



*Residents United Network Conference
Credit: Alex Matthews*

POLICY AGENDA ISSUE BRIEF 2018

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Affordable homes are the foundation for a healthy, equitable, and sustainable community. In the Sacramento region, average incomes simply cannot support average rents; this destabilizes families, communities, and the regional economy by creating problems ranging from workforce retention to growing homelessness. When the community produces an adequate supply of safe, accessible and affordable homes, residents experience improved physical and mental health; families are strengthened and have increased economic opportunities; and people can live in integrated neighborhoods near jobs and services.

In 2018, SHA has prioritized five ways to work towards a Sacramento Region where everyone has a safe, stable, accessible, and affordable home in a healthy and inclusive neighborhood. Each policy priority has a staff member lead, who will serve as the main point of contact, and board champions who have volunteered to lend their expertise to the issue.

Staff contacts:

Darryl Rutherford - darryl@sachousingalliance.org;

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ENSURE PASSAGE OF THE VETERANS & AFFORDABLE HOUSING ACT

The Problem:

Funding for affordable housing has been slashed at the same time housing needs have grown, resulting in a dearth of housing to meet the needs of Sacramento residents. Since 2008, more than two thirds of the funding we once had to produce and preserve affordable homes in Sacramento County has been lost, more than \$44 million annually. Much of the funding lost was from state sources, including the expiration of funding from Propositions 46 and 1C, as well as from the dissolution of redevelopment agencies. Our region was not able to keep building safe, accessible, affordable homes at the pace needed to address our growing housing crisis. As a result, within Sacramento County an additional 58,552 more affordable rental homes are required to meet the needs of the lowest income renters, who are disproportionately people of color.

The Solution:

In collaboration with housing advocates statewide, SHA was the Sacramento region's lead advocate for our state leaders to pass SB 3 in September 2017, placing the \$4 billion Veterans and Affordable Housing Act on this year's November ballot. The Veterans and Affordable Housing Act dedicates funding to help military veterans have homes, provide stable housing for struggling families, and build affordable homes for our most vulnerable residents. This \$4 billion bond is an opportunity to get funding to the local level – to Sacramento, where we know affordable homes need to be built now.

In 2018, SHA will continue to lead advocacy in the Sacramento region, reaching out to educate our community and our elected leaders on why we need this bond to build homes. Together with advocates across California, we secured SB 3 to make affordable housing a priority in our state. Now we will work to educate voters about how passing the Veterans and Affordable Housing Act will provide the funding needed to build and preserve affordable homes so critically needed in our communities.

Staff Lead:

Darryl Rutherford, Executive Director

Board Champions:

Tyrone Buckley, Housing California
Nur Kasaur, Housing California
Alicia Sebastian, California Coalition for Rural Housing

ENSURE PASSAGE OF THE SACRAMENTO COMMUNITY STABILIZATION & FAIR RENT CHARTER AMENDMENT

The Problem:

Sacramento has faced the fastest growing rents in the country, with average asking rents rising 9 percent in 2017. Renters represent a majority of the residents in Sacramento but are burdened by rising rents and low wages. Sacramento's recent sharp increases in rents were named as one of the key factors driving the 30 percent increase in individuals experiencing homelessness in the Sacramento County Point in Time Count, and according to The Eviction Lab at Princeton University, every day 15 households in Sacramento County are evicted.

Excessive rent increases result in increasing numbers of our neighbors experiencing homelessness, families living in cars, and the displacement of people on limited budgets. Without protection from extreme rent increases or no-fault evictions, displaced Sacramento tenants are forced to relocate but because of the housing shortage, are unable to find safe, healthy housing at affordable rent levels. Residents who attempt to keep pace with the exorbitant increase in rents are left cost-burdened – more than half of Sacramento's renters pay too much for their rent, leaving households less money for the other necessities of life, including food, transit, and healthcare.

