

APPENDIX H-8 | Outreach Meeting Summaries

SACRAMENTO HOUSING ELEMENT

SUMMARY OF HOUSING POLICY WORKING GROUP MEETING

JUNE 18, 2020

Overview

The City of Sacramento is currently updating the Housing Element for the 2021 – 2029 planning period. As part of the Housing Element update, City staff and Ascent, the consultant, met with the City’s Housing Policy Working Group on June 18, 2020.

The meeting began with a presentation from City staff who provided an overview of the project, what is required and the contents of a Housing Element, and a summary of the Regional Housing Needs Assessment (RHNA). City staff then facilitated a discussion using Poll Everywhere, an online polling software, to get feedback on their vision for housing in Sacramento, current strategies that the City is implementing to meet its housing goals, and potential strategies that the City should consider further. A copy of the PowerPoint presentation was sent to the group after the meeting.

The feedback received at this meeting will be incorporated into the Housing Element update. Information will help inform, shape, and guide new strategies, policies, and programs.

Housing Policy Working Group

In 2019 and 2020, City staff established two housing-focused working groups: the Internal Housing Working Group and Housing Policy Working Group. These working groups were established to vet and gather feedback on housing-related planning and policy projects on an ongoing basis.

The Housing Policy Working Group is comprised of approximately 40 individuals representing a wide range of perspectives, including City staff, real estate representatives, housing advocacy groups, housing developers, Planning and Design Commissioners, Property Business Improvement Districts (PBIDs), and local non-profits.

Summary of Feedback

The feedback received via Poll Everywhere is included as an attachment to this summary.

Summary of Additional Discussion and Feedback

Additional discussion and feedback received during the meeting is summarized by topic below.

New “No Net-Loss” Requirement

- The City must not only show that there are enough adequate sites for the planning period, but the City must also *maintain* that capacity and monitor the sites that are being developed and adjust the inventory as needed.

- If market rate housing is built on a site that was on a low-income site, the City will need to make a finding that there is capacity on remaining sites to accommodate the low-income need.
- The City will need to create a buffer, knowing that not all high-density sites will be developed as low-income.

Accessory Dwelling Units (ADUs)

- Some Accessory Dwelling Units (ADUs) will be able to count towards the low- or very-low income requirement.
- The City will use SACOG's methodology on ADUs as a starting point, which looked at ADU rental rates and came up with assumptions about what percentage would be rented out, by income levels.
 - Based off this methodology, 56% of ADUs would be rented out at lower-income rates.

Counting Smaller Sites

- State law sets a minimum threshold of a ½ acre as being feasible for lower income housing. We can do an analysis on smaller sites if we can prove the feasibility of it.
- There is concern in being able to get significant housing capacity on small sites, even ½ acre.
- City will look into the feasibility of being able to use small sites and will not just be looking at density and what is allowed.
- On smaller sites, you have to go vertical, which increases the cost per unit. This is an issue for affordable housing and will serve fewer people.

Engagement Strategy

- Housing Element law requires a diligent effort to engage and provide outreach to all economic segments. Need to engage community members including low- and moderate incomes that extends beyond community plan outreach and by zip code.
- Resources for Independent Living: Can help by hosting a Zoom community workshop

Implementation Programs

- The Housing Element will evaluate implementation programs and review the current housing element. This will be a topic of discussion with this group going forward.

Zoning

- R4 and R5 zoning allow for a multitude of uses. It would be good if there was a detailed analysis for capacity of multifamily and low income in these zones.

Additional Considerations

- Maintaining consistency throughout other General Plan elements is important.
- The preservation analysis includes regulated affordable housing as well as the conservation of existing housing, through rehab programs.

Attachment: Summary of Poll Everywhere Results

Untitled

Current run (last updated Jun 22, 2020 8:55am)

14

Polls

25

Participants

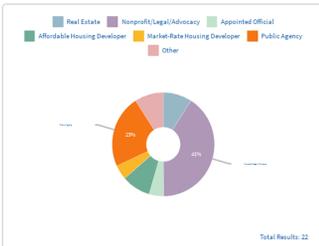
22

Average responses



Average engagement

What field do you work in?



Response options

Count Percentage

Real Estate

2 9%

Nonprofit/Legal/Advocacy

9 41%

Appointed Official

1 5%

Affordable Housing Developer

2 9%

Market-Rate Housing Developer

1 5%

Public Agency

5 23%

Other

2 9%



Engagement

22

Responses

In one word, what is your vision for housing in Sacramento?



Responses

Safe and healthy	just	More	Inclusive	Affordable	
Universal design	Equitable	Diverse	More	Community	
Equitable	Affordable	Variety	More affordable housing!	Plentiful	
Integrated	More	available	Equitable	accessible	Accessible
Inclusive	Abundant	Attainable	dense	Affordable	universal
Inclusive	Diverse				

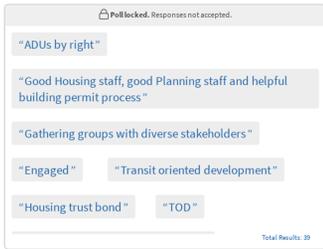


Engagement

29

Responses

What is the City doing well to facilitate the construction of AFFORDABLE HOUSING?



Responses

- Relatively strong elected support
- Pro-housing
- Creation of home modifications working group
- ADUs
- ADUs
- Hiring a specific housing expert
- Promote ADU construction
- TOD
- Predictable
- Streamlining
- Good staff!
- Build by right
- ADUs by right
- Support for density
- Seeking funding opportunities
- Good Housing staff, good Planning staff and helpful building permit process
- Gathering groups with diverse stakeholders
- Transit oriented development
- Ministerial approval
- streamlining
- streamlining
- Creative funding
- Predictability
- innovative
- Minimizing discretionary approvals
- Hired a housing specialist
- A lot more than what should be doing
- waiving fees
- This working group is a good start.
- Fee reduction
- adequate sites
- Housing trust bond
- Engaged
- Waiving impact feeS
- Zero Fee Impact Fees
- streamlining processes
- Streamlining
- Streamlining
- Streamlining



Engagement

39

Responses

What strategies should we consider to facilitate the construction of AFFORDABLE HOUSING?



Responses

- More by right City budget and measure I must prioritize affordable
- shift police funds to housing Create a city office focused only on housing
- Incentives to make ADUs wheelchair accessible, universal design ordinance.
- Buy existing inventory City surplus properties more funding
- Focus on increasing subsidized regulates affordable housing
- More Streamlining Prioritize housing in budget Proactive rezoning
- encourage sustainable standards Funding for rent subsidies
- Utility support Increase funding for the trust fund
- Eliminate single family zoning gap financing
- Inclusionary housing policies , any incentives should have an affordability component
- focus on the acquisition of existing apartment buildings that can be rent restricted and maintained as affordable
- Issue an affordable bond seek funding infrastructure support
- Gap financing reevaluating mixed income housing ordinance
- Additional funding Ways to finance new and untested housing types
- Regional Housing Trust Fund simplify land use designations
- Universal design Greater rent subsidies
- Construction workforce development
- Strengthen the mixed income ordinance to requir building affordable
- Stronger inclusionary additional funding mechanisms
- eliminate single family zoning Easing CEQA requirements

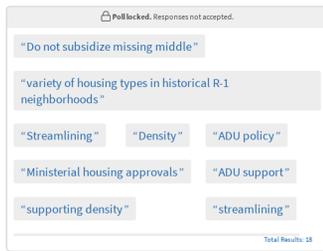


Engagement

37

Responses

What is the City doing well to facilitate the construction of MISSING MIDDLE HOUSING?



Responses

- ADU policy Do not subsidize missing middle
- variety of housing types in historical R-1 neighborhoods Density
- ADU support The city is doing a lot to facilitate the production of housing
- By right housing should require affordable Ministerial approval
- Streamlining reduced CUP needs
- City shouldn't spend too much energy here
- Eliminating single family zoning Ministerial housing approvals
- supporting density proposed ministerial approval of housing ordinance
- streamlining Streamlined processing streamlining

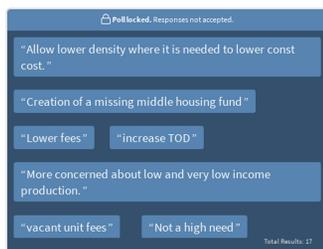


Engagement

18

Responses

What strategies should we consider to facilitate the construction of MISSING MIDDLE HOUSING?



Responses

- Not a high need increase TOD
- Need here is so low compared to need for housing affordable to lower income
- vacant unit fees
- Allow lower density where it is needed to lower const cost.
- offsite/infrastructure support or at minimum, reimbursement agreements
- This should be a priority. Zoning changes minimum R-3A across city
- More concerned about low and very low income production.
- Financial literacy Creation of a missing middle housing fund
- Infrastructure planning and support Again this should not be priority
- Quicker process upzone high opportunity neighborhoods Lower fees

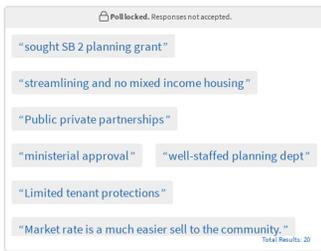


Engagement

17

Responses

What is the City doing well to facilitate the construction of MARKET RATE HOUSING?



Responses

- Only 1 percent of moderate income households overpaying compared to over 80 for very low
- transit village plans Public private partnerships
- All types of housing are needed sought SB 2 planning grant
- Market rate is a much easier sell to the community.
- Live/work arrangements Limited tenant protections
- Ministerial approvals streamlining and no mixed income housing
- Fee deferral ordinance Abundant land supply Streamlining processes
- ministerial approval The city is delivering big!
- How is this different then missing middle
- The city seems to favor market rate housing at the expense of lower income inventory to be quite honest
- Pro housing well-staffed planning dept Ministerial housing ordinance



Engagement

20

Responses

What strategies should we consider to facilitate the construction of MARKET RATE HOUSING?



Responses

- many strategies apply to all facilitating all these housing types
- Avoid gentrification by helping renters get into housing, and then making sure new market rate housing engages in equitable placemaking
- Careful re: displacement gentrification
- Not sure that publicly traded corporations like Lennar and K and B need much help.
- eliminate parking reqs Understanding utility capacity
- Same as for all construction - streamline and reduce fees
- eliminate R-1 zoning
- continue pursuing items on housing production menu

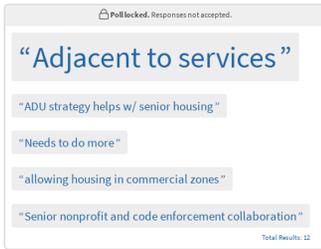


Engagement

9

Responses

What is the City doing well to address SENIOR HOUSING NEEDS?



Responses

- Adu Senior nonprofit and code enforcement collaboration
- ADU strategy helps w/ senior housing Adjacent to services Not sure
- transit-oriented development allowing housing in commercial zones
- Needs to do more Need to allow medical facilities in residential buildings
- Not sure Emergency repair grants Do t know what city is doing



Engagement

12

Responses

What strategies should we consider to address SENIOR HOUSING NEEDS?



Responses

- Outreach/publicity on home repair programs- we didn't know this existed until recently and aren't sure how people access it.
- Co-housing options
- Just need to designate more affordable housing specifically for seniors
- More Home Repair and Modifications Funding
- City-run maintenance/repair program for aging homeowners
- Universal design allow diversity of housing types in all neighborhoods
- Improving outreach on current opportunities to request universal design features in new homes.
- Need to push more universal design Housing modification grants
- Focus housing near commercial corridors
- Accessibility/Universal Design goals
- Federal support for senior housing had declined quite a bit over the past 10 years.
- emphasize walkable, transit-friendly neighborhoods to increase carfree mobility
- repair program Accessibility- universal design Age in place philosophy



Engagement

17

Responses

What is the City doing well to address HOMELESS ISSUES?

🔒 Poll locked. Responses not accepted.

"Recognizing that there is a problem finally"

"emergency shelters coming together"

"More health di"

"Need to follow through on ideas - they come and go with not much accomplished."

"City council 100 homes in 100 days challenges is a start"

Total Results: 10

Responses

- Need to follow through on ideas - they come and go with not much accomplished.
- Using S8 vouchers is good, but need lots more.
- More health di
- City council 100 homes in 100 days challenges is a start
- showing leadership in vacuum of Sacramento county not acting
- Recognition as a problem
- Remodel motels
- Recognizing that there is a problem finally
- emergency shelters coming together
- Not enough!



Engagement

10

Responses

What strategies should we consider to address the needs of PEOPLE EXPERIENCING HOMELESSNESS?



Responses

- Housing AND Workforce Development (income) to support into stability and self-sufficiency
- Build more affordable push for continuation of Whole Person Care
- Build more affordable housing Support and public education
- more state funding post redevelopment
- shift police funds to supportive services more housing
- Rapid housing solutions
- Need more commitment of project based section 8
- Developing more City/SHRA sponsored shelters. F
- It's not housing but provide bathroom facilities
- Safe parking and safe ground
- Create preventative strategies to homelessness to keep people in their homes.
- Rental assistance grants substance use rehab
- Keep people in their homes to begin with
- emphasize housing-first strategy rental protections
- Coordinate, coordinate, coordinate.
- Improve actualization of the proposed solutions access to Healthcare
- Establish non-police response to calls about homelessness
- decriminalize homelessness safe parking sites
- Support services need to be stronger Home mods and repairs
- Housing first strategy
- Need more project based vouchers. Declining federal support for housing is a big problem.
- prevention programs Fund more Permanente supportive housing
- decriminalize homelessness
- Retention of housing for those at risk of losing it
- improved data collection/awareness Decriminalize
- Diversion is much cheaper Stop criminalization
- More coordination with county

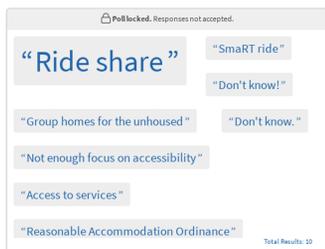


Engagement

39

Responses

What is the City doing well to address housing for PEOPLE WITH DISABILITIES?



Responses

- Emphasis on density and near transportation for new developments
- SmaRT ride
- Group homes for the unhoused
- Not enough focus on accessibility
- Ride share
- Not sure
- Don't know.
- Access to services
- Reasonable Accommodation Ordinance
- Don't know!



What strategies should we consider to address housing needs for PEOPLE WITH DISABILITIES?



Responses

- repair/ install sidewalks in underserved communities
- Fund infrastructure improvement projects!
- Push market rate developers on universal design
- improved pedestrian infrastructure for mobility
- Remember older adults have disabilities in high rates. This is why universal design is key.
- Subsidized units
- Adu fee wavier for senior and disabled
- Income limit requirements need to be reviewed
- Shra/city lending priorities
- Financial support for accessibility upgrades to existing homes for aging low-income homeowners or low-income homeowners with disabilities.
- Expand public transit and light rail
- Improved transit opps
- Service rich housing
- Need to support service-enriched housing, and, again need more rental vouchers.
- Give priority in funding for housing that exceeds minimum accessibility standards
- universalism
- design consideration
- Home modification and repair grants
- Access to care
- Universal design
- allow more housing near transit stops
- Gap financing
- Universal design ordinance.



SACRAMENTO HOUSING ELEMENT

SUMMARY OF FOCUS GROUP DISCUSSIONS

AUGUST 2020

Overview

The City of Sacramento is currently updating the Housing Element for the 2021 – 2029 planning period. As part of the Housing Element update, City staff and Ascent, the consultant, hosted two virtual focus group sessions to gather input from various stakeholders on key housing issues. The following focus group sessions were held on Tuesday, August 4, 2020 using Zoom:

- **Focus Group 1:** Anti-Displacement and Tenant Protections
- **Focus Group 2:** The City's Affordable Housing Requirements

Each focus group session began with a brief presentation providing background on the housing element process and information on current City programs and requirements that relate to the two focus group topics of anti-displacement and affordable housing. The consulting team then facilitated a discussion asking participants for input on each focus group discussion topic. The feedback received from the discussion sessions is included in this summary.

The feedback received from each focus group will be incorporated into the Housing Element update. Information will help to shape and guide new strategies, policies, and programs around anti-displacement and affordable housing requirements in Sacramento. The Public Review Draft Housing Element is scheduled to be released in Winter 2020/2021.

Focus Group 1: Anti-Displacement and Tenant Protections

The City's current and potential strategies related to anti-displacement can be categorized into four main topics: tenant protections, preserving existing affordable housing, creating more homeownership, and community planning. For the purpose of this meeting, the discussion was focused on tenant protections and how to keep people in their communities. The City currently has several programs in place to protect renters including the Just Cause Eviction Ordinance and the temporary moratorium on tenant evictions. The Just Cause Eviction Ordinance prohibits the eviction of tenants who have lived in a rental unit for more than one year without a tangible reason. Within the ordinance are other rent stabilization provisions that prohibit landlords from raising rent more than once every year or by increasing rent more than 6 percent plus cost of living increase (not to exceed a total of 10 percent). State law passed in 2020 put a cap on the rent increase rate, changing it from 6 percent to 5 percent. In response to COVID-19, the City adopted an emergency ordinance to establish a temporary moratorium on evicting tenants (both residential and commercial) for nonpayment of rent during the COVID-19 public health emergency.

Representatives from non-profit organizations, neighborhood associations, advocacy groups, and public agencies provided feedback on their experiences and suggestions for policy improvements related to anti-displacement. City staff from other departments, including Code Compliance and the Neighborhood Development Action Team, were also at the meeting to listen and answer questions.

After a brief overview of the housing element and presentation of existing City programs related to anti-displacement in Sacramento, participants were asked the following questions to help facilitate a discussion:

1. What programs are working well?
2. Where are the gaps?
3. What strategies and programs could be adopted as part of the Housing Element to protect tenants and keep people in their homes?

The discussion focused primarily around the second and third questions regarding current program gaps and strategies for the City to consider to enhance Anti-Displacement policies.

Summary of Feedback

Fear. There is reluctance from tenants to speak up against landlords who violate the law (i.e. rent higher than the allowed maximum limit, substandard or dangerous conditions, or other mistreatment). This stems from fear of losing their access to housing all together, lack of program education, and lack of financial resources to represent themselves in court. One way the City is addressing this is through anonymous reporting in which individuals can report violations anonymously to prevent repercussions from landlord.

Outreach and Education. Participants identified several gaps within the existing program structure pertaining to outreach and education. The households that are most vulnerable are not receiving enough information, if any at all, about existing City programs. There is a need to match those most at-risk with existing resources. Advocates and non-profit representatives emphasized the importance of making resources available on multiple platforms to the community and to be innovative during these times. Recommended strategies included utilizing social media, offering the material in multiple languages, reaching targeted audiences through other assistance programs, engaging with the youth, partnering with community-based organizations, “boots on the ground” door-knocking, and distributing resources out through schools.

Evaluating Current Program Success. It has been hard to see how well current tenant protection programs are working because of COVID-19. City staff are challenged with administration and implementation of tenant protection programs while working remotely and are preparing for the flood of eviction notices once the eviction moratoriums are lifted.

COVID-19 Rental Relief Policies. A number of participants made recommendations for immediate programs to help those who have been affected by COVID-19 and will have to pay their back rent when the eviction moratorium end. Some suggest that the City review local ordinances in other counties to create a program to protect tenants from eviction due to nonpayment during COVID-19; however, the ordinance could still find other “civil debt” as a just cause for eviction.

Tenant Protection Stakeholder Group. Advocates and public agency participants urged the City to establish a of a Tenant Protection Stakeholder group to hold tenant protection programs and policies accountable, help the City in community outreach, increase transparency, and recommend ideas for program improvement and prioritization.

