintain and increase resources to meet its housing goals.

At the September 21<sup>st</sup> Law and Legislation Committee meeting, SHA proposed a 75% immediate readjustment across the Trust Fund fee structure. In order to return the Trust Fund to its original strength and mirror the corresponding construction cost increase, SHA recommended that the additional 25% catch-up adjustment be phased as part of the proposed annual adjustments over each of the next 3 years.

It should be noted that such an increase remains well below the original nexus ceiling for the assessment of this fee. The impact generated by the commercial and other development with its associated creation of low paying jobs is significant. The following chart shows the application of a 100% fee readjustment.

**Proposed Fee Increase  
 City Fee Structure**

Building Type	Current Fee	Fee w/ 100% increase	Original Nexus Allowable	Proposed fee to Allowable
Office	0.99	\$1.98	\$6.10	32%
Hotel	0.94	\$1.88	\$5.04	37%
Research & Development	0.84	\$1.68	\$4.44	38%
Commercial	0.79	\$1.58	\$11.17	14%
Manufacturing	0.62	\$1.24	\$3.55	35%
Warehouse/Office	0.36	\$0.72	\$1.92	38%
Warehouse	0.27	\$0.54	\$1.92	28%

It is reasonable to readjust the fee in relation to the actual rise in costs and impact which the fee is intended to mitigate. At the Law & Legislation Committee, Councilwomen Pannell moved with Sheedy’s second a unanimous recommendation that the full Council raise the fee over 80%. We urge the Council to approve the amended recommendations with the 80% immediate fee readjustment. In addition to the initial readjustment, approving automatic annual readjustments according to a standard index and allowing future discretionary adjustments by resolution is critical. Such action helps ensure that the housing and commercial development communities are provided adequate certainty and predictability regarding future fee readjustments.

This action is consistent with the goals of the Council as outlined in its State-certified housing element. We will need to support the leadership of the Law & Leg Committee on October 12th. **See you there - two o’clock!**

## PRESIDENT'S CORNER

CONTINUED FROM PAGE ONE

I thought about other types of barriers for people with disabilities, many of whom are on Supplemental Security Income from the Social Security Administration as their sole means of support. With even small studios renting for at least \$550 per month, an SSI check of \$800 is not sufficient, particularly when the recipient is not eligible for food stamps. People only get on SSI after a doctor has certified that there is a permanent disabling condition. This prevents the person from holding down any job! Each certification is then tested through a thorough investigation before the issuance of a meager monthly check. Sometimes disabled people fall into homelessness while waiting for the slow process to be completed. When they finally do begin, the small monthly amount people with disabilities are allowed is insufficient to rent an apartment. I think some sort of "reasonable accommodation" to lower the rent makes sense.

The Sacramento Housing Alliance has proposed that the community take this problem onto our collective "A list". We have insisted that units affordable to people with disabilities on SSI are built in all new developments. The Sacramento County Board of Supervisors has agreed in principle to the idea, and we will all meet with them again October 19 to finalize the plan. Once that victory is secured, we can work with other jurisdictions to bring them along to the same agreement. Robert Hoo, our new Fellow, is working with us this year so we can build support for that process. We are doing this through Housing Element law instead of Fair Housing law, but it is pretty much the same fight. People deserve accessible and affordable housing.

Our culture permits a mean-spirited approach to people living in poverty, blaming people for their tough times and homeless condition. We can help develop a shared sense of responsibility and see that policies are enacted that include all people, even the poor. Please join with us on October 19 as we celebrate our first victory in this campaign for dignity and responsibility.

## THANK YOU, JOHN!

John Foley has served as President of SHA for nearly 4 years. For the past 2 1/2 years I have watched (and learned) as John worked tirelessly with SHA to ensure that housing for the poor is a priority in our community. As SHA welcomes our new Board President, Joan Burke, it is with gratitude and awe that we reflect on the contribution that John has made to SHA and Sacramento.

John thank you for the many hours spent at the morning coffee over the past couple of years. They were unforgettable!



every Wed:  
7:30 a.m.

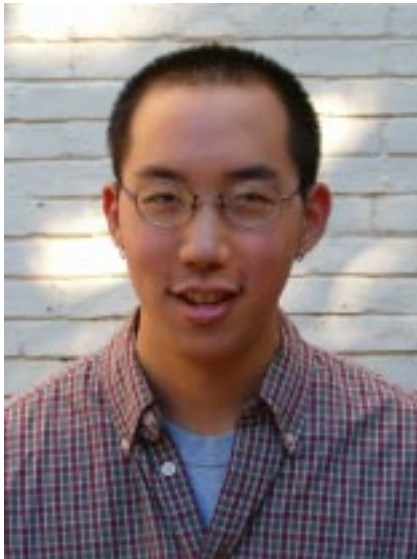
The SHA Affordable Housing Coffee Hour has become a meeting ground for community residents to discuss affordable housing, homeless issues, housing policy, activism, etc. Come on in on your way to work and have a cup-o-joe or tea in one of the many locally owned and operated coffee houses throughout the Sacramento Area. See you there!

