

# HIDDEN COST, VITAL OPPORTUNITY: UNLOCKING HOUSING THROUGH EQUITABLE INFRASTRUCTURE

This conversation will explore leveraging federal infrastructure funding to enable much needed new housing, particularly in disinvested communities

JUNE 24, 2024 | 12:00 - 1:15P.M. PT

Virtual Zoom Event



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# Shared Pain Points: Communities, Developers & Policymakers

## Water

- Affordable housing & multi-unit projects being delayed, downsized, or stalled because of water system repair/upgrade costs
- Lack of funding identified as main barrier to construction

## Housing

- Chronic water system issues/failures in EJ areas
- Capital planning disconnected from housing needs
- Major new resources available, emphasis on equity

## The Opportunity

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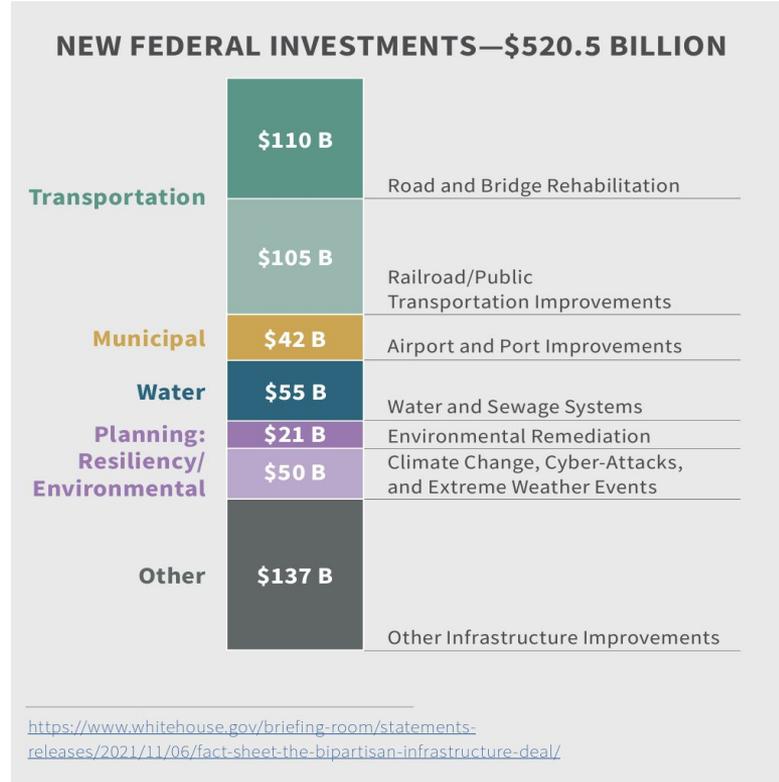


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# Why now?

- Historic CA state level attention and investment in both housing & water
- Once-in-a-generation federal funding landscape through 2026
- Target gaps in existing efforts
- Lead with places that are least likely to be able to access funds for either



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# Recognizing a New Entry Point to an Old Problem

- Places where water infrastructure is in the worst conditions are also likely the places where new housing is least likely to “pencil out”
- Leverage funding across sectors to solve problems in both
- Deferred water system maintenance
- Opportunity to lead with equity and start from the bottom up
- Policy and funding programs targeting this issue, still have gaps
- New opportunities in addressing the history of Community Facilities Districts (CFDs), aka Mello-Roos

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# The Sacramento Experience

- Sacramento's goal: walkable, transit-oriented infill development
- Sacramento's obstacles: lack of adequate water, sewer, and drainage infrastructure
- City Planning led the way with infill infrastructure plans
  - Development Opportunity Sites identified per General Plan
  - Housing and commercial development estimates made for each parcel
  - Engineering study identified required water, sewer, and drainage upgrades
  - Finance strategy identified costs and sources of potential funding

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# The Sacramento Experience

- Funding by SACOG's Green Means Go Program & REAP 2.0:
  - Del Paso Area Sewer Improvements \$3.9M
  - Lavender Heights Water Infrastructure \$1.1M
  - River District Drainage Pumping \$7M
  - Over 3,500 housing units enabled by infrastructure investments

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