The Solution:

SHA is working with the Housing 4 Sacramento coalition to create and protect economically fair, and universally accessible housing options for all of Sacramento's renters, free from discrimination, harassment and uncertainty. Together, we will build a powerful community coalition to raise awareness of renters rights; leverage the power of many to advocate for better, more stable housing opportunities; and transform the rental experience into a fair and equitable process that reflects the values of our community and empowers all families to secure a safe, dignified and stable home.

In 2018, Housing 4 Sacramento is focused on passing the Sacramento Renter Protection and Community Stabilization Charter Amendment, which would prohibit landlords in the City of Sacramento from evicting a tenant without just cause and limit the amount landlords in the City of Sacramento can increase rents, while ensuring a fair rate of return for landlords. The Sacramento Renter Protection and Community Stabilization Charter Amendment can provide relief to Sacramento's cost-burdened renters by protecting renters from dramatic rent increases and working to keep tenants in their homes. These and other tenant protections are one part of a comprehensive strategy for maintaining and expanding affordable housing options that includes new affordable housing construction.

Staff Lead:

Veronica Beaty, Policy Director

Board Champions:

Nur Kausar, Housing California

Tamie Dramer, Organize Sacramento

ADVOCATING FOR HOME AS THE SOLUTION TO HOMELESSNESS

The Problem:

According to the 2017 Point-in-Time Count, Sacramento saw a 30% growth in nightly homelessness since 2015 and an 85% increase in the number of people experiencing homelessness who are sleeping outdoors. The housing crisis and increased rents were cited as one of the key factors driving the increase in homelessness. For every \$100 median rent increase there is a corresponding 15% increase in metropolitan homelessness (California Department of Housing and Community Development, 2017).

While affordable homes are the solution to homelessness *and* our best method of preventing it, our local conversation on homelessness and the policies recommended widely to mitigate our growing number of neighbors affected by homelessness too often bypass this key message.

The Solution:

Research and experience overwhelmingly support three solutions to homelessness: rent subsidies, permanent supportive housing, and placing people in housing as quickly as possible. Each of these investments in permanent homes are effective and cost-efficient methods to reduce homelessness; as such, SHA recommends local jurisdictions mandate 10 per cent of all publicly subsidized homes be dedicated for people experiencing homelessness. SHA will continue to work to promote evidence-based solutions of the homelessness crisis and investment in the creation and preservation of the affordable homes we need to end homelessness. Through SHA publications and events, SHA will focus on this central value: the most effective solution and prevention to homelessness is a home.

Staff Lead:

Aileen Joy, Communications & Events Director

Board Champions:

*John Foley, Sacramento Self-Help Housing
Karen C. Naungayan, At-large*

A COMPETITIVE SACRAMENTO: BRINGING HOME OUR REGION'S SHARE OF STATE HOUSING & COMMUNITY DEVELOPMENT FUNDING PROGRAMS

The Problem:

Most federal and state funding is awarded on a competitive basis and Sacramento affordable housing developers are frequently competing against developers from around the state. Too often competitive rating factors are designed with other California communities in mind (Los Angeles, San Francisco) and do not align with our region's conditions. As a result, the Sacramento region may not be able to compete as effectively for these critical resources. While our region suffers from as severe a housing crisis as other communities around the state, we are too often disadvantaged when accessing State funding programs. For example, requirements to leverage local funding often benefit communities with larger federal housing entitlements and more local resources. Other programs benefit communities with more efficient transit systems than are yet available in our region.

Local funding plays a critical role in accessing State housing funds and in addressing local housing needs. SHA will work with our affordable housing development community to understand their challenges when working with local public funders and other lenders and develop advocacy strategies to address concerns. Affordable housing developers may be reluctant to provide critical feedback to their funding partners; SHA can play a useful advocacy role on behalf of our affordable housing developer partners.

The Solution:

SHA will review, comment on, and advocate that State program guidelines do not disadvantage our region. Examples of State programs to target include:

- No Place Like Home;
- Affordable Housing and Sustainable Communities ;
- Low Income Housing Tax Credit; *and*
- Department of Housing and Community Development's Multi Family Lending Guidelines.

