

City of Manteca Housing Element



Summary of Stakeholder Workshop #2 – June 30, 2009

Workshop Overview

On June 30, 2009, the City of Manteca Community Development Department held a workshop for key stakeholders and community members to discuss the background information and the proposed housing policies in the Draft 2009 Housing Element Update that was released for public review on June 11, 2009. Workshop participants listened to a presentation about the Housing Element Update process, findings from the residential sites inventory that identified sites available for the production of higher-density housing, and the proposed policies and programs in the Draft Housing Element. The major policy topics discussed at the workshop included:

- Affordable Housing
- Mixed Use, Infill, and Downtown Development
- All New Development
- Addressing the Impacts of Foreclosures
- Housing for Special Needs
- Implementation and Monitoring

Participants asked questions and provided feedback on the proposed policies and programs of the Draft 2009 Housing Element. The following is a summary of the comments and questions made during the workshop, along with responses by City staff.

Stakeholder Discussion/Questions

- Is there infrastructure available for higher density housing?
 - Giving developers flexibility in building higher-density units through changes to the Zoning Ordinance
 - City use of Redevelopment funding for infrastructure
 - Encourage higher-density development
- Action on low-income housing?
 - City working with non-profit housing organizations to create low-income housing and match first time home buyers with affordable housing
- How is the City helping home owners who are losing homes?
 - The rate of foreclosures has increased; City held seminar last month on foreclosure issues
 - City envisions additional funding for housing through the City Redevelopment Agency; could lead to people buying foreclosed homes
- People are losing rental homes; there is speculation in buying/investing
 - Investment groups buying lower cost units, renovating, and putting these units back on the market
 - City trying to increase supply of apartment through various programs
- Loss of employment & foreclosures
 - Until unemployment can be stabilized, foreclosures will increase