Rent Escrow Account Program. Public agency and legal representatives made suggestions for the City to implement the existing [Rent Escrow Account Program](#) in addition to the Rental Housing Inspection Program. This program would help protect tenants reporting units that violate conditions of safety and habitability. Often tenants then withhold rent until the landlord fixes the issue. Contrarily, rather than fix the issue(s), the landlord evicts the underrepresented tenant for not paying rent. A rental escrow program might allow the tenant, who formally reported the unit in violation, to withhold rent from the landlord and place it into a specified account until the issue is fixed.

Sacramento Community Land Trust. Participants suggested that the City kickstart a land trust or contract with the existing Sacramento Community Land Trust to expand on their efforts. Some recommendations were to add Habitat for Humanity homes into the land trust. The Sacramento Community Land Trust is primarily in need of funding to buy homes.

Tenant or Community Opportunity to Purchase Act. One suggestion to prevent displacement was for the City to establish Tenant or Community Opportunity to Purchase policies to preserve affordable housing stock. These policies would allow tenants to receive advanced notice if their landlord is intending to sell their building and would create an opportunity for them to purchase the building. In a Community Opportunity to Purchase Act, a qualified non-profit would be allowed to make a first offer to purchase a building with low-income tenants if the property owner decides to sell. This type of policy could stabilize households facing displacement pressures and provide an opportunity for residents to purchase their homes and stay in their neighborhood.

Community Ownership Model. Participants recommended that the City explore new models of financing to increase ownership of the community by the community. This would allow residents to build wealth by investing money in a socially conscious way that will support the growth of their community directly. Potential models to explore further are in Portland and the Fund Rise program (<https://fundrise.com>).

Foreclosure Prevention Programs. Representatives from local neighborhood associations have identified an increased need for foreclosure prevention services. Local organizations currently providing these resources mainly work with homeowners that are at-risk of losing their homes but are lacking the staff to fulfill other capacity gaps. There is a need to increase the outreach and education of available services.

Relocation Policy. Advocates would like relocation policies to include language about requiring same neighborhood relocation and that there be equitable or greater access to amenities (i.e. public transit, healthcare, safe schools, healthy food, etc.).

More Affordable Housing. In order to prevent relocation and residents from losing access to their communities, more affordable housing needs to be built. This could include converting nonregulated apartments to regulated affordable housing.

Focus Group 2: Affordable Housing Requirements

The City has two ordinances that establish requirements for affordable housing - the Housing Trust Fund Fee, or the Commercial Linkage Fee, and the Mixed Income Housing Ordinance (MIHO). The Housing Trust Fund Fee establishes fees for non-residential development to generate funds for low- and very low-income housing near employment centers. These fees are rated proportionally to the proposed projects' square footage. The MIHO requires an affordable housing impact fee for all new housing units and large subdivisions to assist with the provision of housing for a variety of incomes and household types. The fee-generated revenue is placed in the citywide Housing Trust Fund and used to develop affordable housing units with the goal of increasing the overall housing supply available to low-income households.

Representatives from non-profit organizations, advocacy groups, developers (market rate and affordable housing), and public agencies provided feedback on their experiences, perspectives, and suggestions for policy improvements. City staff from other departments were also at the meeting to listen and answer questions.

After a brief overview of the housing element and presentation of existing affordable housing requirements in the City of Sacramento, participants were asked the following questions to facilitate a discussion:

1. What are best practices for inclusionary housing?
2. What is working with the City's current affordable housing requirements?
3. What affordable housing requirements and programs should the City explore further?

The discussion focused primarily around the first and third questions regarding best practices for inclusionary housing and strategies the City should explore further to get more affordable housing built.

Summary of Feedback

Need for Low Income Units. The rate at which the population is growing is creating a need for more housing that is affordable to a variety of income levels in the City. The Regional Housing Needs Allocation (RHNA) is a look at the immediate need for units by income level in the City relative to the Sacramento region. Affordable housing advocates are concerned with the City not being able to meet lower income housing obligations. The City has been able to fulfill goals for market-rate housing but needs a better regulatory framework to ensure more lower income units are built.

Developing an Inclusionary Policy. Generally, participants agreed that the current MIHO needs to be re-evaluated and that requiring a Housing Impact Fee is not enough -- an inclusionary policy is needed. The City could consider offering an in-lieu option, but the amount would need to be high enough to finance and produce the amount of affordable housing needed. Requirements to build are essential to the actual development of affordable units, particularly in higher opportunity areas. Establishing a policy that will

require developers to meet specific requirements and reserve land solely for affordable housing will ensure that affordable housing gets built at the same rate as market-rate housing and in more desirable and high resource areas. Participants also noted that there needs to be opportunities for inclusion in infill areas.

Diverse and Equitable Communities. Participants discussed how requirements to build affordable housing can also create more diverse and equitable communities in higher-resource areas. Participants emphasized that the community needs actions that will remedy the effects of segregation and want to see requirements that foster inclusive communities not only through zoning requirements, but also through financing. Affordable housing advocates proposed that new policies should address and increase homeownership amongst minority communities.

Housing Impact Fees. Participants discussed and debated the amount of the City's housing impact fee. Affordable housing advocates noted that the current fee structure is too low and is not generating enough funding to sufficiently finance the needed development. Others noted that the fee is similar to fees throughout the region and cautioned that higher fees could impact the City's ability to remain competitive and could become a constraint to development. It was noted that the fee would need to be closer to \$19-20 per square foot to actually generate enough funding to build affordable units.

Certainty with Housing Impact Fee. Representatives from the building community noted that the housing impact fee created certainty and predictable pro formas.

Evaluate Fee Exemptions. Certain projects, including infill, are exempt or able to pay a reduced fee. This lessens the total funding that can be utilized to develop more affordable units in the City. Participants recommend that the City reconsider the areas and types and sizes of projects that qualify for an exemption.

Providing Incentives. Affordable housing advocates acknowledged that the City needs to assist developers if they are required to build affordable housing. Incentives could include regulatory incentives or density bonuses. There are also more resources coming from the State to help builders.

Infrastructure. There are issues with a lack of infrastructure capacity in certain areas of the City, including infill areas. Participants advised the City to establish a better framework for identifying infrastructure needs in areas to increase predictability. City representatives asserted that infrastructure is a recognized constraint to development and that they do not have enough funding to make improvements as fast as needed. The City noted that they are taking steps to support development and to target infrastructure assistance in priority areas.

Compare Jurisdictions. Participants recommend the City compare the number of affordable units being produced in other jurisdictions with and without inclusionary requirements to help determine other best practices.

Surplus Land Dedications. Participants suggest that the City could utilize surplus lands to develop affordable housing. Advocates and non-profit representatives accentuated that the high costs associated with affordable housing development is contingent on the value of the land it is built on. By dedicating surplus lands, the City may decrease the development costs for a project producing units affordable to lower incomes.

SACRAMENTO HOUSING ELEMENT

SUMMARY OF HOUSING POLICY WORKING GROUP MEETING

AUGUST 20, 2020

Overview

The City of Sacramento is currently updating the Housing Element for the 2021 – 2029 planning period. As part of the Housing Element update, City staff and Ascent, the consultant, met with the City's Housing Policy Working Group on August 20, 2020. City staff and Ascent first met with the Housing Policy Working Group in June 2020.

The meeting began with a brief presentation from City staff on progress made to date on the Housing Element since June, with updates on outreach, the preliminary framework for the sites inventory, and the draft framework of key issues. City staff then facilitated a discussion using Poll Everywhere, an online polling software, to get feedback on the sites inventory framework and policy topics on the draft framework of key issues. A copy of the PowerPoint presentation was sent to the group after the meeting.

The feedback received at this meeting will be incorporated into the Housing Element update. Information will help inform the methodology used for the sites inventory and will also help to shape and guide new strategies, policies, and programs.

Housing Policy Working Group

In 2019 and 2020, City staff established two housing-focused working groups: the Internal Housing Working Group and Housing Policy Working Group. These working groups were established to vet and gather feedback on housing-related planning and policy projects on an ongoing basis.

The Housing Policy Working Group is comprised of approximately 40 individuals representing a wide range of perspectives, including City staff, real estate representatives, housing advocacy groups, housing developers, Planning and Design Commissioners, Property Business Improvement Districts (PBIDs), and local non-profits.

Summary of Feedback

The feedback received via Poll Everywhere is included as an attachment to this summary. Housing Policy Working Group members were asked to rank and offer suggestions for policy topics on the draft framework of key issues. Within each question, policy topics with an asterisk were initial ideas provided for members. Policy topics without an asterisk were added by members during the polling exercise.

Summary of Additional Feedback

Additional feedback received during the meeting is summarized below, by question and topic.

Question: What are some of the barriers to development that should be considered on underutilized sites in the Central City, River District, commercial corridors, and TOD areas?

- Need to be cognizant of overconcentrating services and affordable housing in one location. The River District is prime for housing but needs a mix of housing types and currently has an overconcentration of homeless services.
- Some of the storm, sewer and water is undersized in older parts of town.
- Some barriers to development are racism, a history of red lining, and NIMBYs.
 - There needs to be a statement acknowledging the history of racism and redlining in the City and to move away from this notion that this only affected the poor. Not everyone who was subject to redlining was poor; these were racially targeted policies.

Topic #7: Increasing Accessible Housing. (Goal: Allow seniors and people with disabilities to stay in their homes)

- Need to improve knowledge and understanding of the Reasonable accommodation ordinance.
- There can be substantial costs to universal design.
- Need to figure out ways to work together to make it easier for builders to accomplish universal design.
- With the boom in senior population universal design is going to be a hot topic because people who can afford to buy homes want to age in place.

Topic #5: Preserving the Existing Housing Stock.

- SROs are important, low barrier housing that is affordable and often houses hard to house folks. Preserving the ordinance means if the SRO owners close, there is an obligation for them to be replaced.

Any additional thoughts or comments you would like to share with us?

- Go strong and big please so we can meet this moment.

Attachment: Summary of Poll Everywhere Results

Untitled

Current run (last updated Aug 21, 2020 4:36pm)

10

Activities

18

Participants

16

Average responses



Average engagement

1. Are there additional considerations staff should incorporate into the sites inventory framework?



Responses

Recommend this paper from UCLA Lewis Center on site inventory:
<https://www.lewis.ucla.edu/research/new-approach-housing-element-update/>

Whether you used the site to meet RHNA before, and now 8 years later, it's still not developed. That's not a good sign.

Opportunities to repurpose vacant office/commercial and/or mixed uses in underutilized commercial shopping centers/malls to add residential options

Availability of funding to help supplement the construction of affordable housing.

Planned communities are a good way to ensure the sites are serviced. They have been very successful in other states. Plan in for grocery etc

consider where high-value "flipping" is happening in single-family neighborhoods. increase zoning there

Incentive for multi-use projects to support small business development

Costs for environmental remediation

RT owned sites that could accommodate housing

Why is the density for low income sites higher than for higher income sites?

identify public sites

We need to be cognizant of not overconcentrating all the lower income and affordable housing in one area

consider commercial leases on sites if possible

The conversion of motels to multifamily housing

Analyze whether truly likely to be able to be developed with affordable housing.

deconcentrating areas of extreme wealth

City and SHRA owned sites with housing opportunity

aim HIGH when considering site inventory. don't just go for the RHNA targets

Revisiting FAR tables are an excellent opportunity to maximize the number of units on infill sites to help meet RHNA! This is all great!

likelihood/potential of site development (at target unit level)

Potential from upzoning single family to fourplex



Engagement

21

Responses

2. What are some of the barriers to development that should be considered on underutilized sites in the Central City, River District, commercial corridors, and TOD areas?



Responses



Engagement

29

Responses

Responses

extend the TOD corridor to cover 39th St Gold line / 4th Ave Blue Line stations

historic district restrictions on non-contributing resources

public works standards

park fees

But some barriers to development are racism and a history of red lining and not in my backyard.

building department holdups

Are there any plans to assemble larger sites on the commercial corridors?

What plans are there to address the public utilities squeeze in alleys etc? We have to ensure we have adequate sewers for example. Current infrastructure may not support this kind of development

Rent control, fees, PLAs

Inflexibility w/ public works standards

City fees

PLA requirements on affordable developments

Stronger rent control measures will prevent some developers from investing in rental income.

reduce or eliminate setbacks, parking requirements, minimum lot sizes, lot coverage restrictions in these areas

set backs in established neighborhoods

Public works

Limited parking opportunities for people who still have to rely on personal automobiles to get to school, work, services

single family zoning near light rail in east Sacramento and curtis park limits TOD

Make it easy and attractive to add ADUs. The process is still very cumbersome

Commercial Corridors - how will you work with the fragmented ownership and small street frontage of the lots on many of the older commercial corridors.

Land Use designations may be a challenge, so more flexibility around rezones. Also height limits, setbacks, parking reqs.

aged infrastructure investment

Infrastructure support

parcels are small with little connection for larger projects

Shelter and homeless services MUST be spread out throughout the city.

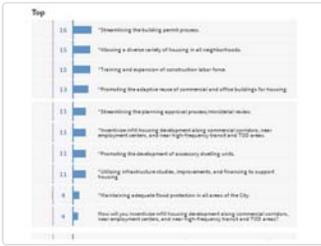
loosen land use designation restriction on units/acre in high-opportunity nbhds

infrastructure

The city MUST address the issue of homelessness in the River District.

Community opposition

Topic #1: Increasing Overall Housing Production. (Goal: Facilitate the construction of 45,580 new housing units by 2029) Are there additional or different topics to consider?



Responses	Upvotes	Downvotes
*Streamlining the building permit process.	16	0
*Training and expansion of construction labor force.	15	0
*Allowing a diverse variety of housing in all neighborhoods.	15	0
*Promoting the adaptive reuse of commercial and office buildings for housing.	13	0
*Utilizing infrastructure studies, improvements, and financing to support housing.	11	0
*Promoting the development of accessory dwelling units.	11	0
*Incentivize infill housing development along commercial corridors, near employment centers, and near high-frequency transit and TOD areas.	11	0
*Streamlining the planning approval process/ministerial review.	11	0
How will you incentivize infill housing development along commercial corridors, near employment centers, and near high-frequency transit and TOD areas?	4	0
*Maintaining adequate flood protection in all areas of the City.	5	1
Connect streamlining advantages along a continuum by how much affordable housing is included.	3	0
Support density bonuses for ADU's (allowing multiple ADU's on SF lots) if one is deed-restricted for affordability.	3	0
Streamline and broaden design review	2	1
How to make existing stock more accessible	1	0
Repurposing of buildings - we may need less retail and less office buildings in a post Covid era	1	0
Streamlining/coordination amongst all city departments	0	0



Engagement

16

Responses

Topic #2: Increasing Affordable Housing Production. (Goal: Support the production of 16,769 new lower-income housing units by 2029) Are there additional or different topics to consider?



Responses	Upvotes	Downvotes
*Utilize surplus public properties for affordable housing projects.	13	0
*Assist affordable housing developments through funding, land donation, expedited permit review, supporting funding applications, etc.	13	0
*Provide incentives for affordable housing (e.g., density, fee reductions/deferrals).	12	0
*Increase community awareness and support for affordable housing through public information.	11	0
*Explore new strategies to convert abandoned/blighted properties into affordable housing.	11	0
*Advocate for additional resources from State and Federal government (policy and funding).	10	0
*Promote housing types and technologies to develop housing that is affordable by design.	10	0
*Update the City's density bonus ordinance to incentivize affordable housing development.	10	1
*Issue and disburse resources through an affordable housing bond.	8	1
Collaborative projects with public, private, non-profit partners	5	0
Strengthen inclusionary housing ordinance with actual requirements to build v. low in lieu fees that don't create housing.	5	1
*Study the revision of the mixed income housing ordinance/inclusionary housing.	5	1
What ideas does the city have for fiscal policy other than fee reductions to incentivize affordable housing?	2	0
SRO's with flexible tenures.	2	0
Introduce a progressive real estate transfer tax	3	1
Modular plans with established price points with logistics process (i.e. transportation and craning the ADU's in) managed by city.	1	0
Pass ordinance to protect mobile home parks.	1	0



Engagement

17

Responses

Topic #3: Advancing Equity and Inclusion. (Goal: Create more equitable and inclusive neighborhoods by addressing the remnant forces of government policies of exclusion and racial segregation.) Are there additional or different topics to consider?



Responses	Upvotes	Downvotes
*Provide opportunities for affordable housing and rental housing in high resource areas.	13	0
*Allow a greater variety of housing types in traditionally single-unit zones.	12	0
*Homeowner down payment assistance programs neighborhoods with low homeownership rates.	10	0
*Connect low income residents with job opportunities and training.	9	0
*Improve infrastructure, public transit, and essential services in underserved communities.	9	0
workforce development funding	4	0
Examine the demographics and distributional impacts of historic neighborhoods.	3	0
Small business development for disadvantaged communities to support investment in their communities	3	0
Explicitly consider current and historic racial segregation within and across the City and implement policies to desegregate.	3	0
Allow for Accessory Commercial Units (ACUs) and flexible commercial in residential neighborhood, providing more affordable options for daycare, groceries, etc.	3	0
Mixed-income development with established subsidies (from market rate renters) for historically marginalized communities of color.	3	0
Strengthen the inclusionary housing ordinance requiring units to be built v. low in lieu fees to that do not create housing.	2	0
Support community land trusts	1	0
*Affirmative marketing policies.	1	0
Encourage community land banking	0	0



Engagement

15

Responses

Topic #4: Protecting Residents from Displacement. (Goal: Protect residents at-risk of displacement from their homes and their communities.) Are there additional or different topics to consider?



Responses	Upvotes	Downvotes
*Study ways to incentivize private landlords to participate in a state tax-exemption program to convert market-rate rental housing into long-term affordable and workforce housing.	12	0
*Homeless prevention and rental assistance programs.	11	0
*Fair housing workshops – landlord/tenant education.	10	0
*Home repair program.	9	0
*Education on tenant rights/protections (multiple language, partner with CBOs).	9	0
Create a program where tenants do a universal tenant application and one application fee v. paying huge fees to every place they apply to. Portland has a model for this.	8	0
*Explore program to purchase distressed mortgage notes to protect homeowners from foreclosure.	8	0
*Rental security deposit assistance.	7	0
*Tenant relocation policy for private development.	8	1
Establish rental registry - citywide, or support state-wide effort	6	0
*Community Land Trusts and forms of community ownership.	8	2
*Just cause eviction and eviction assistance.	7	1
Lotus program for landlord rent security	5	0
Downpayment and loan assistance to increase homeownership opps	5	0
Help those with ADUs make their units accessible to people with disabilities by giving subsidies or fully funding up to a certain amount ramps, grab bars, etc.	5	0
Fund the Repair Collaborative in order to prevent code enforcement related evictions and help seniors and PWDs age in place.	5	0
*Rent control measures.	6	1
Displacement assistance for owner move in evictions	3	0
Rental Assistance programs.	3	0
Eviction court program in New York that provided lawyers to those with eviction notices reduced evictions by 86% for three years in Bronx	2	0



Engagement

25

Responses

Responses	Upvotes	Downvotes
*Condo conversion ordinance.	3	1
This might not be planning related but make sure there is a program that provides eviction court representation?	1	0
Re-assign city staff to work on things like: Program to purchase distressed mortgage notes to protect homeowners from foreclosure.	1	0
Consider analyzing demolition control policies for tenant protections	1	0
We also should do universal housing vouchers for anyone under 30 percent median income but that might not be local	0	0

Topic #5: Preserving the Existing Housing Stock. (Goal: Preserve, maintain, and rehabilitate existing housing to ensure neighborhood livability and promote continued housing affordability.) Are there additional or different topics to consider?



