

# City of Manteca Housing Element

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## Summary of Stakeholder Workshop #1 - April 2, 2009

### Workshop Overview

On April 2, 2009, the City of Manteca Community Development Department held a workshop for key stakeholders and community members on issues and trends as part of the Housing Element Update. Workshop participants listened to a short introductory presentation about the Housing Element Update process and preliminary findings from the Housing Element Background Report. Participants then participated in a discussion about key housing issues, barriers to and opportunities for creating affordable housing, and possible solutions to provide affordable housing. The following summarizes the public comments made during the discussion.

### Housing Issues

- Manteca needs affordable housing at every income level
- Housing has not been priced accordingly for the City's workforce
- Manteca needs higher-income jobs
  - Income has "flat-lined" in Manteca
- Residents need to be able to afford homes based on their jobs and incomes
- During the past decade, Manteca has been housing Bay Area workers
  - Manteca is the affordable housing for the Bay Area
- Manteca is defined as a "declining market" – need to stabilize the market to be able to attract better jobs
- Limited sites, development approval process, lack of funding, and other constraints hold communities back from having affordable housing
- If higher paying jobs leave the area, people in the area providing services for those people will be affected
- Stigma associated with apartments and low-income housing
- A community is healthier when residents can go through housing "steps", moving from renting apartments to owning homes
- Senior population is getting larger and they have special housing needs
- Affordable senior housing projects have long waitlists
- Andrew Sephos, of the Sigma Company, identified construction costs, water and sewer hookups, labor costs, and City and other agency fees as a constraint to building housing that is affordable
- Processing times are too slow

## Housing Solutions

- City can continue to work with Visionary Homebuilders and other non-profits to match foreclosed homes with moderate-income buyers
- Build mixed-use housing downtown, close to transit
  - To qualify for Low Income Housing Tax Credits, affordable housing development must be located near amenities
- Provide funding and offer reduced fees to affordable housing developers
- Link after-school and employment training programs with affordable housing
- Increase density bonuses
- Ensure affordable housing is built to a high-quality and has good property management
- Locate transit stops in proximity to affordable housing
- People need to stop seeing their homes as an investment
  - Making money on your home is a novel concept (only within the last 10 years)
  - Homes provide basic shelter
- Create more jobs
- Provide more senior housing
  - Seniors are a major component of the community
- Create a “scoring system” that provides incentives to local builders that buy local products
  - City of Richmond has a successful program