



## Housing Forum Summary Notes May 7, 2007

**Attendees:** Herb Whittaker (by phone), Steve Frisch (by phone), Steve Art, Leslie Woodman, Jan Shonkwiler, Esmerita Rivera, Lahela Maea, David Loya

**Facilitator:** Lauren O'Brien, Placer Collaborative Network

**Next Meeting:** Wed. June 6th 8-9:30 am

**Location:** City Hall, Rocklin

**Who are we striving to benefit:** Children, Adults, Families and Our Community

### **Potential Key Audiences:**

- Business community
- Real-estate agents
- Lenders
- Commercial
- Community
- Environmental/SMART growth advocates
- Policy and decision makers
- Developers
- Landlords

### **Strengths of this Group:**

- Wide breadth of representation in Southwestern Placer County
  - Cities, government, non-profits with specialties in housing, legal
- Players involved can make a difference
- Collective voice of this group could be powerful
- Understanding of the housing issues and complexities
- Strong relationships with key audiences above

### **Needs/Gaps:**

- Very low to no income – there is nothing out there, problem is worsening
- Waiting lists for those first time home buyers with low to medium incomes
- Financing to assist the very low income is difficult to find
- Land is the issue – if we have land, we can find the means to build
- Developers want Fair Market Value and we can't give it to them
- Collaborate more effectively → effect change and policy making
- Landlords don't know what role they can play for very low income people

### **Opportunities:**

- Link local state and federal funding sources, along with social venture funding
  - Expand the pie



- Involve venture philanthropy → lengthening return to 50 yr. time horizon
- Regionalize the issue
- Quantify the problem
- Influence the right people to help solve the problem

**Possible Goals:**

- Build awareness and create connections
- More permanent housing (providing this basic need without fear to occupant of making rent)
- Create a regional approach/policy → SACOG (sp?) Plan
- Solve the land issue → Regional Community Land Trust
- Show case studies on what can be done → influence
- Make the issue real and reduce stigma (through stories)

**Other sources and/or players to consider:**

- HomeAid
- ULI
- BIA
- Developers
- Housing First

**Agreements:**

- Group will meet again to strategize on what they can do (June 6<sup>th</sup> 8:00 am)
- Whatever is done, it must be impactful and meaningful and well-planned
  - If not, then group could agree to disband
- General agreement around keeping the issue to the Southwestern portion of the County
- Avoid hot button topics such as: definition of permanent and deed restriction issues. Will stall progress.