Responses	Upvotes	Downvotes
*Monitor and preserve at-risk affordable housing.	11	0
*Support rehabilitation of multifamily affordable housing.	11	0
*Rehabilitation and preservation of substandard single-family homes in need of rehabilitation.	9	0
More funding to nonprofits that provide rehabilitation services for existing housing like Habitat, etc.	5	0
*Improve rental home inspection program (including increased education and language access).	5	0
*Continue to implement the SRO Ordinance.	5	2
Home repair program	2	0
Preservation of housing ordinance to limit conversions	2	0



Engagement

8

Responses

Topic #6: Housing for People Experiencing Homelessness. (Goal: Address the housing needs of people experiencing homelessness.) Are there additional or different topics to consider?



Responses	Upvotes	Downvotes
*Support people experiencing homelessness to secure permanent housing accompanied by appropriate services, as needed.	10	0
*Expand access to safety net services and affordable housing (including public housing) for people experiencing homelessness.	9	0
*Prevent people from becoming homeless, using progressing engagement strategies to prioritize resources for those most at risk of homelessness.	8	0
*Regularly measure and report outcomes of the homeless system and investments.	7	0
*Expand and improve the connection between sheltering and interim housing solutions and long-term permanent housing.	7	0
Shift outreach program away from police department	6	0
Safe places to sleep/ park -- provide waste management collection	6	0
Continue emergency housing opportunities beyond state funding opportunities (COVID \$).	5	0
Explore ways to reduce building/other costs for building housing for homeless Sacramentans	4	0
Prioritize public health through public restrooms near sites.	4	0
*Ensure regional coordination of funding and programs to address homelessness.	4	0
*Prioritize solutions consistent with Housing First principles.	5	1
Support safe ground and safe parking as interim option versus abusive encampment sweeps and the criminalization of those experiencing homelessness.	3	0
Improve transportation agreements with local providers ie Paratransit Inc. so that transportation to shelters and programs are fully accessible to pwds	2	0
Look at Tuff Shed programs for existing vacant / underutilized sites, similar to City of Oakland.	2	0
Programs to prevent homelessness - bill assistance, repair programs, etc	1	0
*Adopt and implement the County Homelessness Plan.	1	0

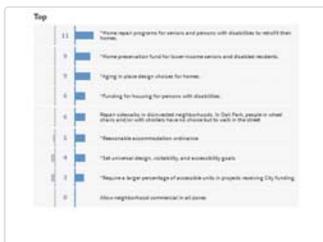


Engagement

17

Responses

Topic #7: Increasing Accessible Housing. (Goal: Allow seniors and people with disabilities to stay in their homes and neighborhoods by increasing accessible housing choices.) Are there additional or different topics to consider?



Responses

Upvotes Downvotes

- *Home repair programs for seniors and persons with disabilities to retrofit their homes.
- *Aging in place design choices for homes.
- *Home preservation fund for lower-income seniors and disabled residents.
- Repair sidewalks in disinvested neighborhoods. In Oak Park, people in wheel chairs and/or with strollers have no choice but to walk in the street
- *Funding for housing for persons with disabilities.
- *Reasonable accommodation ordinance.
- *Set universal design, visitability, and accessibility goals.
- *Require a larger percentage of accessible units in projects receiving City funding.
- Allow neighborhood commercial in all zones



Engagement

9

Responses

Any additional thoughts or comments you would like to share with us?



Responses

Include 39th St & 48th St Gold Line LRT station areas and 4th Ave & City College Blue Line LRT station areas in TOD corridor areas. Significant multifamily housing opportunities there.



Engagement

1

Response

SACRAMENTO HOUSING ELEMENT

SUMMARY OF COMMUNITY PLAN AREA VIRTUAL WORKSHOP

OCTOBER 2020

WORKSHOP OVERVIEW

As part of the 2040 General Plan Update, the City of Sacramento facilitated a Community Plan Area (CPA) self-guided workshop for community members to learn about and provide feedback on key strategies for topics including land use, mobility, housing, and parks access. A dedicated section focused on the Housing Element allowed community members to review housing goals and give feedback on potential actions to shape the Draft Housing Strategy Framework. The virtual workshop was available from October 6, 2020 through October 20, 2020.

The City held two optional orientations for the North and South Regions in early October to describe how community members could provide input through the workshop. The material for the Housing Element was provided in English, Spanish, and Chinese. During the workshop, the audience guided themselves through a series of exercises to provide feedback on potential policy strategies for the City's housing goals of:

- Increasing Overall Housing Production;
- Increasing Affordable Housing Production;
- Advancing Equity and Inclusion; and
- Protecting Residents from Displacement.

Each topic included contextual background information, proposed actions to address the issue, and then asked attendees the following questions:

- *What do you believe are the top three most effective actions for each topic?*
- *What other potential actions should we be considering as part of this Housing Element Update?*

This summary report presents the results of the questionnaires and summarizes the feedback received for each topic. A copy of the verbatim responses received from participants for each Housing Element topic can be found in Appendix A. The feedback received from each topic will be incorporated into the Housing Element update and will help to shape and guide new housing strategies, policies, and implementation programs. The Public Review Draft Housing Element is scheduled to be released in Winter 2020/2021.

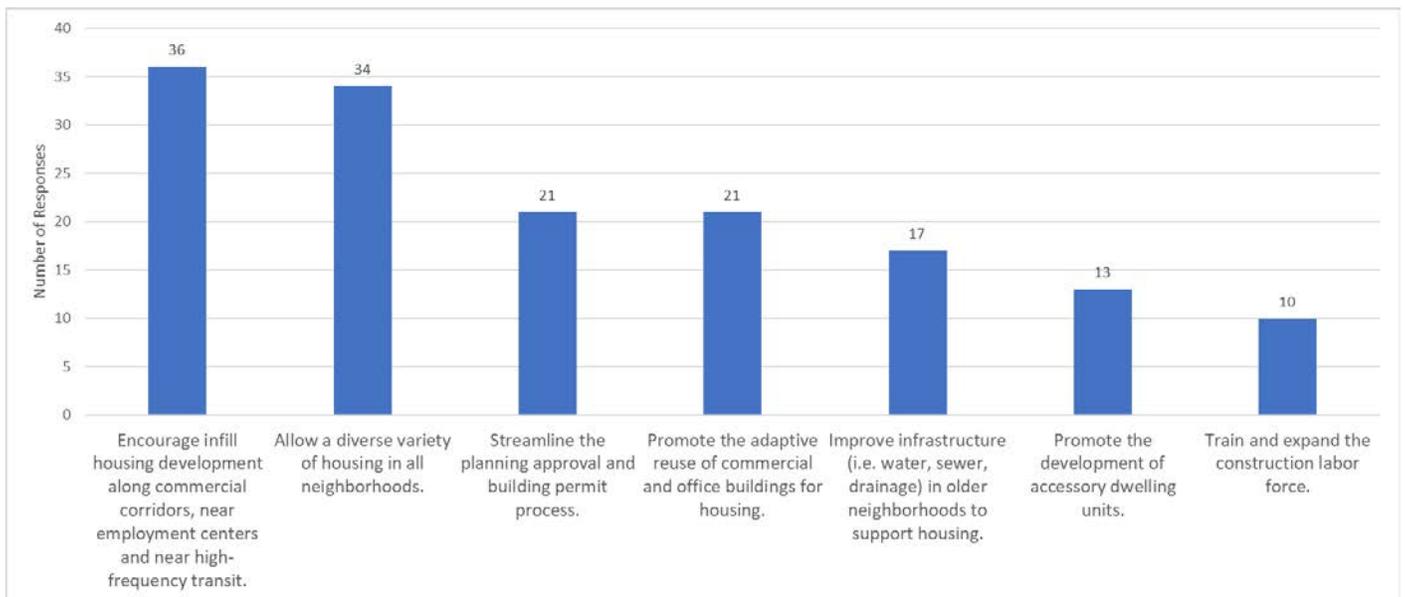
TOPIC 1 - INCREASE OVERALL HOUSING PRODUCTION

Summary of Feedback on Top-Ranked Actions for Increasing Overall Housing Production

The City's goal is to facilitate the construction of 45,580 new housing units by 2029. The top two actions selected to meet this goal, shown in Figure 1, were encouraging infill development along commercial corridors near employment centers and transit corridors (36 responses) and allowing a diverse variety of housing in all neighborhoods (34 responses). Streamlining the development process and promoting the reuse of commercial and office buildings for housing ranked equally with 21 responses respectively.

Of the 152 total responses for this topic, 17 identified improving infrastructure as a priority focus for increasing overall housing production while 13 want the City to promote the development of accessory dwelling units (ADUs). The least voted for strategy, with a total of 10 votes, was for the City to prioritize training and expanding the construction labor force.

Figure 1: Ranking of Proposed Actions for Increasing Overall Housing Production



Summary of Additional Ideas

There were 38 additional responses received from participants proposing alternative or specific actions for the City to consider to increase overall housing production. The following is a summary of the topics suggested with similar responses grouped.

Land Use and Zoning

- Eliminate single family zoning (5 responses)
- Amend zoning to allow more density (4 responses)
- Remove setback requirements (2 responses)
- Allow by-right zoning (3 responses)

- Remove parking minimums, replace with maximums (2 responses)
- Remove design review and neighborhood input on per project basis, replace with neighborhood input on overall plan
- Utilize commercial space for intergenerational housing
- Increase density in transit corridors

Increase Incentives

- Lower permit costs and other taxes on new construction in the city (4 responses)
- Provide technical assistance to small developers (2 responses)
- Provide tax incentives for small-scale affordable housing
- Waive or mitigate EIR requirements for projects in existing neighborhoods

Inclusionary Requirement

- Include inclusionary requirement for streamlined permitting (2 responses)
- Establish mixed income housing policies and require 30-37 percent affordable

Alternative Financing

- Affordable housing bond to finance affordable development
- Property tax bond to pay for subsidized lower-income housing and provide shelters for homeless
- Infrastructure bond
- Increase commercial linkage fee to provide more funding for development
- Develop a Community Land Trust

Accessory Dwelling Units

- Provide pre-approved plans and vetted contractors (3 responses)
- Develop ADU financing program.

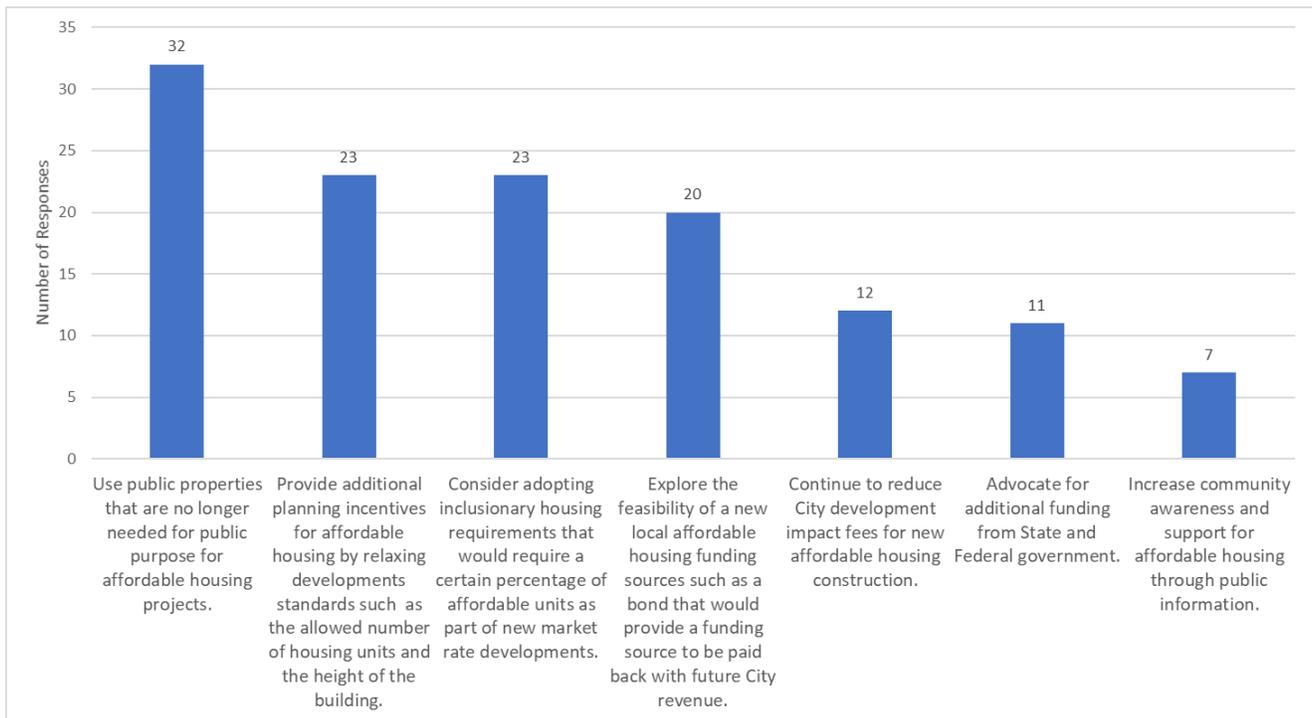
TOPIC 2 - INCREASE AFFORDABLE HOUSING PRODUCTION

Summary of Feedback on Top-Ranked Actions for Increasing Affordable Housing Production

In addition to the goal of facilitating the construction of 45,580 new housing units overall, the City has a supplementary goal to support the production of 16,769 new lower-income housing units by 2029. As shown in Figure 2, the highest voted action for the City to implement, receiving 32 responses out of 128, was to dedicate public properties that are no longer needed to be used for affordable housing projects. Providing additional incentives for affordable housing and adopting an inclusionary housing requirement both received 23 responses.

Twenty participants would like the City to explore the feasibility of new local funding sources, such as a bond, to provide funding for affordable housing development. Additionally, 12 participants think the City should continue to reduce development impact fees for new affordable housing construction and 11 want the City to advocate for additional funding from the State and Federal government. The lowest ranked strategy, receiving 7 responses, was for the City to increase community awareness and support for affordable housing.

Figure 2: Ranking of Proposed Actions for Increasing Affordable Housing Production



Summary of Additional Ideas

There were 21 additional responses received from participants with alternative or specific actions for the City to consider to increase affordable housing production. The following is a summary of the topics suggested with similar responses grouped.

Increase Incentives

- Increased allowed density (2 responses)
- Increase maximum height requirements (2 responses)
- Remove setbacks
- Remove parking requirements
- Expedite building review for affordable housing

Inclusionary Requirement

- Establish an inclusionary requirement (4 responses)
- Adopt a mixed income housing policy that requires 37 percent affordable since 37 percent of future housing needs to be affordable (2 responses)

Financing Suggestions

- Utilize bonds or progressive tax structures to offset cost of housing (3 responses)
- Increase the commercial linkage fee
- Develop a real estate transfer tax that is proportional to sale value
- Lower the cost of construction

Land Use Suggestions

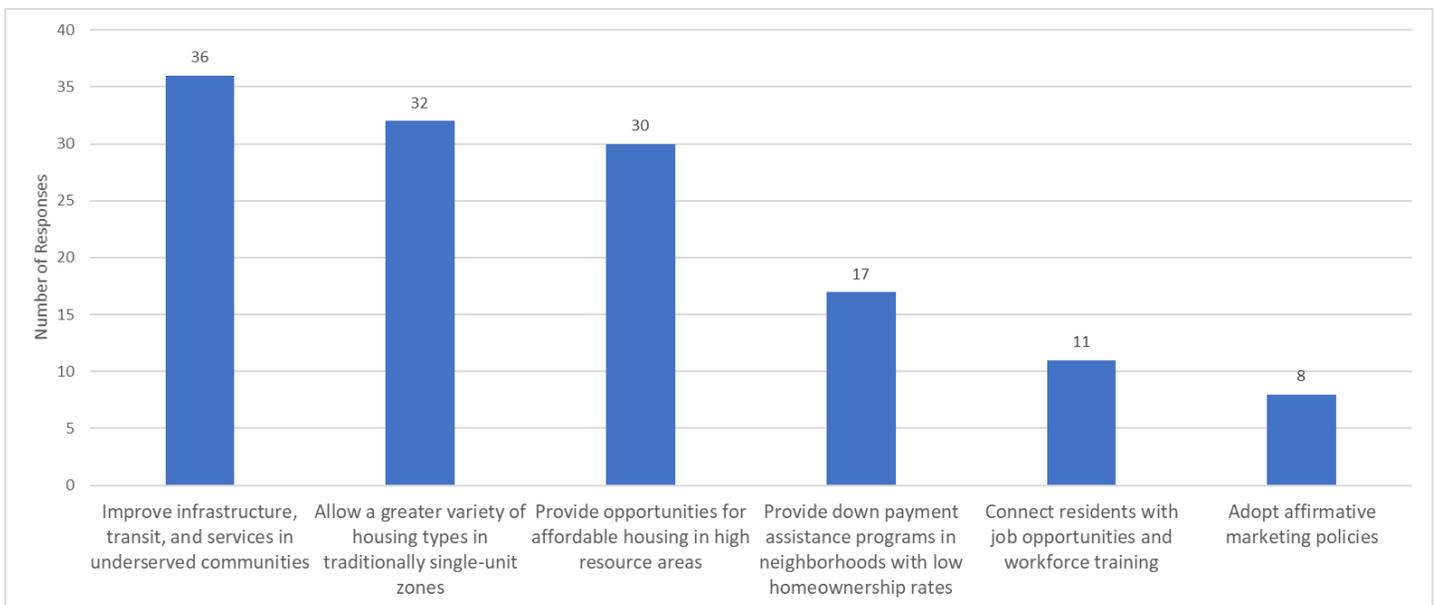
- Expand/eliminate single-family zoning (2 responses)
- Promote ADUs
- Utilize old mobile-home parks and old motel structures

TOPIC 3: ADVANCE EQUITY AND INCLUSION

Summary of Feedback on Top-Ranked Actions to Advance Equity and Inclusion

An additional goal in the 2021-2029 Housing Element is to create more equitable and inclusive neighborhoods by addressing the remnant forces of government policies of exclusion and racial segregation. When asked which actions the City should prioritize to address this goal, 36 participants selected improving infrastructure, transit, and other services in underserved communities; 32 participants indicated that the City should allow a greater variety of housing types in traditionally single-unit zones; and, 30 participants elected for the City to provide more opportunities for affordable housing in high resource areas, displayed in Figure 3. Providing down payment assistance programs in neighborhoods with low homeownership rates received 17 votes. The least voted for actions were connecting residents with job opportunities and workforce training (11 responses) and adopting affirmative marketing policies (8 responses).

Figure 3: Ranking of Proposed Actions to Advance Equity and Inclusion



Summary of Additional Ideas

There were 19 additional participant responses for the City to consider create more equitable and inclusive neighborhoods. The following is a summary of comments received.