SHA will also monitor local funding programs to ensure our limited local resources are administered effectively, transparently, and equitably.

To ensure that our local and state funding programs are doing as much as they can to solve our housing crisis, SHA will also collect and publish data on Sacramento's housing needs; advocate for alignment between local and state programs; and highlight to decision-makers the success of funding programs in creating housing opportunities throughout Sacramento's neighborhoods. A unified, competitive approach to affordable housing funding for Sacramento enables our region to capture our fair share of any available funding, preserving homes for residents in the region.

Staff Lead:

Veronica Beaty, Policy Director

Board Champions:

Cathy Creswell, At-large

Jenn Fleming, Mercy Housing

Alicia Sebastian, California Coalition for Rural Housing

ADVOCATE FOR ADOPTION & IMPLEMENTATION OF STRONG LOCAL AFFORDABLE HOUSING POLICIES & PROGRAMS

05

The Problem:

Sacramento is facing an unprecedented housing crisis. Addressing this historic crisis requires adoption and implementation of housing policies and programs commensurate with the challenge. Innovative, effective housing policies require community oversight and evaluation of implementation and outcomes. As the region's oldest housing advocacy organization, the Sacramento Housing Alliance has the expertise, network, and persistence to ensure meaningful housing solutions are created, defended, and enforced throughout the region.

The Solution:

Enforcing and strengthening existing local and state policies is the lynchpin to ensuring local governments provide opportunities for the development and preservation affordable homes and that low-income people and families are not segregated within communities or excluded from parts of our region. SHA will work with jurisdictions across the region to implement, monitor, and strengthen their housing policies and programs. For example, in 2018 we look forward to:

- Helping jurisdictions' implement the policies and programs they have committed to in the Housing Elements of their General Plans (for example, the City of Sacramento's creation of a Responsible Banking Ordinance), to leverage responsible loans, investments and services from financial institutions receiving City deposits and other City business;
- Revisiting Mixed Income Housing Ordinances in the City and County of Sacramento to advocate for reestablishment of a must-build component rather than just in lieu fees;
- Advocating for new processes to ensure surplus public land is used for affordable homes; *and*
- Ensuring effective implementation of the housing and land use provisions of the State's 2017 Housing Legislative Package.

Staff Lead:

Veronica Beaty, Policy Director

Board Champions:

Valerie Feldman, At-large
Cathy Creswell, At-large

SHA Membership 2018

Sign me up!



Take a stand with us to show your commitment to real housing solutions for the Sacramento Region. Members receive discounted access to SHA events, targeted member communications, and recognition on our website.

Sacramento Housing Alliance
909 12th Street, Suite 114
Sacramento, CA 95814
Phone: 916.455.4900
Email: sha@sachousingalliance.org

Organizational Membership (Circle One)

Annual Budget

- Less than \$100,000.....\$100
- \$100,000-\$250,000.....\$250
- \$250,000-\$500,000.....\$400
- \$500,000-1 million.....\$600
- Greater than 1 million.....\$1,000

Individual Membership (Circle One)

- Sustainer.....\$200
- Individual.....\$100
- Member Organization Staff\$50
- Senior/Low-income/Student.....\$10

Please fill out this form and return this along with a check to:

Sacramento Housing Alliance
909 12th Street
Suite 114
Sacramento, CA 95814

OR

Visit sachousingalliance.com to make a secure payment online.

Name: _____

Organization: _____

Phone Number: _____

Address: _____

City: _____ State: _____ ZIP _____

Email Address: _____

All members are automatically enrolled in the SHA weekly e-newsletter and honored on our website. If you'd like this membership to be anonymous, please initial here: _____.

All donations are tax deductible to the full extent of the law. Tax ID#68-0252305.

To find out more, please visit
www.sachousingalliance.org

