

Notes on Comments from the Potential Programs Discussion

Dec. 4, 2008

Each bullet is one comment. I noted in parentheses if there was more than one comment on the same point.

Trust Fund

Funding Sources:

- Too many taxes kill investment in the community.
- Link impact fees with level of production- only charge larger projects
- Transfer taxes could make the housing more expensive
- No transfer taxes
- No impact fees
- Impact fees are fine
- Explore other sources, such as casino development agreements

Uses:

- Make it flexible according to changing community need
- Make the underwriting flexible, providing gap financing
- Use it for workforce housing (single family ownership) (2 comments)
- Rental housing
- The city should manage it.

Land Trust

Challenges:

- Not enough land to have a significant impact
- Requires significant administration infrastructure

Benefits:

- Can be used to redevelop brownfield sites
- Can be used to buy foreclosed homes
- Can be used with seniors, inheritance issues?

Uses:

- Identify current changing needs
- Must be used to preserve affordability

Vallejo is putting together a feasibility study

Employer Assisted Housing

- Make it voluntary (2 comments)
- Can work for hospitals by combining with other City subsidies

- Hospital would want to control or “own” the program
- Worth exploring for the hospital
- Must be cognizant of labor unions and negotiations between different unions
- Hospital would need to analyze whether it provides a tangible recruiting and retention benefit for low wage staff
- This is the lowest priority strategy

Inclusionary Zoning

Benefits:

- Good way to mix housing types within a neighborhood
- May help meet other inclusionary requirements, such as State Redevelopment Area requirements
- Help to integrate races and limit segregation

Challenges:

- May encourage development of more expensive luxury homes at expense of middle income homes.
- Must have a defensible nexus
- Why not make more land available to increase production and reduce prices?
- Make the inclusionary requirement an impact fee instead of a construction requirement.

What is your preferred program?

Trust Fund: 6 votes

Land Trust: 0 votes

Employer Assisted: 2 votes

Inclusionary: 2 votes

None of the above: 6 votes