Program Suggestions

- Develop program for home repairs for lower income homeowners
- Explore displacement prevention strategies such as foreclosure prevention and business loan programs that target minority and female-owned businesses
- Take affirmative action in down payment assistance programs
- Proactively ensure no discrimination in the Section 8 Housing Choice Voucher Program

Land Use and Zoning

- Eliminate single-family zoning (4 responses)
- Remove neighborhood/public review process, allow neighborhood review for neighborhood plans but not per project
- Allow more density in high opportunity neighborhoods
- Allow smaller “micro” units

Inclusionary Requirement

- Develop an inclusionary requirement or mixed income housing ordinance (3 responses)
- Require land donations for later transfer to affordable housing developers

Financing

- Adopt an affordable housing bond
- Increase linkage fees on commercial development

Other

- Invest more in schools in disadvantaged areas, implement a slow-streets program
- Reach out to people in vulnerable neighborhoods about what they want/need
- Expand the scope for mitigating consequences of redlining to be larger than just housing (include small business ownership and investment opportunities for minorities and female-owned businesses)

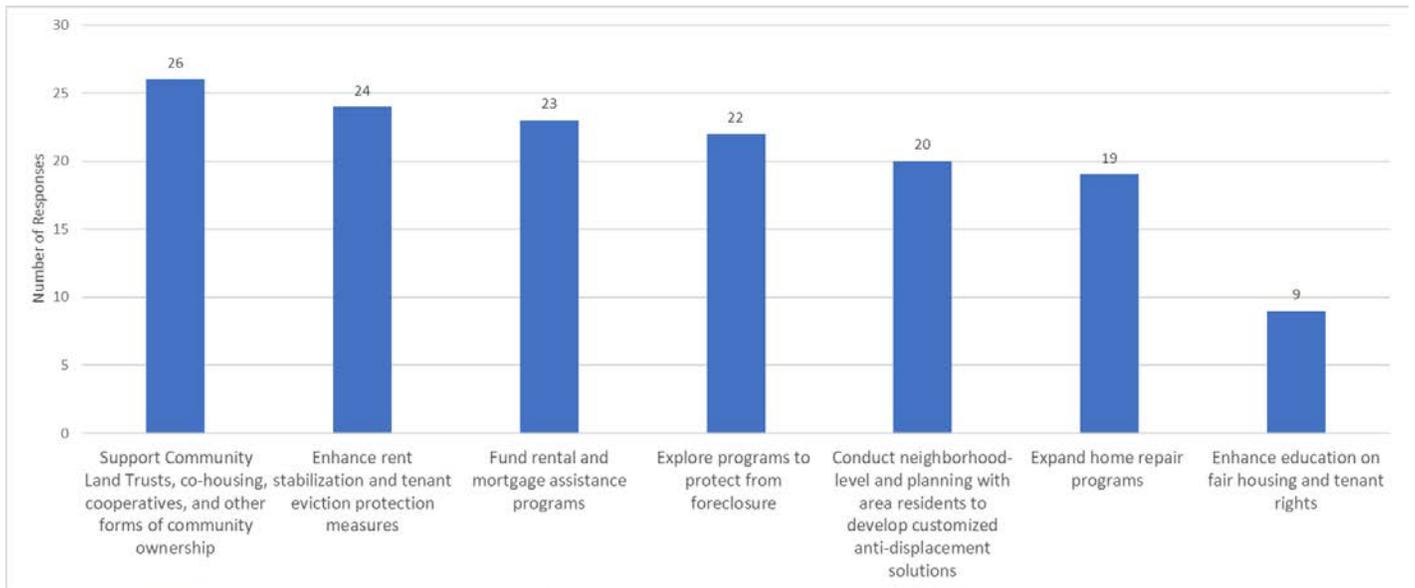
TOPIC 4: PROTECT RESIDENTS FROM DISPLACEMENT

Summary of Feedback on Top-Ranked Anti-Displacement Actions

With the challenge of increasing rents and economic pressures, the City is taking efforts to prepare and protect residents at risk or vulnerable to displacement. When asked which actions the City should prioritize, Figure 4 shows the slim margin amongst the six actions listed. The highest ranked action (26 responses) was for the City to support other forms of community ownership such as Community Land Trusts and co-housing cooperatives. Additionally, 24 participants expressed that the City should enhance rent stabilization and tenant eviction protection measures. Participants also indicated that the City should establish a program to provide rental and mortgage assistance (23 responses) and explore programs to

protect residents from foreclosure (22 responses). Twenty participants expressed that the City should conduct neighborhood level planning to develop customized anti-displacement solutions. The least voted for action, receiving 9 responses, was enhancing education on fair housing and tenant rights.

Figure 4: Ranking of Proposed Anti-Displacement Actions



Summary of Additional Ideas

There were 18 additional responses received from the community with suggestions for the City to consider to protect residents from displacement. The following is a summary of comments and suggestions received.

- Strengthen relocation assistance policies (2 responses)
- Develop a plan specific to Oak Park and Aggie Square that can be replicated in other parts of the city
- Create a no-net loss policy for lower-income units
- Fund universal eviction defense
- Develop an ADU loan program
- Establish a monitored roommate referral service to encourage homeowners to take in renters but have some safety measures in place

Key Themes of Community Feedback

For each of the topics that participants provided feedback on, there was an option to suggest other actions for the City to consider in developing the Draft Housing Strategy Framework. While some suggestions were specific to the policy topic given, review of the responses showed that there were some similarities across the board. The following is a summary of the key themes that emerged from the additional ideas suggested by workshop participants.

Eliminate single family zoning (11 responses). Participants expressed that the elimination or expansion of single family zoning to allow more housing types in zones typically zoned for single-unit dwellings would address several of the City's housing goals including increasing overall housing production, increasing affordable housing production, and increasing an equitable community.

Establish an Inclusionary Requirement or Strengthen Mixed Income Housing Ordinance (12 responses). Participants strongly suggested the City establish a policy that requires a specific percentage of all new units in a housing project be affordable to lower income residents. About a third of the responses that suggested an inclusionary requirement included that the requirement should be established at 30-37 percent of all new units to meet the City's goal that 37 percent of all new development is affordable to lower income households.

Develop an affordable housing bond or tax structure (9 responses). Participants suggested that the City explore an affordable housing bond to fund the development of new affordable housing. Additional suggestions included developing a real estate transfer tax, an infrastructure bond, or a property tax bond. Three responses suggested that the City consider increasing its commercial linkage fee to fund affordable housing projects.

Develop an ADU incentive program (5 responses). Participants urged the City to encourage and streamline ADU development. Participants would most like the City to offer pre-approved design plans, develop an ADU financing program, and provide other resources to homeowners.

Establish additional building incentives (31 responses). Participants expressed a need to establish additional incentives to spur overall housing production and more specifically affordable housing production. Many participants suggested a reduction of development standards (17 responses) including: by-right zoning, reduced or no setback requirements, reduced lot requirements, increased height and density allowances, increased Floor Area Ratios (FAR), and reduced parking requirements. Additionally, others suggested technical assistance for small developers, tax incentives for small developers, expedited building review for affordable housing projects, and a reduction in building permit costs and construction taxes.

Remove neighborhood/public review process (3 responses). Participants expressed that the neighborhood/public review process by project slows down the project timeline and suggest that reviews occur for neighborhood plans rather than specific projects to expedite projects.

Expand tenant protections (4 responses). To protect residents from displacement, participants suggested that the City develop and enhance several tenant protection policies including relocation assistance, eviction defense, and foreclosure prevention programs.

**APPENDIX A:
ALL ADDITIONAL RESPONSES RECEIVED**

TOPIC 1: INCREASING OVERALL HOUSING “OTHER” RESPONSES

- Displacement strategies.
- I agree with the other actions that are outlined, I think they can all be addressed I think it's more a matter of timing and prioritizing which would have the highest impact in the shortest amount of time to increase access to affordable housing.
- Consider changes to zoning that would remove barriers to building more housing, especially small lot infill. For example, what function do required setbacks really serve? Does unused space around the perimeter of a site really help anyone? Removing required setbacks might allow someone to fit additional housing units onto their land. Many of the iconic cities and places people love: Paris, San Francisco, New Orleans, Old Town Sacramento... were built without setbacks. Another reason to consider this: Places with the same climate as Sacramento: Fez, Granada, Amman, Damascus - they are cities that historically were built oriented toward small private courtyards, without much or any space between buildings. This was a response to climate, but it also leads to denser more walkable neighborhoods with lots of character and shaded streets that protect pedestrians from the hot summer sun.
- Lot maximums instead of minimums. As of right zoning. Increasing FAR. Zero lot lines and no setbacks. Increasing height limitations. Allow more density, no more restrictions on units per acre. Increase incentives for affordable housing, 20 percent affordable = no parking requirement, increase FAR, density and height. Remove parking minimums. Streamline Planning and building process along transit corridors. Remove design review and neighborhood input on per project basis; replace with a neighborhood input on an overall plan, then allow projects to be built with no neighbor input as long as it's conforming. Utilize more city land for more homeless shelters. Bring back single room occupancy, CO-OP living. Allow four places to be built on any R-1 lot.
- Introduce as-of-right zoning and approvals for residential projects.
- Let's retro-fit commercial space for intergenerational housing. The model could include lots of shared common space, and smaller living space. This will increase the number of folks that can be housed and improve the communication and understanding in our community. Let's stop building age segregated housing. Let's re-do the failed nursing home structures to accommodate all and utilize media-care funding to augment some of the accomcation for folks needing additional assistance. This opens lots of opportunities to house people of all need levels.
- Lowering permit cost and taxes on new construction in the city.
- A lot of people I know want to build ADUs but don't have the money or know how. We should make it easier and help them finance it. And also have plans and contractors lined up so it is really easy.

- 65% lot coverage is too low in the city. There shouldn't be a lot coverage maximum in an urban environment.
- In addition to incentivizing new housing, it is also important to recognize the link between housing and transportation. As such, it's vitally important that current parking space minimums, associated with housing developments be removed. Current minimums impact the ability for developers to increase the density of their units, and requires valuable space to be allocated for cars, when an increasing number of residents will not own cars, and the state goals call directly for a large and rapid decrease in Vehicle Miles Traveled. Parking Maximums should be instituted as opposed to minimums. Additionally, current parking space allocations in the city should look to enact additional parking price models, and parking permits should be tied to housing units and housing market value so that parking spaces may be allocated more progressively in the city. Revenue affiliated with parking and parking violations should be used to further bolster our public transportation network, and to support alternative mobility options such as biking, walking, micro mobility and ride share.

Additionally, it is important to remove density and land-use restrictions that currently exist, especially in neighborhoods with detached single family homes. California is suffering from a housing crisis, and increasing density and housing stock supply is one way to do this. Existing restrictions make it harder to build housing near workplaces, and rely on expensive build-out of public transportation networks to adequately displace automotive use (something the state and region has not been proactive enough to do). As such, we should instead encourage greater density in areas that are already built (with a goal to exceed our housing target), so that we may further encourage living in this areas, as opposed to increased movement to exurbs.

- Eliminate parking requirements!
- Including an affordable housing requirement for streamlined permitting. Without these types of protections in place, you are speeding the pace of gentrification.
- Provide financial incentives for builders to build infill, affordable homes, and specifically require developers to build affordable units.
- Please prioritize production at the lowest income levels first. Determine what housing has been removed from the market due to AirBnB and short term rentals and figure out ways to return that to the housing market.
- Provide technical assistance to small developers so they can navigate the planning and development process more effectively. Continue to incentivize and streamline accessory dwelling units Provide technical assistance to developers on how to take advantage of incentives for developing affordable housing.

- *Mixed income housing policies that require 30% of all residential subdivisions and residential multifamily properties to be affordable to low income and very low income households.
*An affordable housing bond to finance development of affordable housing.
*increase linkage fee on commercial development to provide more funding for affordable housing.
- Reduce permits and fees. It's impossible to build a fourplex that includes one unit for a Housing Choice voucher resident that break even, let alone makes money, in most of the city. Upzoning from R1 to R2 should be by-right, and R2 upzones should be a lot easier, especially if there are density factors.

Waive or mitigate EIR requirements in existing neighborhoods. There is a significant difference between building a house on an empty lot that is surrounded by commercial and residential units, and new construction in greenbelt/ag zones.

Provide tax incentives for small-scale affordable housing. Low-income housing tax credits are basically unattainable unless you're a big developer. If you're trying to build a fourplex and want to do right by your community, you're literally doing charity work (see first paragraph).

- Pass a property tax bond to pay for subsidized housing for low income families and provide shelter for the homeless.
- Putting some modest or middle income residences in the south area as opposed to more lower income residences that indeed is the first step to homeownership, but makes this area vulnerable to lower short-term housing. Not providing homes for first time homebuyers.
- Abolish zoning.
- Increase density in transit corridors, more than proposed. We should see more 5 stories apartment complexes in this corridors.
- Flexibilize zoning, making ground levels commercial in 4 stories apt complexes, especially along public transportation corridors.
- Have an infrastructure bond to reduce the cost of development and make housing more affordable.
- Lower the cost to the builder. Keep property taxes down and stable so both renters and owners can afford to stay.
- I would like to see a higher FAR in high opportunity neighborhoods like land park, east Sacramento, and pocket. An FAR of 1 could accommodate a triplex or a fourplex, but I would like to see the City facilitate more missing middle products by allowing an FAR of 2 in these neighborhoods.

- Why can't growth be pushed elsewhere? Why say yes to more infill, ADUs, higher-density housing that will impact all current residents, who will pay directly, and in terms of externalities. Davis, Portland, and other cities chose for many years to slow growth. This is because people will start leaving areas that become too dense, and look for more "liveable" areas.
- The city should allow more permits annually to built the necessary number of residences.
- Sacramento needs to utilize fair share and effectiveness principles to integrate public housing throughout Sacramento. Sacramento government should It definitely should NOT leave almost half of ALL such SHRA PH in the entire city limits left in the one little "West Broadway" neighborhood. The old dilapidated, unsafe, crime ridden and problematic Seavey Circle and Alder Grove public housing projects are both (EACH BY FAR) the largest in the entire 7-county Sacramento region! It's no coincidence that this little area of Sacramento were they were placed were one of the few areas in Sacramento where persons of color could buy and own homes back then. This racially and socioeconomic insensitive practice has caused major and very costly problems for over 70 years now! There were murders, child abuse, gangs, major drug sales, and so many problems there in the last year, AND for EVERY YEAR in about the last 50. SHAME on Sacramento government.

Smaller public housing "Villages" and vouchers" should be utilized.

MOREOVER, Sacramento "leaders" should not keep building and increasing the number and percentage of rentals. Home ownership must be increased and promoted - especially for persons of color. Rentals have increased to almost half-50%- of all housing in Sacramento. Used to be about 35% in just 2006 here, and is about 35% rentals average throughout the rest of the country. These rentals just help folks short term, and mostly helps powerful developers- many from outside Sacramento - make more profits and build smaller, less quality housing and less stable communities. Home ownership helps folks accumulate some family financial well-being and stay long term - again especially for persons of color. Stop being racially insensitive. Listen/learn about Joe Biden's plan. STOP supporting the construction and increasing the small rental units. Less and less persons have retirement pensions and the ability to pay rent for life - leaving Sacramento more and more at risk in the many decades ahead. Don't try to become a BIG City with the majority of persons with little always living in rentals. This is a major part of the path towards even more inequity, and a more inequitable and problematic Sacramento. Think of what you would like for YOUR family long term - as your guide for planning this housing. This is a HUGE issue, especially for persons of color. Take off your lily-white rose colored glasses and climb down out of your ivory-tower and bureaucratic planning buildings, and make real needed POSITIVE change for Sacramento!

- I just said this in the local Fruitridge section, but it goes here too. I've pulled my own building permit twice, and it is an incredible amount of work to pull a permit just for a porch, exact replace and then for a EV charging station. All my contractors don't want to pull permits, it's so

much work. For house, one idea is we have pre approved accessory dwelling unit plans. We just have to pick say plan B, pay our fee, and our contractor starts construction the next day if we follow the plan template. Don't measure anything my ""units"" anymore. allow smaller units. If I build and accessory structure, allow my to do two 450 sq foot in the one 900 sq foot building instead of the state minimum of just one unit. We don't all have family and don't all want roommates and it's about impossible for most incomes to live alone in Sacramento. Please try to allow more owner occupied, all new apartment build to condo standards so they can be sold without a major retrofit. This will be good for sacramento having more owner occupied citizens. I liked the state bill that would have allowed zero parking along transit corridors. Please do something like that to allow denser housing. We won't all need cars in the city limits looking forward. My family has been a family of four with one car for 7 years. Much space is going to waste for nobody to park in. My neighborhood is ready for every property to have an accessory dwelling unit to keep affordable housing.

Back to my porch, I did my back, now my front is literally collapsing. I want to pull a permit. But I can't find a contractor who will pull a permit for less than half my annual income. I can't spend half my annual income a porch. Maybe things like electric and porches and things can just have a template permit where the City tells us the standards and we build to it and the inspector inspects. Do I really need to pay \$1,000 for a plan (I can't find anyone to do any plan right now) to have the city to tell me it's wrong. Why doesn't the city just tell me the required footings and etc for most projects and if it's not template project then you need a plan. Things like this makes housing go up or I don't pull permits.

- Development of Community Land Trusts, reinstitute affordable housing requirements associated with new residential development.
- South Area keep housing 2 stories or less the model for midtown and downtown does not fit the South Area. Focus on occupancy to parking ratios and mandate that for every 2 people residing there is 1 parking space planned. 4 bedroom homes have up to 5-6 cars given allowable capacity is 8 individual. There needs to be 1 parking space per every 2 individuals. Busing outside of the South Area is not beneficial to the community. Adding Financial Institutions, grocery stores and employers is what the South Area communities need.
- Remove single family zoning completely, and simplify zoning categories to not more than five. In fact, two zoning categories would be sufficient: residential (or any sort), and non-residential, including a list of activities that are incompatible with homes.
- Please prioritize further the amount of very low income to moderately low income housing. I have seen downtown suffer from lack of actual residents, now that Covid has forced out anyone commuting, the only people around are those that can afford the more expensive housing. To grow our businesses we need residents from all backgrounds in all neighborhoods.

- The city should consider adopting model plans for accessory dwelling units that would be approved to be built without extra design review requirements. This could cut down on the cost of permitting and make it easier for individuals to build more housing on existing lots. I think the city should also make it easier for interested property owners to get more information about accessory dwelling units.
- An inclusionary zoning ordinance that requires production of actual units. In lieu fees are not generating equivalent units- they are presently very low.
- Support equity and access to opportunity and environmental justice.
- BAN SINGLE-FAMILY-HOME ZONING. Always at the forefront, Minneapolis has already done this. NO owner is "forced" to build, but property owners can build more homes of different kinds at different price levels QUICKLY rather than the permitting, planning, and infrastructural changes required for "taller, bigger" buildings. in-fill, ADUs and relaxing zoning to allow for multi-unit (if only 2!) everywhere, as well as retail/commercial/office within "residential" communities so people can work where they live, walk to essential needs. Build cities like we did before the '50: mixed use, mixed density, walkable.

TOPIC 2: INCREASING AFFORDABLE HOUSING PRODUCTION “OTHER” RESPONSES

- Make it so Enticing for private enterprise to build that it gets built. Then also use public owned land to build additional units, city or state owned. Private developers can build market rate with 20 percent affordable, (10 percent of that below median area income 10 percent of that far below median area income) and in doing so Private companies can maximize the lot through increase area ratios, zero lots lines, increased density (units) increase height, no parking requirement.
- Work to lower the cost of construction and consolidate funding sources for affordable housing to streamline the development and approval process.
- Do not make the housing more expensive by requiring solar panels
- We should make affordable housing allowed everywhere so it is dispersed and in high quality communities.
- We should consider a density bonus and height allowances for 100% affordable housing so they are easier to build in high opportunity neighborhoods.
- In general, we should remove many of the barriers associated with building additional, high-density housing in areas near workplaces and public transportation. Height restriction and density restrictions have largely increased outward sprawl while preventing access to much

needed, affordable units in the region that do not rely on long commute times. We should certainly be willing to relax existing restrictions as a way to further promote affordable housing. Utilizing bonds or progressive tax structures that offset the costs of housing for lower-income individuals through increased taxes for wealthier households seems like a way to further help reduce rents for lower-income individuals.

