



Board of Directors

Meeting Date: August 15, 2024

[[!Agenda Item No. {{item.number}}!]]

Affordable Housing Education for Local Agency Planners

Receive and File

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Attachments: No

Referring Committee: Land Use & Natural Resources

Issue:

SACOG, in partnership with the Sacramento Housing Alliance (SHA), is offering educational opportunities for local agency planners on affordable housing development. A workshop was offered to all planners on August 8, and a bus tour will be determined in September.

Request:

This item is for information only.

Recommendation for Board:

This is for information only.

Recommendation for Committee:

This is for information only.

Background:

SACOG's planning staff has been meeting individually with the planning staff of each of its 28 member agencies throughout the year. The purpose of the meetings is to listen to the challenges that local agencies are facing regarding land use planning and housing.

On the housing side, several jurisdictions have stated that they would like to have affordable housing come into their communities. However, they have had difficulty either attracting affordable housing developers, or developers have had faced barriers that they were not able to overcome. Challenges include not having the zoning or development regulations in place that allow the density that the development needs, infrastructure to serve the project sites, neighborhood opposition, or other barriers. Other times the challenge arises from restrictions on grant funding, timing requirements, or being unable to make the project pencil.

Multiple jurisdictions indicated that they would like to hear from the non-profit housing community on what local agencies need to do to better facilitate affordable housing development. As such, SACOG is working with the Sacramento Housing Alliance (SHA) to provide educational opportunities to local agencies. SHA is a non-profit organization that advocates for safe, stable, accessible, and affordable homes in the Sacramento region by building healthy communities through education, leadership, and policy change. The first event was

a three-hour workshop targeted for city and county planners. The workshop was held August 8. Its purpose was to answer common questions planners have about accommodating or attracting affordable housing in their jurisdiction:

- How does affordable housing finance work?
- What limitations do financing sources put on which populations are served, where the housing is located and what amenities are required?
- What makes a project feasible?
- What circumstances need to be in place for housing to be developed?
- What is the role of local government in each phase of the affordable housing development process?
- How might neighborhood residents get involved in the process at each phase?

In addition, at a date to be determined in September, SACOG and SHA will coordinate a bus tour of successful affordable housing projects throughout the Sacramento region. The tour will stop at selected sites and hear from the local agency staffs and the housing developers on what it took to bring the project to development.

Discussion/Analysis:

Educational opportunities such as these allow local agency planners to compare notes and learn from one another. Several agencies have expressed interest in hearing what others are doing and seeing their projects. Both events offer planners a chance to cross-fertilize ideas and best practices about community development.

These activities are part of SACOG's ongoing effort to support local agencies and their staff. Both the workshop and bus tour are supported by state Regional Early Action Planning Program funds that are overseen by the LUNR committee and dedicated to supporting local agency housing efforts.

Fiscal Impact/Grant Information:

These educational activities are funded by the Regional Early Action Planning 1 (REAP 1) grant from the California Housing and Community Development Department. Some of the funds that were unused by local agencies after completing their local grant projects were unencumbered and re-purposed for these activities.

List of Attachments:

Not applicable