

Affordable Housing: The Prescription for Healthy Communities

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Why Housing Matters

- Housing Quality and Conditions Directly Impact Health
 - Unsanitary conditions
 - Environmental issues – exposure to lead based paint, mold, glues, paints
 - Substandard conditions, disproportionately impacting low income households and families

Why Housing Matters

- Housing Location Impacts:
 - Exposure to hazards
 - Limits on walking and biking
 - Limited access to transit
 - Limited access to recreation and green spaces
 - Increased commute times

Why Housing Matters

- High Housing Costs reduce individual and family resources for critical health care, food, etc.
- Housing Insecurity, substandard housing and homelessness diminish well-being and mental health.
- Insufficient housing supply and affordability exacerbate all negative health impacts.
- Children and vulnerable populations most impacted by inadequate safe, accessible and affordable housing.

The Affordable Housing Prescription



The Affordable Housing Prescription

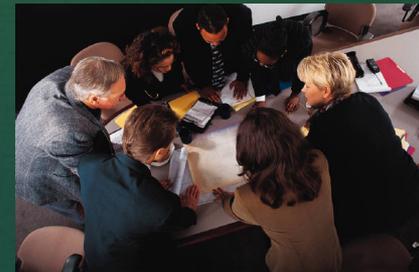
- CREATE MORE:
 - Affordable Rental Housing
 - Supportive Housing
 - Affordable Infill Housing
 - Affordable Transit Oriented Housing
 - Location Efficient Affordable Housing
 - Housing Choices: multifamily, SRO, manufactured housing, duplexes, fourplexes, second units

Develop New Funding Resources

- Create Local and Regional Housing Trust Funds
- Allocate all or a significant portion of “Boomerang Funds” for affordable housing
- Coordinate with and use Transportation Funds to reward infill and higher density housing along transit corridors
- Allocate Portion of Transit Occupancy Tax (TOT) for housing for low wage workers
- Work with Business and Industry Groups to explore Employer Assisted Housing programs

Build Support for Affordable, Infill and TOD

- **Communicate Potential Benefits:**
 - To Move “down or In” Buyers
 - Enhanced Retail and Services
 - Target Infrastructure and Amenity Improvements
 - Identify Potential Public Policy Conflicts in Advance (Housing Siting and Air Quality)
 - Engage Business leaders, Health Advocates, Environmental Groups
 - Discourage Displacement



Support Existing Neighborhoods and Housing

- Ensure local bus service not diminished to support new transit
- Target CDBG resources to rehabilitate existing housing and other infrastructure improvements
- Effectively enforce building codes
- Adopt Proactive Rental Inspection Programs
- Discourage Displacement

Make Sure Local Regulations Promote Affordable, Infill, TOD

- Shared parking to promote mixed uses
- Reduced parking for TODs, senior, affordable
- Review LOS and Noise Standards
- Consider parking alternatives and caps
- Building Codes/zoning allow/promote adaptive reuse
- Increase Height Limits
- Flexible setbacks and lot coverage requirements

Local Processes Should Reward Infill, Affordable and TODs

- Dedicate Project Managers
- Adequately train dedicated Staff
- Ensure Interdepartmental Cooperation
- Engage critical outside players (Fire, Schools, etc.)
- Provide pre-application consultation
- Develop Pre-Approved Plans
 - Second Units: Santa Cruz
 - Infill Housing: Sacramento
- Most Funding Sources Score Applications based on Project Readiness



Help Make Affordable, Healthy, Infill Housing Pencil



- Incentivize land assemblage
- Infrastructure Incentives (Tiered Regional Sanitation District fees)
- Establish Sliding Scale for impact fees depending on size and affordability of units
- Reduce or Waive Fees
- Allow payment of fees at certificate of completion or occupancy (Sacramento County expanded deferral from 15-24 months)

Promote Healthy Housing

- Promote green building practices that support “healthy homes” (use of materials with low-VOC emissions, reduce moisture, disseminate info on methods to reduce mold growth, etc.). Streamline approvals
- Orient homes to maximize natural day lighting and promote use of photovoltaic systems
- Promote water-efficient landscapes, efficient irrigation, and use of permeable paving materials
- Partner with Utility Companies to promote energy rebate programs
- Incentivize and fund retrofitting homes for energy efficiency and improved ventilation



Promote Healthy Homes



- Prioritize Permanent Supportive Housing
- Identify new and existing resources to fund services and rental subsidies for vulnerable populations
- Incentivize development of apartments with health clinics for residents and surrounding neighborhoods
- Assist in funding and maintaining development of housing with gardens for residents, access to community gardens and farmers markets

The Affordable Housing Prescription

Affordable Housing Supports Healthy Families and Healthy, Vibrant, and Economically Strong Communities. Everyone Benefits!