- How is "considering" a strategy? You should move forward with an inclusionary housing ordinance.
- This is a very concerning concept in general: " Use public properties that are no longer needed for public purpose for affordable housing projects." The location of these properties matters a great deal. If this takes the same path as light rail location along R street, it will put assets in the cheapest location, rather than the most locationally efficient location. Additionally, affordable housing should be sited at some distance from freeways so that disadvantaged populations are not subjected to the health impacts of localized air pollution.
- ""community awareness"" is not a plan! ""consider"" inclusionary housing requirements is not a plan either. ""ADOPT"" a robust inclusionary housing requirement is what is needed."
- *Since 37% of future housing needs to be affordable to low and very low income households, we need a mixed income housing policy that requires 37% of homes in all residential subdivisions and in residential multifamily properties to be affordable to low income and very low income households.
*Because Measure U dollars were supposed to be bonded to provide funds for affordable housing development and that didn't happen, the City is obligated to the voters to create an affordable housing bond to finance development of affordable housing.
*increase linkage fee on commercial development to provide more funding for affordable housing. The current fee is woefully inadequate.
- Expedite building review for affordable housing. Once a tax credit application is approved the development has 180 days to start construction. Affordable developers cannot afford to have building plans ready more than 180 days in advance.
- Embrace old mobile-home parks and old, non-flourishing motels as potential sites needing very little work, thus very affordable.
- I would like to see a progressive real estate transfer tax with a higher tax rate for higher valued sales. This is a more broad based tax than something like inclusionary zoning which puts the burden on new development rather than the entire community.
- California has about 13% of our country's general population, but about 27% of the homeless. California, and Sacramento should do more than our fair share of providing housing for the truly less fortunate, but not be a beacon for all. Also please increase substance use and other mental

health disorder services. Again, decrease the percentage of rentals. Foster and increase home ownership opportunities -especially for persons of color. Sacramento can not continue to pay almost \$500,000 per rental unit and say we are doing anywhere near right by taxpayers and those needing homes and ownership. Actually cheaper in the long run to help many folks buy a little quality built home. Developers and major wealth organizations will fight this, and may stop providing the politicians less campaign funding, but that's a very small price for our society to pay to build a far more equitable and stable Sacramento community.

- As I've already said, to diversify our neighborhoods, some neighborhood the only way will be to increase accessory dwelling units, make them very easy and promote how easy. I won't call out the neighborhoods, but if property owners could effortlessly put in an accessory dwelling unit that would help keep housing affordable. I love the other concepts, keep up the good work.
- Too many of the solutions are so obviously proposed by developers and won't lead to more affordable housing, but will further deplete the City of resources needed to provide affordable housing.
- New development should contain 30% affordable housing and parking to occupancy ratios need to be enforced by the City of Sacramento
- Redirect planning/development staff resources from all greenfield development, to working exclusively to accelerate low income housing.
- The city should definitely adopt an exclusionary housing ordinance for new builds over a certain size.
- I didn't select in top three, but would also have selected exploring other affordable housing funding strategies like a bond. This may be referenced elsewhere but allowing multi family housing in single family zoning would also provide more opportunity for affordable housing development and affirmatively further fair housing.
- BAN SINGLE_FAMILY_HOME zoning. Allow property owners to build! limit number of "luxury" buildings in the interested of building more "median-price" units. not all owners need marble/ imported fixtures/ stainless steel industrial-grade appliances. relaxing zoning so property owners can build ADUs or convert their homes/garages/ large sheds to multi-units would allow many more units.

TOPIC 3: ADVANCING EQUITY AND INCLUSION "OTHER" RESPONSES

- The omnipresent single family zoning must be eliminated. Single family zoning is another iteration of past racial exclusionary practices. Allow as of right development. Allow 4 units on all SFR lots. Allow 4-16 units on a large majority in key job centers and transit centers. Allow for 5-6 stories,

no density limit, no parking limit when within .25 miles from major bus and rail transit and job centers.

Remove the neighborhood review process, neighbor input prevents and slows development and continues racist practices framed in the concern of loss of equity and change in neighborhood character. Allow neighborhood review on a neighborhood level, not per project.

- I selected solutions that are long-term, but some more short-term mitigations are probably required as well. This could include investing more in schools in disadvantages areas, implementing a slow-streets program, and talking to the people in these neighborhoods about what they want/need.
- Eliminate the single family zoning requirements.
- We should proactively make sure section 8 vouchers are not discriminated against (its against the law but still happens).
- Additionally, actions need to be taken to further empower renters by increasing tenant rights. It is impossible to both have affordable housing and to allow property to be a good investment proposition. There is no reason to believe that housing values will continue to increase for the foreseeable future, and we should be working hard to eliminate provisions and policies that guarantee homes as a strategic investment for already privileged individuals, such as those seeking to use their homes as rental properties, or to extract value from homes that they do not live in through Air BnB. To discourage abuse, and to further enhance equity across demographics, we will need strong renter protections in the future that discourage evictions, and push risks and burden of proof on to landlords that continue to profit from long-standing state-level provisions like Proposition 13, without directly investing in the community.
- Requiring inclusionary housing will increase diversity and make neighborhoods more inclusive.
- Lower income homeowners need assistance with maintenance. If one can't pay to fix the roof or make essential upgrades they are forced to sell. the city should create a fund to keep homeowners in place by helping to pay for essential home maintenance.
- The city should take swift and decisive action to prevent displacement of residents and small business in Sacramento. Foreclosure prevention programs, business loan programs targeting minority and women owned businesses, among other actions will be fundamental to protecting vulnerable residents and business owners in this challenging time.
- *The City has allowed projects like Crocker Village, MCKinley Village and the Creamer to be be constructed without affordable housing. It feels almost disingenuous that you are asking how to build inclusive neighborhoods. How? Adopt a Mixed income housing policy that requires 37% of all units in residential subdivisions and in residential multifamily properties to be affordable to low income and very low income households. Require that land be donated to the City for later

transfer to affordable housing developers to develop the housing in subdivisions. And because local money will be needed to build that housing, adopt an affordable housing bond to finance development of affordable housing and increase linkage fees on commercial development to provide more funding for affordable housing.

- Affirmative action in downpayment assistance. Applicants who have grown up on redlined areas or whose family has not ever owned a home should be prioritized if we cannot prioritize by ethnic groups who have been traditionally marginalized.
- I would like to see higher FAR maximums (at least 2) in high opportunity neighborhoods and neighborhoods that used to have racial covenants and A/B HOLC map categories.
- Please do not allow a greater variety of housing types such as duplexes, triplexes, and fourplexes in traditionally single-unit zones. Unless of course, the higher-density buildings are much nicer than the single-unit homes they replace. This will lead to depreciation of single-unit homes in all but the least desirable neighborhoods. You could ruin neighborhoods and cause people to leave if high-density units replaced single-unit residences, especially mixing lower-income, higher-density housing in higher-income single-unit areas. What current resident wants to suddenly deal with home depreciation and potentially traffic, parking, noise and crime problems?
- To make things "affordable" allow smaller units. 400 sq feet min. So much of the affordable housing has very low income or very long wait list, it's only serving a tiny portion of the most low income. We can take pressure off those weight list of we double the units by halving the size. Make many of these allowed to be owner occupied to increase community engagement, investment, vesting feelings if they own.
- Cutting communities off from development is no longer acceptable. The 24th Street extension is an example of economic justice it should be extended from Meadowview Road to Consumnes River Boulevard giving residence access to employment and transportation.
- Don't focus solely on housing as a solution to redlining, as home ownership is only a partial solution. Focus as well on small business ownership and investment to provide alternative route for wealth building.
- The City should not restrict higher density housing in existing single family neighborhoods, especially in the central city. For example, areas like Boulevard Park already have a variety of high-density buildings with 4-8 units per lot. However, current land-use policies would not allow that in certain areas of the central city like Boulevard Park, Marshall School, Newton Booth, and Poverty Ridge.
- Stop focusing exclusively in the central city, especially midtown - I know you consider them "high resource areas" but by focusing more resources there, you permanently designate most of Sacramento neighborhoods to "low resource areas." been there, done that. Bring back a mixed

income, including low income, housing ordinance. Require, not just allow, duplexes or half-plexus on corners in new subdivisions.

- Again, strong, production oriented inclusionary housing ordinances are designed to achieve this purpose. Likewise, allowing multifamily properties in single family zones also helps to achieve this purpose. I like all of the ideas in the selection above and think the City should try to do all of the above by re-envisioning what a budget that invests in underserved communities looks like.
- BAN SINGLE-FAMILY-HOME ZONING. Seriously. This would help so much. It was from its inception meant to segregate, so be BOLD Sacramento! Build in the style that American Cities have had for centuries (mixed use, mixed zone, mixed density, mixed people), not the last 1/2 century (segregated by income, race, designed for cars, not walkable).

TOPIC 4: PROTECTING RESIDENTS FROM DISPLACEMENT “OTHER” RESPONSES

- Provide more options for tenants in The market for them to choose from. Utilize city and state program to supplement rent on the lowest levels. Educate tenants on existing rental rights, use them in conjunction with more development. Create a frame work of buy outs and displacement agreements. Carve outs of existing tenants To have rights on the new property to rent first.
- If residents are being displaced by new development, they should be offered a unit in the new development.
- Do not implement rent control. As a land lord I can guarantee I would have to raise my rent by the maximum amount allowed each year as a precaution for inflation, taxes, and the like.
- Rents will always be based on supply and demand. (Laws against price gouging are good and should be enforced more often) you can't control rent it simply won't work. And has obvious negative consequences. You can increase density and supply.. focus on supply. More supply means more money coming into the city means more taxes paid means more money for direct financial assistance to low income families. Etc. Focus on supply.
- As the state continues to enhance climate programs leading up through 2040, disadvantaged populations will continue to be most at risk. Tenants are likely to face higher utility costs, and lower quality housing compared to high-income home owners. In addition to expanding tenant rights, it will be essential to expand definitions of "livability," which includes basic level of service for energy efficiency and utility bills. Rental properties should have minimum efficiency standard requirements before they can be rented, including requirements for all-electric appliances, and high-efficiency electric water heating. Minimum requirements should also be imposed for home draftiness, and insulation, as many rental properties do not have adequate insulation, making the hotter and more expensive to cool in the summer, and colder and more expensive to heat in the winter. Without obligating landlords to make these capital intensive investments, renters will continue to be at a disadvantage relative to their more privileged neighbors.

- In addition to housing related activities, it's essential that the city focus on economic prosperity in addressing displacement.
- Outreach is not a neighborhood displacement plan. We need real solutions to gentrification.
- We need a plan specific to Oak Park and Aggie Square that can then be replicated in other parts of the city. A policy of no net-loss of affordable housing units for each of the very-low, low, and moderate income levels.
- Inventory available public land in gentrifying neighborhoods and ensure that those lands are used to build affordable housing.
- 1. Fund universal eviction defense. LSNC cannot defend all victims of evictions. They need more resources.
2. Provide resources to local affordable housing developers with track records and help them acquire parcels to develop affordable housing in low resourced neighborhoods at risk of or undergoing gentrification.
- 2. Fund more fair housing cases...more litigation. There is rampant housing discrimination in rentals and home sales and almost no consequences for the perpetrators. We need more than just fair housing education. We need to hold perpetrators of housing discrimination responsible for their actions.
- 3. To help low income homeowners remain in their homes, start an ADU loan program: Deferred payment, forgivable loans to cover the full cost of developing an ADU or mini ADU at the home/garage/yard of low income homeowner with a portion of loan forgiven each year that ADU is rented to a homeless individual or VLI household or voucher holder. Loan would be fully forgiven after 15 years of continuous occupancy by a qualifying renter.
- Keep property taxes low and stable so owners and tenants can better afford to stay put.
- It is quite difficult in a free market economy to try to ""mix things up"" as Mao Zedong did in Communist China, moving city people to the country, and making doctors out of farmers and farmers out of doctors.

We are faced with the consequences of the actions we've created, and there are not good ways of turning back time. How will you ever prevent developers from buying land, building on it, and trying to sell it at a profit in a free market system? Unless the City protects neighborhoods it is fearful of losing to gentrification with land trusts, I'm not sure you will be able to keep lower income people in Sacramento. This has been going on for years and years, both in Sacramento, and more notably, the Bay Area and LA. Giving away mortgage and rent to low-income residents (very anti-capitalist), or helping them fix their homes may work for a while, but eventually, the cost of living will squeeze them out. Probably out of the state.

- In the long run rules on rent control and evictions do not solve housing problems. It is pretending that tenants won't sublease for more money than they pay in rent like they do in San Francisco. That is a fact I can tell you first hand. In Sacramento I had an SHRA tenant and there were selling drugs from the front door, their guard dog drew blood unprovoked by biting someone in jeans in public space. A landlord can't prove these things easily and doesn't want to fight with armed tenants (yes they did have a gun fight and the tenant was shot twice in the public right of way in front of the house they rented). Please note the "tenant" mentioned was not the tenant, it was a relative subleasing from the real tenant, but a landlord can't prove that. I'm all for affordable housing, my family was evicted and homeless for two weeks when I was in sixth grade. I've been on both sides. Rent controls do not solve the problem long term, it creates a black market rental economy and helps give landlords excuses to be absentee landlords. We need to help increase owner occupied, housing supply and affordable sizes. Thank you for all your work and hearing the affordability problem.
- A real rent control measure with just cause eviction protections would be a start. The policy currently in place is laughable and only protects the interests of landlords and the real estate community. Woefully insufficient given the lack of affordable housing, the flat wage growth of long time residents and the skyrocketing costs of housing in the region.
- Stop prioritizing developer interest over community interest.
- Make it difficult, though not impossible, for owners to 'upgrade' moderately affordable single family to unaffordable single family.
- Establish a monitored roommate referral service to encourage homeowners to take in renters but have some safety measures in place.
- Require/strengthen/fund relocation assistance. Also, when the City displaces low income residents in e.g. extended motels to create affordable housing, require actual replacement housing that is affordable or a right to return, so that more people are not rendered homeless in order to house those experiencing homelessness. Both vulnerable groups should be protected.

SACRAMENTO HOUSING ELEMENT

SUMMARY OF HOUSING POLICY WORKING GROUP MEETING

OCTOBER 29, 2020

Overview

The City of Sacramento is currently updating the Housing Element for the 2021 – 2029 planning period. As part of the Housing Element update, City staff and Ascent, the consultant, have been meeting with the City's Housing Policy Working Group regularly throughout the update process. The Housing Policy Working Group is comprised of approximately 40 individuals representing a wide range of perspectives, including City staff, State staff, real estate representatives, housing advocacy groups, housing developers, Planning and Design Commissioners, Property Business Improvement Districts (PBIDs), and local non-profits.

The City met with the Housing Policy Working Group for the third time on October 29, 2020, to provide updates on progress made to date on the Housing Element and to present the methodology and preliminary findings of the sites inventory. City staff and Ascent facilitated a discussion to gather feedback on outreach methods and the sites inventory framework. A copy of the PowerPoint presentation and the preliminary list of pipeline residential projects was sent to the group after the meeting. Maps of the preliminary sites inventory was posted on the [project website](#) for review. The group was asked to review the materials and provide any additional comments by November 13, 2020.

The feedback received at this meeting and through additional comments will be incorporated into the Housing Element update. Information will help inform the methodology used for the sites inventory and will also help to shape future outreach efforts.

Summary of Feedback

Feedback received during the meeting is summarized below by topic.

Outreach

- Sacramento Housing Alliance (SHA) and Legal Services of Northern California (LSNC) representatives emphasized the importance of meaningful community engagement and to develop public participation strategies that involve the most impacted communities so that there is wider representation and input in the strategy development. They recommended public participation strategies to better engage the community, particularly those that are underserved and underrepresented, referring City staff and the consultant to review the letter they submitted to the Planning Directors of the Sacramento Area Council of Governments (SACOG) region.

Additional suggestions were to:

- Consistently provide a call-in option for meetings held virtually and to generally ensure that members of the community who lack adequate technology can participate in meetings about the Housing Element;

- Ensure all materials and notices are provided in multiple languages that are appropriate to the community and that translation services are provided for every public meeting; and,
- Attend community events (even if virtual) that are already happening to “meet people where they are” and to allow for more opportunities for awareness and community input.
- One suggested that future outreach surveys or questionnaires could distinguish whether the respondent is a renter or owner. This level of detail could help to better contextualize responses and the corresponding level of need.

Sites Inventory

- Working group representatives recommended that the team review unit projections for the pipeline projects. They expressed particular concern that projected units in the Railyards project were too high and suggested that the team consider the phasing of these larger projects and only account for what would actually be built during the planning period.
- The 1989 resolution to stop development within the River district was mentioned as a potential constraint to providing emergency shelters.
- Some members of the working group expressed concerns about the methodology for calculating the affordability of projected Accessory Dwelling Units (ADUs), particularly the percentage that could be counted as being affordable to lower-income categories. Participants recommended that the City conduct additional analysis and vet these assumptions to come up with an approach that better reflects market conditions in the Sacramento area.
- HCD staff suggested that the City could include a program to monitor the affordability of ADUs through the planning period and adjust ADU projections if needed.
- The working group would like the City to establish incentives for ADU homeowners to build units that are both affordable and accessible. One suggested making units accessible to disabled individuals by establishing universal design guidelines. Another suggested looking at the City of San Diego as a reference to explore incentives, such as a density bonus option, for homeowners willing to deed restrict for affordability.

SACRAMENTO HOUSING ELEMENT

SUMMARY OF HOUSING POLICY WORKING GROUP MEETING

DECEMBER 3, 2020

Overview

The City of Sacramento is currently updating the Housing Element for the 2021 – 2029 planning period. As part of the Housing Element update, City staff and Ascent, the consultant, have been meeting with the City's Housing Policy Working Group regularly throughout the update process. The Housing Policy Working Group is comprised of approximately 40 individuals representing a wide range of perspectives, including City staff, State staff, real estate representatives, housing advocacy groups, housing developers, Planning and Design Commissioners, Property Business Improvement Districts (PBIDs), and local non-profits.

The City met with the Housing Policy Working Group for the fourth time on December 3, 2020, to present and get feedback on the Preliminary Draft Goals, Policies, and Programs. City staff and Ascent presented the overall policy framework, provided a summary of the sources of input that shaped the framework, and described at a high level the draft goals, policies, and programs. Housing Policy Working Group members were then given the opportunity to provide feedback and ask questions. A copy of the Preliminary Draft Goals, Policies, and Programs was sent to the group before the meeting. The group was asked to review the materials and provide any additional comments by December 15, 2020.

The feedback received at this meeting and through additional comments will inform the goals, policies, and programs of the Housing Element update.

Summary of Feedback

Feedback received from Housing Policy Working Group members during the meeting is summarized below by topic.

Goal 1: Increasing Overall Housing Production

- Regarding the adaptive reuse policy (H-1.9), opportunities exist for housing along Del Paso Blvd. However, there are often challenges in converting commercial uses to residential. The challenges are in the fees and the code requirements when there is a change of occupancy from commercial to residential. The City should consider programs that help advance adaptive reuse and review how related programs can be strengthened.
- Regarding the policy to expand housing types in single-unit zones (Program H-1.2), the language used in the policy and throughout the document should explain that the intention is to allow for greater types of housing and more units in the City, not remove the ability to construct a single family home.