### Schedule

7:30 am <u>October</u>	7:30 am <u>November</u>
6 <sup>th</sup> Luna's Cafe 1414 16 <sup>th</sup> St.	3 <sup>rd</sup> <b>None scheduled</b>
13 <sup>th</sup> Coffee Works 3418 Folsom Blvd	10 <sup>th</sup> Coffee Works 3418 Folsom Blvd
20 <sup>st</sup> <b>None scheduled</b>	17 <sup>th</sup> Naked Lounge 15 <sup>th</sup> & Q
27 <sup>th</sup> <b>None scheduled</b>	24 <sup>th</sup> <b>None scheduled</b> (Happy Thanksgiving)

## Advertisement

## Welcome Two New Members to the SHA Team



Robert Hoo joins the staff of SHA as a community organizer. Robert's work is being generously supported by the Arthur Liman Public Interest Fellowship, a law-related public interest program administered by Yale Law School. He will be increasing community outreach and organizing focused on expanding inclusionary housing programs in the Sacramento region. As

part of his fellowship, Robert will spend a portion of his time working at Legal Services of Northern California.

Robert recently graduated from law school at Yale. Prior to attending law school, he worked as an Americorps volunteer serving at-risk youth in Connecticut and as a field organizer for ACORN in Brooklyn. Robert is a lifelong East Coast resident. He is excited to live in California and looks forward to exploring Sacramento. He enjoys sports, movies and reading. Robert promises to root for the Kings, but refuses to surrender his long-time allegiance to the New York Mets despite their losing ways. He vows to work hard for SHA and the cause of affordable housing and to support the scrappy underdog in all phases of life.

I'm Carrie Seifert, and excited to be the new BSW intern at the Sacramento Housing Alliance. I will be working to create a profile of affordable housing residents over the course of this school year. This month I am working with Sacramento Mutual Housing and its efforts to promote voter registration. I am currently in my final year at California State University California, Sacramento studying to get a Bachelors degree in Social Work and Government. My interest in housing and policy started when I took a month and a half long trip to Cairo, Egypt, and worked with a group of college students to advocate for improved land rights on behalf of squatter communities. While someday I may have the opportunity to take part on an international scale again, it's exciting to have the chance to witness and be involved in affordable housing advocacy in the place that I live.



## Blueprint Project Nears End - Participation Needed!

Will Sacramento have affordable housing in 50 years? The Sacramento region is expected to expand by more than 1.7 million people by 2050. The future of affordable housing depends in part on land use decisions being made today that will shape the region. "The Sacramento Region Blueprint: Transportation/Land Use Study" is an effort to plan for this projected population growth in a comprehensive way.

After an eighteen-month process, the Blueprint project is moving into its final phase. The project is the result of a partnership between the Area Council of Governments (SACOG) and Valley Vision. The Blueprint will not be binding on local governments, but it will influence transportation and land use decisions over the next several decades.

Thus far, the development process has included neighborhood workshops and forums conducted in communities throughout the region. As the Blueprint enters its final phase, public involvement is as crucial as ever. Elected officials from throughout the Sacramento region will convene on October 14 at the downtown Sacramento Public Library (828 I Street) from 5:30 to 9 PM to discuss the Blueprint project's draft preferred land use scenario.

Members of the public are invited to observe, although public comments will not be heard. This format is a departure from earlier plans for a town hall meeting-style event. Despite this change, and perhaps because of it, public attendance is important in order to hold officials accountable. The **Sacramento Bee** will feature an insert sometime during the next few weeks that will explain the Blueprint and include a questionnaire that can be returned with comments.

Anyone interested in learning more about the Blueprint project, the survey and the October 14 elected officials summit can visit [www.sacregionblueprint.org](http://www.sacregionblueprint.org) and [www.valleyvision.org](http://www.valleyvision.org), and check out the recent article in the Sacramento Business Journal (September 17, 2004 edition).

# Fair Housing Workshop

In partnership with the Fair Housing Hotline Project of Legal Services of No. California



This year's workshop was attended by over 100 participants traveling from throughout the region and the valley - from Sacramento to Roseville, South Lake Tahoe, Modesto, Placer, Stanislaus. The program provided a thorough overview of federal and state laws that govern housing discrimination. An emphasis was placed on issues relating to persons with disabilities, including reasonable accommodations and discrimination against families with chil-

ren, as well as an overview of enforcement of fair housing laws by the Department of Fair Employment and Housing (DFEH). Presenters included representatives from HUD, DFEH, and local fair housing agencies. A great packet of materials from the workshop will be made available at our website [www.sachousingalliance.org](http://www.sachousingalliance.org).

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All members receive our bi-monthly newsletter, action alerts, links on our web site, invitations to workshops and policy analyses. Please consider a full, associate or individual membership!

### ***YES! I want to support SHA!***

- Full Membership: 0.1% (point one percent = budget x .001) of agency budget, \$175 minimum. Full members can be nominated to have a representative on the Board of Directors.
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# Anti-Nimby Outreach Campaign Losing Local Funding

We've experienced the ugly face of neighborhood opposition. NIMBYism is a major barrier, effecting the opportunity of many minorities, families with children, persons with disabilities and other protected classes from accessing housing free from discrimination. We also know Not-In-My-Back-Yard opposition is a constraint to the production of additional affordable housing in our community. For the last two years, the City and County of Sacramento and SHRA have partnered with SHA to establish the Affordable Housing Education Campaign. This successful campaign and speakers' bureau is at risk of losing its essential match funding (CDBG) from the Sacramento Housing and Redevelopment Agency.

Effective Outreach in 2004		
Organizations	Participants	Trained Speakers
21	440	45

Staff have recommended to cut funding for this critical effort. The SHRA Commission will decide the fate of this essential activity. **Come to the hearing.** Ask the Commission to continue this valuable partnership and keep education available.

### SHRA Commission Hearing

October 20, 2004

5:00 pm

600 "I" Street

## To receive this in large print call (916) 442-1198.

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- \* Affordable Housing Sac County - 10/19
- \* City Sac - Housing Trust
- \* Fair Housing Workshop Thank You
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