Goal 2: Increasing Affordable and Workforce Housing Production

- Program H10, to rezone additional affordable housing sites in high resource areas, is a positive and important program, but the City should consider an ambitious benchmark/target to achieve in this rezone.
- The program to review the Mixed Income Housing Ordinance (Program H11) mentions the goal of increasing both regulated and naturally occurring affordable housing. There was concern about the reference to “naturally occurring” affordable housing.
- The feasibility analysis for the Mixed Income Housing Ordinance (Program H11) should be done before the stated 2023 timeframe. There is a housing crisis and every development that isn’t covered by an updated ordinance is a lost opportunity. City staff should try and figure out a way to start the analysis and work sooner than 2023.
- Policy H-2.14, which requires affordable housing set asides in new infrastructure financing districts, includes the language “where they allow it.” There was concern expressed that this language is not strong enough and could be used to avoid establishing the affordable housing set aside.
- It would be helpful if surplus public lands (Program H12) could be included in the land inventory that is being provided online (Program H1) to show the opportunities to developers. The city could potentially partner with other public agencies that own land and show that in the inventory as well.
- The timeframe for Program H13, which outlines establishing new sources of funding for affordable housing, should be more specific than “ongoing.” The City should consider annually reporting on this program and opportunities to identify other sources of funding. More specific timeframes would help to monitor progress.
- It would be helpful to define affordable housing and who it is affordable to. Goal 2 includes both affordable housing and workforce housing production, but the policies don’t address workforce housing.

Goal 3: Promoting Accessory Dwelling Units

- The target of facilitating the construction of 700 Accessory Dwelling Units (ADUs) over the planning period had mixed responses. Some participants thought that the number could be increased, while others noted that they would not support an increase. The City should consider whether there is a real economic incentive that could help drive this effort and revisit the target in the goal.
- To reduce costs and fees, the City should look into the potential for submetering electricity with SMUD. New service and meters can be costly.

Goal 4: Advancing Equity and Inclusion

- It is very important that the policies and programs for this goal are written with enough detail to more specifically identify what the City will do to address the history of redlining and racially discriminatory practices in lending. Policies should identify the barriers that exist and programs should outline how progress will be made.
- Members of varying communities should be informing the policies and programs regarding advancing equity and inclusion, particularly those that are at risk of being displaced. People are community assets and the cultural fabric of areas should be preserved. The City should consider how to work with community leaders and facilitate the conversation to get feedback from the community. Resources for Independent Living can provide assistance on accessibility features for meetings.
- The City could look into programs regarding flexible tenure in new buildings and other creative approaches to help housing pencil through subsidies. Examples could be short-term rentals, hotels at higher nightly rates to subsidize housing projects.
- The timeframe to research best practices and consider adopting a Fair Chance Ordinance (Program H29) should be prioritized earlier in the planning period.

Goal 5: Anti-Displacement

- Many of the policies and related programs are good, but the City needs to be more explicit about what can directly protect people against displacement. Eviction programs are key and the timeframe to review the Sacramento Tenant Protection Act (Program H31) needs to happen before the stated 2024 timeframe. Eviction protections need to be strengthened, especially considering COVID impacts will continue to be a problem.
- There should be a program that explicitly looks at areas that are most vulnerable to displacement (e.g., areas around Aggie Square). These areas should be specified in policies and specific actions should be outlined.
- Gathering data on complaints from tenants on substandard living conditions could help to show the underlying class and race issues at play. Regarding the program to review the Rent Escrow Ordinance (Program H33), implementation of this ordinance would help attorneys in their work to protect tenants who are at risk of being evicted by landlords that are not providing the appropriate living conditions.

Goal 6: Preserving the Existing Housing Stock

- Regarding the Rental Housing Inspection Program (Program H40), it would be interesting to see if there is data on how many inspections and violations are made annually. The program could

include language to start developing good data outcomes to start evaluating program effectiveness.

Goal 7: Housing for People Experiencing Homelessness

- Regional coordination (policy H-7.2) and developing a Homeless Plan and coordinated response plan (Program H42) is important, but the City should consider developing and adopting a regional Homeless Plan that strategically and proactively addresses homelessness.
- Currently it is very hard to cite shelters and safe grounds. Programs should also work towards lifting barriers to more easily allow for shelters.
- The Continuum of Care Board is working on developing an Equity Committee to address the racial disparities amongst the county's population of those experiencing homelessness. There may be opportunities for the City to coordinate on this effort. Resources for Independent Living can help with this.
- The City should consider putting back in program language regarding code amendments for low barrier navigation centers and supportive housing.

Goal 8: Increasing Accessible Housing

- Universal Design is not about boiler plate language that is forced on developers; it is about how to create spaces and buildings for the use of the widest number of people possible. How can the City through programs and outreach, encourage new construction that is accessible to the widest number of people?

Climate Action

- As the City develops policies and standards through the simultaneous Climate Action Plan effort, it is important to consider how these policies and programs affect housing feasibility, development, and costs. As an example, there are concerns about the electrification ordinance and how it could be implemented.

SACRAMENTO HOUSING ELEMENT

SUMMARY OF HOUSING POLICY WORKING GROUP MEETING

FEBRUARY 4, 2021

Overview

As part of the Housing Element update for the 2021-2029 planning period, City of Sacramento staff and Ascent, the consultant, have been meeting with the City's Housing Policy Working Group (HPWG) regularly throughout the process. The HPWG is comprised of approximately 40 individuals representing a wide range of perspectives, including City staff, State staff, real estate representatives, housing advocacy groups, housing developers, Planning and Design Commissioners, Property Business Improvement Districts (PBIDs), and local non-profits.

The City met with the HPWG for the fifth time on February 4, 2021, to announce the release of the Draft Housing Element for public review and comment. During the meeting City staff presented an update of outreach efforts since the last meeting in December 2020, gave an overview of the organization of the Draft Housing Element, and described changes made to the document based on feedback received from the HPWG and the Planning and Design Commission in December 2020. City staff then described how members could provide feedback on the Draft Housing Element. HPWG members can provide feedback on any portion of the plan by sending responses to City staff at GSoos@cityofsacramento.org or by participating in the Self-Guided Virtual Workshop (available via www.sachousing.konveio.com from January 25 to February 22, 2021). HPWG members were then given the opportunity to provide feedback and ask questions.

The feedback received at this meeting and through additional public comments will inform edits to the Draft Housing Element before submittal to the California Department of Housing and Community Development (HCD) for review.

Summary of Feedback Received at the Meeting

During the meeting, members of the HPWG expressed concern with affordability assumptions for Accessory Dwelling Units (ADUs) in the Sites Inventory chapter. Primarily, the concern was counting ADUs where rents are not charged (e.g., for family relatives) as affordable to extremely low-income households.

SACRAMENTO HOUSING ELEMENT

SUMMARY OF CITYWIDE VIRTUAL WORKSHOP

JANUARY 25-MARCH 1, 2021

SELF-GUIDED VIRTUAL WORKSHOP OVERVIEW

As part of the 2021-2029 Housing Element Update, the City of Sacramento (City) released a Public Review Draft Housing Element (Draft Housing Element) in January 2021 for community members to review and provide feedback on. Community members were asked to participate in a self-guided virtual workshop (available via www.sachousing.konveio.com). The virtual workshop was made available on January 25 and the comment period was extended one week from February 22 to March 1, 2021 based on community feedback. After the comment period closed for the virtual workshop, community members were directed to email any additional comments or questions to City staff (GSoos@cityofsacramento.org).

Live Orientation Event and Self-Guided Virtual Workshop

The City, in collaboration with consultants from Ascent, held an optional live orientation event on February 2, 2021, to describe how community members could provide input through the virtual workshop. The live orientation also included closed captioning and Spanish and Cantonese interpretation services. Twenty-eight people joined the live orientation meeting. A similar orientation video was also embedded into the virtual workshop website to describe the Housing Element and how to navigate the workshop (Figure 1).

Figure 1: Screenshot of Virtual Workshop Home Page and Orientation Video



Source: Konveio and Ascent, March 2021

Ways to Provide Feedback

Comment on Goals, Policies, and Programs

The virtual workshop offered participants several ways to provide feedback. The main workshop focused on getting feedback on the policies and programs, organized by eight goal sections (Figure 2). This part of the workshop was also available in Spanish and Cantonese.

Figure 2: Screenshot of Virtual Workshop Links to Provide Feedback by Goal



Source: Konveio and Ascent, March 2021

For each goal, there was a short introduction video (including optional closed captioning in English) that summarized background information and provided context for the policies and programs presented. Participants were also given the following list of questions to consider while providing feedback:

- Does the goal statement resonate with you?
- Can the goal statement be strengthened?
- Are the policies and programs adequate to achieve the goal?
- Are there policies or programs that you do not agree with?
- Are there ways to strengthen the policies and programs?
- Are there ideas missing?

Comment on Draft Housing Element 2021-2029 Document and General Discussion Board

Through the website, participants could also download, review, and provide feedback on the entire draft document, appendices, and detailed land inventory table. The virtual workshop also included a discussion board for participants to provide general feedback and interact with one another's ideas (see Figure 3).

Figure 3: Screenshot of Virtual Workshop Page to Provide Feedback on Draft Document and General Discussion Board



Source: Konveio and Ascent, March 2021

Virtual Workshop Summary and Next Steps

In total, there were 638 comments submitted through the virtual workshop from 109 participants. This report summarizes the feedback received through the virtual workshop. A copy of the verbatim responses received from participants by goal can be found in Attachment A and verbatim responses received on the Draft Housing Element document and general discussion board can be found in Attachment B. The feedback will be used to guide the City in revising housing goals, policies, or implementation programs and will be incorporated into the Revised Public Review Draft Housing Element (Revised Draft Housing Element). The Revised Draft Housing Element is scheduled to be submitted to the California Department of Housing and Community Development (HCD) in April 2021.

SUMMARY OF FEEDBACK

Feedback on Goals, Policies, and Programs

Goal 1: Increasing Overall Housing Production (258 comments)

There were 258 comments on Goal 1 from 68 participants. This goal had the greatest amount of feedback of all goal topics in the workshop. The following is a summary of feedback received:

- **Ensure Adequate Supply of Land (Policy H-1.1).** Participants agree that the City should continue to maintain an adequate supply of appropriately zoned land. However, there were mixed responses as to what qualifies as appropriately zoned. Some respondents encouraged the City to keep finding areas to zone for higher densities and others were concerned that increased densities in certain R-1 neighborhoods will be a detriment to neighborhood character, exacerbate parking issues, and increase crime rates.
- **Expanding Housing Types in Single-Unit Zones (Policy H-1.2 and Program H2).** This policy topic received the most comments of any policy in the Housing Element, both in favor of and opposed to the policy change. There were mixed responses about expanding allowable housing types in traditionally single-unit zones. Some responses were supportive noting the various benefits of mixed income neighborhoods for the community, while others were concerned about preserving neighborhood character and potentially overburdening current infrastructure due to increased density from mixed unit types. (Summary reflects comments received in the General Discussion).
- **Adopt Floor Area Ratio-based Intensity Regulations (Policy H-1.3).** Respondents would like to see an increase in the allowable densities/floor area ratio (FAR) (e.g., FAR of 2.0 near transit corridors and 1.5 in residential R-1 zoned neighborhoods). Respondents would also like to see the increased FAR in conjunction with increased parkland requirements.
- **Streamlined Planning and Building Processes (Policies H-1.4 and H-1.5).** While there was overall support for a streamlined planning approval and expedited building permit process, there were some concerns about reduced neighborhood input, increased densities, and losing neighborhood character as a result. Acknowledging that development and permitting fees are cheaper than in the past, participants look forward to further actions from the City. Respondents would like the City to simplify the online submittal process, provide clear requirements for online submittal, and explore design standards for infill development in historic districts.
- **Infill Housing Strategies (Policy H-1.6 and Program H10).** Most respondents supported the City's infill strategies; however, there was concern that it would not equate to an increase of diversity or more affordable housing types. (Summary reflects comments received for Program H10 under Goal 4).
- **Facilitate Development through Specific Plans and Commercial Corridor Action Plans (Policy H-1.7 and Program H9).** Respondents expressed strong support for this program particularly because specific plans facilitate and streamline housing development and infrastructure improvements. Additionally, respondents encourage the City to prioritize planning that makes it easier to build more affordable housing in high resource neighborhoods to curb displacement risk for disadvantaged communities. (Summary reflects comments received for Program H9 under Goals 4 and Goals 5).

- **Adaptive Reuse (Policy H-1.9).** In light of COVID-19 and the transition to teleworking for many businesses, respondents strongly encouraged and supported the adaptive re-use of commercial office buildings for housing.
- **Revisions to Parking Requirements (Program H8).** There was general support for the removal of parking minimums and replacing with parking maximums. However, some respondents were concerned that this would limit overall parking availability in the city.
- **Explore Methods to Further Reduce the Expense and Uncertainty Associated with the Planning and Building Permit Process (Program H22).** Respondents were in support of this program but expressed concern about the 2024 timeline, noting that this program should be completed as soon as possible. Additionally, respondents urge the City to identify specific methods to achieve a streamlined planning and building permit process. [For additional comments, see “Streamlined Planning and Building Processes (Policies H-1.4 and H-1.5)” above].
- **Infill Housing Prototypes (Program H26).** Respondents expressed general support for developing infill housing prototypes but were concerned that these design prototypes would result in cookie cutter designs that do not reflect neighborhood character. Respondents would like the community to be involved in the development of these designs as well as local developers. Respondents also ask that this idea be extended to Accessory Dwelling Units (ADUs) and for larger subdivisions (40 more homes).
- **Expanded Construction Labor Force (Program H42).** Participants showed strong support for the construction skills education program.
- **Funding Complete Neighborhoods (Program H44).** Participants expressed support for this program and would like to see the City reinvest this funding into neighborhoods that have historically been underfunded. Respondents also acknowledge that infrastructure improvements will take time and may not be completed during the 2021-2029 planning period. In addition to infrastructure, participants would like to see more parks and grocery store access.
- **Transit-Oriented Development.** Respondents noted that they would like to see more transit-oriented development, specifically featuring affordable housing. Moreover, they would like the City to address the quality of public transportation in planning for higher housing densities.
- **Suggestions for Clarification.** Respondents would like to see metrics added for what qualifies as “significant citizen participation” (Policy H-1.7), as well as an added definition of “historically underserved.”
- **Suggestions for Best Practices and Other Resources.** Respondents wanted the City to consider access to grocery stores and good quality schools as part of planning for housing. Several respondents suggested alternative funding sources including a vacant property/parcel tax to encourage property owners to utilize unused properties and land.

Goal 2: Increasing Affordable Housing Production (118 Comments)

There were 118 comments received on this goal topic from 40 participants. Overall, respondents were in support of the City's strategies to facilitate more affordable housing development and encouraged the City to explore the feasibility of an inclusionary requirement for affordable housing, to proactively work with affordable housing developers and to find alternative sources of funding for affordable housing projects. A summary of those comments and other comments on this goal topic are as follows:

- **Provide Opportunities for Affordable Housing Throughout the City (Policy H-2.1).** Participants support the program and would like to see the City establish an inclusionary requirement for a certain percentage of affordable housing to be built in every project.
- **Maximize Use of Public Properties for Affordable Housing and Shelters (Policy H-2.2).** Respondents had mixed reactions to this policy. Some respondents suggest the City streamline the development of affordable housing in the existing footprint of buildings on public properties and some suggest it would be more worthwhile to utilize these properties for shelters.
- **Review Mixed Income Housing Ordinance (Program H1).** Respondents expressed support for a mixed income housing ordinance as a method to diversify neighborhoods but also support the need for a feasibility study. (For more comments on Program H1, see Goal 4).
- **Establish New Sources of Funding for Affordable Housing (Program H3).** Respondents agreed that the City continue to explore alternative funding to subsidize affordable housing. Multiple suggestions came in for the City to consider a vacant property/parcel tax, a progressive real estate transfer tax, and to reduce funding for City police and reallocate for the purpose of affordable housing (i.e., subsidy, project funding, rental assistance, etc.) Additionally, respondents encourage the City to proactively work with potential applicants for statewide grant programs.
- **Rezone Additional Affordable Housing Sites in High Resource Areas (Program H12).** Respondents generally support this program and would like affordable housing to be located in areas that have greater access to resources and amenities. Respondents also noted that the size of sites is all critical, pointing out that the City should consider more creative options to facilitate affordable housing on smaller sites. Additionally, participants would like the City to define "high resource" areas. (For additional comments on Program H12, see Goal 4).
- **Article 34 Ballot Measure (Program H15).** Respondents support the program to seek voter approval to support the development of affordable housing units and encourage the City to support statewide efforts to repeal Article 34 as part of the legislative advocacy program (Program H36).
- **Update Density Bonus Ordinance (Program H16).** Participants expressed support for this program noting that it would be more effective than an inclusionary requirement alone.
- **Support Affordable Housing Development (Program H34).** Respondents expressed support for the City to work with affordable housing developers to complete this program and encourage the City to proactively work with potential applicants on statewide grant programs.

Goal 3: Promoting Accessory Dwelling Units (31 Comments)

Nineteen participants provided 31 comments and were generally supportive of the goal to promote accessory dwelling units (ADUs), with a few concerns about infrastructure supporting ADUs and illegally built ADUs. The following is a summary of that feedback.

- **Streamlining Processes.** Several noted that lowering fees and overall streamlining the permitting process is the most effective way to promote and encourage the production of ADUs in the City.
- **Resources and Materials (Policy H-3.1).** Many of the comments expressed support for providing more tools and resources including educational materials on new legislation, City planning and permitting processes, and fee transparency.
- **ADU Outreach Plan (Program H5).** A few suggested that the City place more of an emphasis on ADU approvals at the public counter and in current planning, including a single ADU point of contact to help applicants through the process. Suggestions for additional partners include SACOG, ECOS, and others.
- **Tiny Home on Wheels as ADUs (Program H21).** Respondents suggested the code amendment to allow tiny homes on wheels to be considered an ADU is not laborious and should be implemented sooner than 2024.
- **Infrastructure Capacity.** One commenter noted that ADUs can negatively impact parking in dense areas and that further analysis is needed to determine whether existing infrastructure can support a large number of ADUs.
- **Illegally Built ADUs.** A couple respondents brought up the number of ADUs built illegally and suggested for the City to consider grandfathering in these existing units for record.

Goal 4: Advancing Equity and Inclusion (78 Comments)

There were 78 comments received on this goal topic from 31 participants. Participants expressed support for advancing equity and inclusion in the community, but also had concerns and questions that overall housing development goals interfere with equity and inclusion goals. Comments on this goal topic include:

- **Invest to Create Equitable Neighborhoods (Policy H-4.1).** Respondents expressed support for more affordable housing options in areas of high opportunity but acknowledged that equitable neighborhoods require more than just housing, referring to the need for good schools, jobs and job training. Respondents also expressed skepticism that affordable housing would be developed in affluent neighborhoods due to market forces of land and housing construction.
- **Promote Mixed Income Neighborhoods (Policy H-4.2).** Respondents noted that the lack of an inclusionary requirement for affordable housing impedes on the City's ability to effectively promote mixed income neighborhoods. Additionally, there was a suggestion to see applications from local residents prioritized for affordable housing within their community areas to prevent displacement.
- **Amplify Community Voices Through Neighborhood Planning (Policy H-4.4).** Participants want to know how representative groups will be chosen to participate in the neighborhood planning process and want to ensure that the outreach conducted through the process is meaningful.

Participants also expressed concerned that this policy is incompatible with the City’s strategy to allow greater housing densities by right.

- **Housing Opportunities for Justice-Involved Individuals and Fair Chance Ordinance (Policy H-4.6 and Program H25).** Respondents expressed support for this policy; however, some expressed that the language used should be more transparent in referring to formerly incarcerated individuals. Respondents would like to see clear outline of standards with regard to the Fair Housing Ordinance. There was concern that this ordinance could have a negative impact on the community without strict standards.
- **Affirmative Marketing Strategy for New Developments (Policy H-4.5).** Respondents suggest that this policy needs to clarify what will be required of developers to make marketing materials more representative and how the strategy will work. Additionally, respondents would like to include representation of older adults in the policy by adding “regardless of age.”
- **Review Mixed Income Housing Ordinance (Program H1).** Respondents support and encourage the City to review the effectiveness of the Mixed Income Housing Ordinance and the feasibility of an inclusionary requirement for affordable and workforce housing. Respondents suggest an additional timeline description be added to the program and suggest for staff to complete the feasibility analysis by 2021 and City Council review and provide decision on the ordinance by 2022. (For additional comments on Program H1, see Goal 2).
- **Establish New Sources of Funding for Affordable Housing (Program H3).** Participants support the City’s strategy to establish new sources of funding and suggest the City consider a progressive real estate transfer fee in addition to the funding sources included in Program H3. (This suggestion was also mentioned in Program H3 in Goal 2).
- **Facilitate Appropriate Development through Specific Plans and Commercial Corridor Action Plans (Program H9).** See summary in Goal 1.
- **Targeted Infill Infrastructure Strategies (Program H10).** See summary of “Infill Housing Strategies” in Goal 1.
- **Rezone Additional Affordable Housing Sites in High Resource Areas (Program H12).** Respondents expressed support for this program and expressed some hesitation for its feasibility since some high resource R-1 areas are still zoned R-1 in the updated proposed zoning code, and because land in high resource areas is more expensive and will make it more difficult to achieve housing that is affordable to low-income families. (For additional comments on Program H12, see Goal 2)
- **First-time Homebuyer Assistance Program (Program H37).** Respondents expressed strong support to assist first time homebuyers, encourage education on financial literacy, and provide resources to promote wealth building.

Goal 5: Protecting Residents from Displacement (52 Comments)

The 21 participants on this goal topic generally support the concept of protecting residents from displacement, but had mixed feelings on certain policies and programs, along with questions on implementation. These comments include:

- **Minimize Displacement of Vulnerable Residents (Policy H-5.1).** Participants had questions regarding how this policy would be implemented. Others also mentioned rent control as a potential action for the City.
- **Tenant Protections (Policy H-5.2).** There were mixed responses on tenant protections, with some suggesting more is needed, while others caution that stronger tenant protections could result in a direct barrier to increasing overall housing production.

- **Fair Housing Services and Education (Policy H-5.4).** There were mixed responses as to whether there are sufficient services in place already to address fair housing services and education.
- **Collective Ownership Models (Policy H-5.5).** Respondents asked for more specifics on collective ownership models, what it means and what it could like (e.g., co-op housing, community land trusts, private shares in public housing).
- **Facilitate Appropriate Development through Specific Plans and Commercial Corridor Action Plans (Program H9).** See summary in Goal 1.
- **Rental Housing Assistance Fund.** Respondents suggest the City establish a permanent rental housing assistance fund.
- **Clarification of Terms.** Respondents would like to see the City add a definition of “underrepresented” and “historically underserved” with regard to which neighborhoods will be targeted for investments and to re-evaluate the definition used for gentrification.

Goal 6: Preserving the Existing Housing Stock (15 Comments)

Ten people provided 15 comments on Goal 6. Generally, participants agree it is important to preserve the existing housing stock and support the policies and programs outlined. The following is a summary of that feedback:

- **Enhance Rental Inspection Program (Policy H-6.3).** The City should create a rental database to track how many rentals there are, where they are, the rental price, and how often it turns over.
- **Preserve Existing Mobile Home Parks (Policy H-6.4).** Respondents suggest the City work to implement a “right of first refusal” if a mobile home park is being sold to allow existing tenants or a qualified nonprofit the opportunity to purchase the property. Similarly, if a mobile home park is converted or sold, former tenants should be guaranteed an option to rent/purchase one of the new units at an equivalent price.
- **Priority Level.** Generally, participants would like to see the preservation of existing housing prioritized over building new housing, pointing to the environmental benefits of preserving existing buildings and how housing rehabilitation preserves the character of neighborhoods.

Goal 7: Housing for People Experiencing Homelessness (43 Comments)

There were 43 responses received on this goal topic and 26 people participated. Most of the comments recognize the homelessness crisis and there is mixed support for the policies and programs outlined in the plan, with many recognizing that this issue reaches beyond providing and building more housing. Other comments include:

- **Regional Coordination (Policy H-7.1).** Several comments reiterated the importance of providing a coordinated and regional approach to ending homelessness.
- **Innovative Solutions (Policy H-7.3).** Responses note that it is important to take action and start developing concepts to address homelessness and to listen to the service and care providers who know what work and what doesn't.
 - **Campground Arrangements.** Another idea suggested charging a minimal fee (\$1) per night for basic services.

- **Priority Level.** Some respondents would like to see housing for people experiencing homelessness prioritized in the plan and by the City. One suggested moving the goal up in the list in the plan to show it is a bigger priority.
- **Additional Services.** Many suggested the City also consider solutions that go beyond just providing housing. These include, but are not limited to, providing access to healthcare, rehabilitative treatments, mental health services, and access to jobs and livable wages.
- **Other Resources.** Several comments mentioned the Haven for Hope Transformational Campus in San Antonio as a model to strive for. Compassion 365 and Adventure Christian Church of North Natomas were also mentioned as other resources.

Goal 8: Increasing Accessible Housing (12 Comments)

Ten people provided 12 responses on this goal topic and all expressed support for additional housing and universal design concepts to support older adults and people with disabilities. Other comments include:

- **Partner with Community Based Non-Profit Organizations (Policy H-8.5).** Comments suggested that City partnerships with non-profits, where the City provides funding, should include mechanisms to report back on accomplishments.
- **Universal Design and Accessory Dwelling Units (ADUs).** Participants encouraged the City to provide guidance as to how to include Universal Design features in ADUs.
- **Other Resources.** The Master Plan for Aging was brought up as a potential resource for the City to reference.

Feedback on Draft Housing Element 2021-2029 Document and General Discussion Board

Participants also had the option to review and provide feedback on the entire Draft Housing Element document (and associated appendices) and also participate in a general discussion board. There were 18 comments received in total on the documents from 10 participants and 12 comments in the discussion board. The following is a summary of that feedback by document section.

Draft Housing Element (9 Comments)

Five participants left a total of nine comments on the Draft Housing Element document. These comments include:

- **Encourage Adaptive Reuse (Policy H-1.9).** See summary of “Adaptive Reuse” under Goal 1.
- **Innovative Construction Methods (Policy H-2.8).** Respondent suggests pre-fabricated housing as a less expensive and sustainable construction type.
- **Housing Stability and Affordable Housing (Policies H-4.1 and H-4.2).** Respondents would like the City to specifically address the strategy for promoting housing stability and affordable housing and to ensure consistency with the 2040 General Plan update.
- **Revisions to Parking Requirements (Program H8).** Respondent expressed concern for reduced parking requirements for larger multi-unit developments. (Summary reflects comments received for Program H8 under Goal 1).

Appendix H-2 Land Inventory (1 Comment)

- **Land Use Clarification.** There was one comment asking for clarification on a land use map for one of the pipeline projects identified in the land inventory.

Appendix H-5 Constraints (1 Comment)

- **Total Development Costs.** There was one comment in which the respondent emphasized the importance of the total cost to develop a site noting that the City must take action to reduce development costs.

Appendix H-6 Opportunities for Energy Conservation (6 Comments)

There were six comments left in Appendix H-6, which describes the City's energy conservation programs. Comments generally addressed:

- **Energy Conservation.** Participants support the City's efforts in reducing energy and suggest opportunities outside of residential energy conservation strategies such as: moving away from chemical pesticides, prioritizing trees and shaded landscaping, and exploring community garden opportunities.
- **Electrification Strategy.** Other participants would like the City to expand on details relating to the financial feasibility of electrification (i.e., the increased cost to Sacramento Metropolitan Utility District (SMUD) fees for customers and the strategy for transitioning existing housing away from natural gas to electric.)

General Discussion Board (12 Comments)

Eight participants left 12 comments in the general discussion board. Comments generally addressed:

- **Increased Density.** Some comments expressed concern for parking availability, neighborhood character, and infrastructure capacity with the expansion of allowable housing types in single-unit zones. (Summary reflects comments received for "Expanding Housing Types in Single-Unit Zones" under Goal 1).
- **Mixed-Use Neighborhoods.** Would like to see more options for mixed uses such as mini-marts, child care centers, senior day care, book stores, etc. to contribute to the development of complete neighborhoods and an engrained sense of community.
- **Mixed Income Housing Ordinance (Program H1).** The ordinance should be applied citywide, rather than a distinction being made between the requirements for new growth areas and the existing urban areas. Setting a mandatory inclusionary housing component on each site will constrain the development of housing but, if affordable housing for lower income households is not provided on-site, a meaningful contribution to the City Housing Trust Fund must be required. Furthermore, if federal or state affordable housing funding is not available and/or the incorporation of affordable units into new housing developments is infeasible, consider increasing the number of units in the City rental assistance program or building new affordable units itself.

- **Tenant Protection Program (Program H23).** A more effective tenant protection ordinance is needed to avoid displacement and stabilize neighborhoods.

ATTACHMENT A:
ALL VERBATIM RESPONSES RECEIVED ON HOUSING ELEMENT GOALS 1-8



Goal 1: Increasing Overall Housing Production

Facilitate the construction of 45,580 new housing units by 2029.

Policies

H-1.1 Ensure Adequate Supply of Land. The City shall maintain an adequate supply of appropriately zoned land to accommodate the projected housing needs.

H-1.2 Allow for a Greater Array of Housing Types in Single-Family Residential Zones. The City shall allow for a greater array of housing types in all neighborhoods, including small multi-unit developments, such as duplexes, triplexes, and fourplexes, and occasionally single-unit townhomes.

H-1.3 Adopt Floor Area Ratio-based Intensity Regulations. The City shall shift from unit-based (units per acre) floor area ratio-based intensity controls citywide to increase housing capacity and density throughout the City.

H-1.4 Reduce Time and Expense of Planning Approval Process. The City shall continue to reduce the time and expense of the planning approval process by offering ministerial/staff-level review of infill housing.

H-1.5 Reduce Time and Expense of Building Permit Process. The City shall continually strive to streamline and simplify the building permit process using best practices from other cities to improve aspects of the process, including coordination with departments, consistency, and transparency, to make the development experience as efficient and certain as possible.

H-1.6 Facilitate Infill Housing Development. The City shall facilitate infill housing along commercial corridors, near employment centers, and near high-frequency transit areas as a way to revitalize commercial corridors, promote walkability and increased transit ridership, and provide increased housing options.

H-1.7 Facilitate Development Through Specific Plans and Commercial Corridor Action Plans. The City shall prepare specific plans and action plans in infill areas and along commercial corridors through a process that includes significant public participation and facilitates infill residential development, affordable housing production, and accommodates more "by-right" housing development in these areas with reduced processing time and costs, while protecting existing residents and businesses from displacement.

H-1.8 Support Infrastructure Improvements in Targeted Infill Areas. The City shall identify infrastructure needs in infill areas; seek new sources of funding for planning and financing infrastructure improvements; and prioritize investments to lower construction costs and catalyze new housing development, particularly in historically underserved communities.

H-1.9 Encourage Adaptive Reuse. The City shall promote and facilitate the conversion of commercial, office, industrial, and parking structures into housing and mixed-use development.

H-1.10 Support Workforce Pathways into Sacramento's Construction Industry. The City shall support local efforts to expand the construction workforce.

#001

Posted by **E.S.** on **02/20/2021** at **12:31am** [Comment ID: 329] - [Link](#)

Agree: 0, Disagree: 0

Affordable housing for the low income should be build along transportation corridors. Even though Sacramento does not have adequate public transportation. The city needs to fix this.

#002

Posted by **Barbara E Ramm** on **02/19/2021** at **3:38pm** [Comment ID: 315] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I particularly support this Goal 1. Especially the infill, adaptive use and Pathways into construction. My goal is always to see actual numbers, so it would be helpful to put some actual numbers around these goals. Reduce Time and Expense of Building Permit Process is too vague. The goal is way to high level. It needs actual numbers, in my opinion.,

#003

Posted by **Lorena Guerrero** on **03/01/2021** at **12:24am** [Comment ID: 637] - [Link](#)

Agree: 0, Disagree: 0

Adaptive Reuse in addition to increasing multiuse buildings seem like prudent options to create additional housing opportunities without creating additional sprawl.

#004

Posted by **Elizabeth Sawyer** on **02/17/2021** at **6:01pm** [Comment ID: 169] - [Link](#)

Agree: 1, Disagree: -1

Object to use of duplex land for multi housing use. Our single family dwelling is between two duplexes. If these were turned into multiplex dwellings, where would the occupants park? There are already too many cars parked on the street. This same situation is true in many of the older neighborhoods.

#005

Posted by **PATTY WAIT** on **02/17/2021** at **5:05pm** [Comment ID: 146] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

There are co-housing organizations, Common is one, that would be good to partner with. These organizations are able to maximise the number of liveable units, by including shared facilities for the use of all occupants.

#006

Posted by **Steve Schweigerdt** on **02/17/2021** at **6:46pm** [Comment ID: 179] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Use this as a cost effective way to benefit affordable and multifamily housing developers and get them to invest in our city. Green benefit districts to create amenities are growing way to provide outdoor space.

#007

Posted by **K.I. Rogers** on **01/28/2021** at **8:33pm** [Comment ID: 3] - [Link](#)

Agree: 2, Disagree: 0

Clean, safe, dependable transit should be available BEFORE housing. I know you have 8 years, but no one is going to take public transportation if they don't feel safe and can't rely on it. So people will continue to drive their own cars and clog streets. Unless, you can PROVE that public transportation is easier, cheaper and dependable.

Reply by **Matt** on **02/17/2021** at **3:15pm** [Comment ID: 93] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

It should be both, and simultaneous. Higher housing density will make it easier to make the case for better transportation options, and people inconvenienced by congestion will actively seek and advocate for those alternate transportation options.

#008

Posted by **Steve Schweigerdt** on **02/17/2021** at **6:45pm** [Comment ID: 178] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Leverage any public funding to expand multifamily housing stock. Make sure parks and amenities are integrated into these projects to benefit the community as a whole.

#009

Posted by **Luis Fernando Anguiano Quiroz** on **02/22/2021** at **9:39pm** [Comment ID: 446] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This is especially worrisome as cities have always sought new housing development in historically underserved communities given the low pushback faced. This is an issue that is nationwide, you can learn more by reading "Neighborhood Defenders." The author, Dr. Einstein et al., found that wealthier, whiter, and older community members are overrepresented in planning committees when discussing new development, seeking to deter the development through obstruction. The level of involvement is not as present in working-class communities (Black, Brown, Indigenous, migrant, etc.).

#010

Posted by **Shira Lane** on **02/17/2021** at **8:31pm** [Comment ID: 189] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

re-use of commercial office buildings, which will most likely be vacant for some while, and many companies will downsize due to people being used to working from home will be environmentally a smarter move. Converting these already standing buildings into small apartment artist studios would be amazing for the community.

Reply by **Cynthia Wauson** on **02/21/2021** at **9:01pm** [Comment ID: 369] - [Link](#)

Agree: 1, Disagree: 0

This idea makes so much sense, no need to reinvent the wheel.

So much more economical.

#011

Posted by **Kate Lenox** on **02/26/2021** at **3:18pm** [Comment ID: 586] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I support adding infill projects and allowing a greater array of housing options in R-1 neighborhoods. In the Central City, with its combined sewer/storm system, every effort will have to be made to reduce runoff and limit hardscape. A smaller footprint and reduced hardscape for any proposed infill will help reduce the heat island effect and preserve backyard

habitat.

#012

Posted by **Luis Fernando Anguiano Quiroz** on **02/22/2021** at **9:35pm** [Comment ID: 445] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Part of this should resemble the project that the Thrivance Group, based in Oakland CA, is doing with the City of Fresno CA on real transformative justice in planning and community outreach.

#013

Posted by **Jill Johnson** on **02/21/2021** at **7:05pm** [Comment ID: 360] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Yes, please develop pathways with local highschools to build this out.

#014

Posted by **Tiffany Wilson** on **02/02/2021** at **11:30pm** [Comment ID: 51] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Include a metric for what qualifies as "significant citizen participation" - a recent GP effort engaged less than 4% of the population and was deemed a good outreach effort.

Reply by **Kelley Ellyson** on **02/17/2021** at **5:35pm** [Comment ID: 160] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Agreed. If you want a city that the public wants to live in, it needs to include more of the public in the process.

Reply by **Bill Motmans** on **02/24/2021** at **6:58pm** [Comment ID: 549] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Tiffany Wilson comment is spot on. How does a 4% sampling represent "significant" participation?

#015

Posted by **PATTY WAIT** on **02/17/2021** at **5:02pm** [Comment ID: 143] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Given the number of employers allowing staff to work from home, there is likely a lot vacant office buildings. These may present opportunities to convert to various housing types

#016

Posted by **Erin** on **02/22/2021** at **6:39pm** [Comment ID: 411] - [Link](#)

Agree: 0, Disagree: 0

This concept is an efficient take on housing and transportation and we should be making the process to do this simple and easy.

#017

Posted by **Resident77** on **02/17/2021** at **4:23pm** [Comment ID: 112] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

This should not be to the detriment of existing neighborhood, such as impacting key infrastructure that identify the neighborhood. This should also be designed to blend in with existing neighborhood (including height of the building, materials used, and setbacks).

#018

Posted by **Nancy Kitz** on **03/02/2021** at **12:57am** [Comment ID: 680] - [Link](#)

Agree: 0, Disagree: 0

Yea. the city is busy rubber stamping infill projects in record time. It's a lot faster when the city limit's public comments to design guidelines (most haven't been update in 5-10 years) and pays no attention to environmental, infrastructure and traffic impacts to residents near the site. I guarantee these stacked multi-unit cookie cutter developments we see being built throughout the city will not win any design awards and certainly will fail to bring any beauty or joy to the Sacramento's streetscape.

#019

Posted by **Erik Lyon** on **02/18/2021** at **12:34pm** [Comment ID: 261] - [Link](#)

Agree: 0, Disagree: 0

Mixed-use is key. Housing-only density just means a lot of people needing to drive if there aren't businesses to meet their needs nearby.

#020

Posted by **Deniece Ross-Francom** on **02/20/2021** at **4:25pm** [Comment ID: 346] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I would support programs like the Downtown Housing initiative and encourage additional opportunities in building mixed-use and multifamily housing developments along commercial corridors and or inter-ring suburbs.

#021

Posted by **Darren** on **02/17/2021** at **10:02pm** [Comment ID: 204] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Suggestions: require all new parking structures have flat levels and be set up so that conversion to housing or office would be relatively easy. Also remove parking requirements.

#022

Posted by **ClaireK** on **02/18/2021** at **8:24pm** [Comment ID: 295] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Does this mean trade schools and training? We absolutely need this. Where have all the skilled construction people gone? To SF, apparently.

Reply by **Jill Johnson** on **02/21/2021** at **7:06pm** [Comment ID: 361] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

We don't need trade schools. Pathways in highschools supports this tremendously. Students can also take classes at the community college while in highschool and receive 3x the units. This has supported so many students who didn't want to attend college but wanted to jump in to career.

#023

Posted by **Pedro Peterson** on **02/28/2021** at **7:26pm** [Comment ID: 616] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

It is important to allow for citizen participation during the planning phase, and then respect the outcome of that process by allowing by-right development rights that respects the parameters established by those plans. This proposal nails it.

#024

Posted by **Tiffany Wilson** on **02/02/2021** at **11:31pm** [Comment ID: 52] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Is historically underserved defined somewhere? If no, it should be so you can develop a data-based methodology for how to prioritize limited dollars and staff time

#025

Posted by **Shawn B. Danino** on **02/22/2021** at **5:23pm** [Comment ID: 401] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I encourage the city to look carefully at putting housing in and near the downtown Central Business District that matches the footprint of the existing commercial high-rise structures. In line with Jane Jacobs' principles that 'Downtown is for people' and cities benefit from a mix of daytime and night-time uses, zoning changes should be made to accommodate mixed-income buildings in the 20-50 story range (without FARs) should be considered. Single-Residence Occupancies with flexible tenure lengths can be encouraged as well and may tie into available funding from federal programs. Currently, the footprint of the County Jail, the preponderance of bail bonds in commercial spaces, and the giant surface parking lots hold back the area surrounding downtown Sacramento's Central Business district. On the weekends and in the evenings when commuters leave, the limited number of eyes on the street leads to a relatively high violent crime rate, where many actions target unhoused residents sleeping in the area. The City's planning goals focused on housing in high-opportunity areas are important. But focusing on building a vibrant, walkable, equitable downtown with permanent supportive housing for our unhoused neighbors is something we should hope to see in the capital city of California. Opinions my own.

#026

Posted by **Dov Kadin** on **02/23/2021** at **9:24pm** [Comment ID: 523] - [Link](#)

Agree: 0, Disagree: 0

I support this policy. However, the city should not limit new development only to corridor areas. In order to address our housing shortage and climate crisis, we need to make sure the city transforms in all areas, not just along arterial corridors. People who cannot afford to live in single-family homes should not be limited to living along noisy, busy streets.

#027

Posted by **Brandon** on **03/01/2021** at **5:07pm** [Comment ID: 653] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Another critical piece of the puzzle. Ensuring we have a skilled workforce ready to enter the field is key.

#028

Posted by **ClaireK** on **02/18/2021** at **8:26pm** [Comment ID: 296] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Does this include TOD?

#029

Posted by **ClaireK** on **02/22/2021** at **12:25pm** [Comment ID: 382] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

The first item that should be considered in the Housing Element rather than rezoning and new construction is conservation of existing housing stock, and potentially, conversion of existing housing stock, rather than demolition and rebuilding. The carbon and ecological footprints of primary manufacturing/production emissions, are huge relative to adaptive reuse. Construction emissions, including CO2, and PM also need to be considered for ALL new building projects, including infill. Construction and operational emissions would be considered under CEQA, but streamlining could render such considerations null and void. Shameful.

#030

Posted by **Jason Weiner** on **02/22/2021** at **6:51pm** [Comment ID: 428] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

It is critical that the City look closely at how to add density near RT light rail stations and high-volume bus stops in all neighborhoods. That should include working with RT to increase access points to existing stations.

#031

Posted by **Steve Schweigerdt** on **02/17/2021** at **6:47pm** [Comment ID: 180] - [Link](#)

Agree: 0, Disagree: 0

Like this idea!

#032

Posted by **Joanne Vinton** on **02/14/2021** at **1:03pm** [Comment ID: 59] - [Link](#)

Type: Suggestion

Agree: 4, Disagree: 0

Find imaginative developers to build diverse styles of housing, eg, 700 sq ft homes, yurts with plumbing, alternatives to the little boxes on the hillside.

#033

Posted by **Kate Lenox** on **02/26/2021** at **3:25pm** [Comment ID: 587] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I encourage the addition of building trade apprenticeship opportunities on construction projects. Let's provide pathways to good paying jobs in our communities that don't require a four year college degree. I am a graduate of an apprenticeship program at Long Beach Naval Shipyard (1983). Although I had graduated from UC, my apprenticeship not only garnered me a high paying job, it gave me knowledge of construction practices that I later used in a career of architectural drafting.

#034

Posted by **cristina** on **02/22/2021** at **11:31pm** [Comment ID: 466] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

"Seek new sources of funding" from where? We are paying for it regardless. If it's in our rates, directly, in developer fees, indirectly through the cost of living in these developments, through federal or state grants, we pay for it in our tax dollars. The incremental increase on residential areas will be far more costly to ratepayers than larger scale commercial redevelopments.

#035

Posted by **Aaron Winters** on **02/17/2021** at **4:18pm** [Comment ID: 105] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

These plans ought to include buying up long vacant and derelict property INTO PUBLIC HANDS for redevelopment.

For specific instance: do not use plans to further enable private real estate speculators to snap up cheap property along Stockton Blvd. Private ownership waiting for values to improve in the long-term have created the issue. Instead, use eminent domain to claim and renovate derelict retail into low-cost. high-density residential not beholden to ROI.

#036

Posted by **Kimmy** on **02/19/2021** at **1:29pm** [Comment ID: 313] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

We do need more housing, but we must provide all types of housing- not just luxury apartments and luxury condos that fetch the most profit for developers. There needs to be a way to incentivize developers to want to provide and build more affordable units/ housing and the city should focus on finding the ways to do this.

#037

Posted by **Aaron Winters** on **02/17/2021** at **4:20pm** [Comment ID: 106] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Sourced by locally-owned, small business contractors drawing crews that live here, not out of state vendors.

#038

Posted by **ClaireK** on **02/18/2021** at **8:24pm** [Comment ID: 294] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This is the best idea put forth so far.

#039

Posted by **ClaireK** on **02/22/2021** at **12:28pm** [Comment ID: 383] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This should be the first thing considered in the Housing Element.

#040

Posted by **ClaireK** on **02/18/2021** at **8:26pm** [Comment ID: 297] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Does this include TOD?

#041

Posted by **Darren** on **02/17/2021** at **10:01pm** [Comment ID: 202] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

I support this, but I am curious where money would come from for these infrastructure upgrades?

#042

Posted by **Tawny Macedo** on **02/22/2021** at **6:38pm** [Comment ID: 410] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I support this policy. However, the city should not limit new development only to corridor areas. In order to address our housing shortage and climate crisis, we need to make sure the city transforms in all areas, not just along arterial corridors. People who cannot afford to live in single-family homes should not be limited to living along noisy, busy streets.

#043

Posted by **Darren** on **02/17/2021** at **9:59pm** [Comment ID: 199] - [Link](#)

Agree: 1, Disagree: 0

Infill incentives should include elimination of setback requirements and removing minimum parking requirements. Also should have some form-based codes that require putting parking either underground or on the back side of developments, so that main entrances and windows are right up on the street and therefore closer to pedestrians, cyclists, and transit users.

#044

Posted by **James** on **02/17/2021** at **11:26pm** [Comment ID: 220] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Sacramento Area has great community colleges. Make sure to team with them.

#045

Posted by **Matt** on **02/16/2021** at **7:22pm** [Comment ID: 67] - [Link](#)

Agree: 2, Disagree: 0

Focusing on corridors is good but we really need more homes within the neighborhoods too. That seems necessary to support businesses and keep the community connected.

#046

Posted by **Rick Henry** on **02/18/2021** at **12:02pm** [Comment ID: 251] - [Link](#)

Agree: 0, Disagree: 0

This would be a good idea as long as strict environmental standards are maintained and any toxic waste left over from previous industrial use is cleaned up thoroughly before housing conversion

#047

Posted by **Rick Henry** on **02/18/2021** at **11:58am** [Comment ID: 250] - [Link](#)

Agree: 0, Disagree: 0

This will work only if the City also promotes neighborhood grocery stores and drug stores and other personal service businesses that residents of these new developments can walk to

#048

Posted by **Matt** on **02/16/2021** at **7:10pm** [Comment ID: 64] - [Link](#)

Agree: 0, Disagree: 0

I'm going through permitting right now. My contractor told me how much less expensive it is now than it was before. Really appreciative and I support further improvements.

#049

Posted by **Matt** on **02/16/2021** at **7:14pm** [Comment ID: 65] - [Link](#)

Agree: 0, Disagree: 0

Very important. Infill is our best chance to get larger multiunit structures.

#050

Posted by **Rick Henry** on **02/18/2021** at **11:52am** [Comment ID: 247] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Does this allow new apartments to be built with more studio and Junior one-bedroom apartments at the expense of two and three bedroom apartments, keeping the family housing stock low

#051

Posted by **K.I. Rogers** on **01/28/2021** at **8:36pm** [Comment ID: 4] - [Link](#)

Agree: 1, Disagree: 0

That would be nice. Fees, permits and penalties can really take it's toll on individual property owners. Incentivizing them to build and explaining the financial long-term benefits are a good way to go.

#052

Posted by **Mike Linad** on **02/25/2021** at **10:45pm** [Comment ID: 580] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -1

It makes no sense to add triplexes and fourplexes in single-unit zones. The City staff admit that 90%+ of all new housing will be built on vacant infill or undeveloped land. Further, the City Housing Element notes that the proposed RHNA has a

deficit of above moderate income units. So, why would you add triplexes and fourplexes into single family neighborhoods? At most, you will add 200 units in total; but the City may destroy the character of a neighborhood by adding a fourplex on the middle of a block of single family homes. It makes much more sense to limit the expansion of housing types in single-unit zones to ADUs and duplexes. More significantly, there should higher density for areas already zoned commercial-residential or for undeveloped property.

#053

Posted by **Lamaia Coleman** on **02/23/2021** at **1:43am** [Comment ID: 497] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I agree that we need to diversity the housing types allowed everywhere, but especially in single-unit zones. I think we also need to guard against only very expensive duplexes/small developments in more affluent areas that have been traditionally single unit.

#054

Posted by **Erik Lyon** on **02/18/2021** at **12:32pm** [Comment ID: 260] - [Link](#)

Agree: 0, Disagree: -1

This is great! More housing diversity in neighborhoods means more density and walkability!

#055

Posted by **Devin Lavelle** on **02/17/2021** at **5:12pm** [Comment ID: 149] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I support this strongly. My family owns half of a duplex. We were lucky it was available. It made it possible for our young family to buy our own home in a nice neighborhood, and start building equity. I hope many more young families have this opportunity in the future.

#056

Posted by **Rick Henry** on **02/18/2021** at **11:54am** [Comment ID: 249] - [Link](#)

Agree: 1, Disagree: 0

Think this will block citizens from having meaningful comment and input on new housing and allow the railroading of new

development that will benefit developers and not the general public

#057

Posted by **Ansel Lundberg** on **02/17/2021** at **9:20pm** [Comment ID: 194] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

I strongly support proposed policies H-1.2, H-1.3, and H-1.6. In order to increase affordability, affirmatively further fair housing, and meet the city's RHNA goals for the next eight years, these policies will be necessary. We can no longer maintain the exclusionary nature of neighborhoods that are zoned at low intensities. Please increase the maximum development intensity (at minimum, an FAR limit of 2.0) near light rail stops, near high frequency bus routes, and in high opportunity, currently exclusionary areas across the city. The city's proposal is bold, but we can't afford to go from 1.5 FAR limits to 1.0 in R-1 zoned areas.

#058

Posted by **Lamaia Coleman** on **02/23/2021** at **1:46am** [Comment ID: 500] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Facilitating infill development is really important because, in my experience, infill development runs into many challenges and costs that greenfield development don't.

#059

Posted by **Steven Davis** on **02/17/2021** at **9:46pm** [Comment ID: 196] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

I strongly support proposed policies H-1.2, H-1.3, and H-1.6. In order to increase the housing supply in the city of Sacramento. Rent is far too high in the city, and an increased availability of housing can mitigate this. We can no longer maintain the exclusionary nature of neighborhoods that are zoned at low intensities. Please increase the maximum development intensity near light rail stops, near high frequency bus routes, and in high opportunity, currently exclusionary areas across the city.

#060

Posted by **Devin Lavelle** on **02/17/2021** at **5:19pm** [Comment ID: 152] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

The city should study how the time and expensive of approval and permitting impacts the ability for progress to occur in different neighborhoods, since these costs may be easier to pencil out in higher property value neighborhoods.

#061

Posted by **Kate Lenox** on **02/26/2021** at **3:05pm** [Comment ID: 585] - [Link](#)

Agree: 0, Disagree: 0

I support adding a greater array of housing types to my neighborhood, East Sacramento. We are losing housing stock and becoming increasing unaffordable. Currently nothing prevents a developer from tearing down an existing small house to build a McMansion. Nothing prevents someone from buying the lot next door to tear down the house in order to build a much larger house. Nothing prevents a developer from buying a lot with two dwellings on it, tearing them down and building a McMansion. All these things are happening in my neighborhood.

At the 2040 General Plan Community workshop, East Sacramento participants said we wanted a more inclusive neighborhood. Expanding allowable housing types would help achieve that goal.

#062

Posted by **Jennifer** on **02/24/2021** at **4:03pm** [Comment ID: 544] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This is an outrageous increase in housing development. Given that Sacramento has ZERO MINIMUM low-cost or affordable housing requirements, there is nothing in any of this that says that there will be housing created for those most in need of new housing. This plan is doing nothing to meet the needs of our low-income residents, our immigrant residents, or locked-out-of-the-housing market residents. COVID-19 may have completely changed the housing market in the area since these studies have been done -so there is nothing in this that says those most in need of housing are going to have more housing available to them. The wealthy will always be fine with this deregulation....

Reply by **Pedro Peterson** on **02/28/2021** at **8:11pm** [Comment ID: 625] - [Link](#)

Agree: 0, Disagree: 0

Building more housing (at any price level), will reduce pressure on the existing housing stock and make housing more affordable for everyone. This process is supported by basically all academic research on the topic.

#063

Posted by **Tawny Macedo** on **02/22/2021** at **6:34pm** [Comment ID: 406] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I strongly support proposed policies H-1.2, H-1.3, and H-1.6. In order to increase affordability, affirmatively further fair housing, and meet the city's RHNA goals for the next eight years, these policies will be necessary. We can no longer maintain the exclusionary nature of neighborhoods that are zoned at low intensities. Please increase the maximum development intensity (at minimum, an FAR limit of 2.0) near light rail stops, near high frequency bus routes, and in high opportunity, currently exclusionary areas across the city. The city's proposal is bold, but we can't afford to go from 1.5 FAR limits to 1.0 in R-1 zoned areas.

#064

Posted by **Rebecca** on **02/22/2021** at **6:59pm** [Comment ID: 436] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Streamlined permitting should be implemented as much as possible, as well as the tools mentioned to support infill projects.

#065

Posted by **Brandon** on **03/01/2021** at **5:06pm** [Comment ID: 652] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This is critical to our ability to move the economy in a positive direction for all. The barriers to building in Sacramento are great and cause significant losses for Sacramento.

#066

Posted by **Jennifer** on **02/24/2021** at **3:59pm** [Comment ID: 543] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Who created the mathematical model that told the RHNA that there would need to be a 89% increase in housing in our area over the next 8 years? Where did these numbers come from? How do we know they aren't inflated in order to

justify the argument for deregulating the housing development industry?

#067

Posted by **Deniece Ross-Francom** on **02/20/2021** at **4:36pm** [Comment ID: 348] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

I support additional outreach and funding programs to promote ADUs.

Research shows ADUs not only add value to homes but also provide additional income opportunities for the owner.

The only effective solution to housing availability and affordability is for housing supply to satisfy demand and ADU development can make a quick and positive impact on the region's housing shortage.

Reply by **Eliza Brown** on **02/22/2021** at **3:43pm** [Comment ID: 395] - [Link](#)

Agree: 0, Disagree: -1

I agree, homeowners already have the ADU option in place. Why not support them and preserve our neighborhoods by avoiding a developer-led land rush that will only lead to higher rents?

#068

Posted by **Pedro Peterson** on **02/28/2021** at **7:08pm** [Comment ID: 611] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Consider change to "exceed projected housing needs" in case projections underestimate actual future needs

#069

Posted by **cristina** on **02/22/2021** at **11:06pm** [Comment ID: 463] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

We have combined systems taking in both sewer and storm water, and increasing issues with localized flooding. Paving over permeable surfaces will further exacerbate our drainage issues, how will the city address this without blowing up our utility rates and further raising the cost of living for all?

#070

Posted by **Kelley Ellyson** on **02/17/2021** at **5:29pm** [Comment ID: 157] - [Link](#)

Agree: 1, Disagree: 0

As far as the public response and less time, I don't think that is a good idea. In fact I believe that more effort be used in making sure all the public in the specific area knows they have a chance to comment. Better to have the neighborhood onboard and involved than angry and feeling like they don't matter.

Reply by **Jill Johnson** on **02/21/2021** at **7:07pm** [Comment ID: 362] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I wish neighborhood association would be informed more often and clearly when these items are happening. Unless I follow all of the 20 committees sometimes I don't know what to share with our association.

#071

Posted by **Vince** on **02/18/2021** at **9:20am** [Comment ID: 238] - [Link](#)

Agree: 1, Disagree: -2

East sac resident that strongly supports this here. I ask those that don't, don't you like your neighbors? I do, and have no problem with more of them.

#072

Posted by **Jill Johnson** on **02/21/2021** at **7:08pm** [Comment ID: 363] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Yes, adopt best practices. We don't need to reinvent the wheel

#073

Posted by **Luis Fernando Anguiano Quiroz** on **02/22/2021** at **9:30pm** [Comment ID: 444] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

The shift should include the consideration that CEQA has continuously been used to deter high-density housing development by wealthier, whiter communities. The CEQA review has become a tool of obstruction that increases the

costs of development and deters development plans, rather than a true analysis of environmental impacts.

#074

Posted by **Jason Weiner** on **02/22/2021** at **6:49pm** [Comment ID: 425] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Continuing to find areas to upzone will be important. These areas should certainly not be limited to lower-income communities. Land Park and East Sacramento have a lot of capacity for increased density without changing the feel or amenities there.

#075

Posted by **Eliza Brown** on **02/22/2021** at **3:39pm** [Comment ID: 393] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: -1

Allowing up to 4 units per parcel is a gift to developers. This does nothing to ensure affordability and will lead to higher rents. Instead of opening up a land rush for developers, the City should require at least 1 unit built (out of a 4-plex, triplex or duplex) to be affordable. The City should also reinstate its former policy of requiring a percentage of new units be set aside for affordable housing. It is incredibly naive of City staff and the Council to believe that allowing developers free rein will lead to housing affordability. Until you can do this, leave the current zoning in place and allow residents, if they desire, to build Accessory Dwelling Units. At least that puts the profit back into local residents hands, not developers.

#076

Posted by **PATTY WAIT** on **02/17/2021** at **5:11pm** [Comment ID: 148] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -1

I'd like to see the ceiling life on they types of housing to be included every where. Let's be sure and include pre-fab, let's consider co-housing & how about mixed use housing that pairs older adult and young adult housing.

#077

Posted by **Pedro Peterson** on **02/28/2021** at **7:13pm** [Comment ID: 612] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Instead of FAR, why not change to form-based code with just height/bulk limits?

#078

Posted by **Tawny Macedo** on **02/22/2021** at **6:37pm** [Comment ID: 409] - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

These changes are necessary, and I support them. The community development department has already been granted new ministerial approval review processes--now it's time to ensure that the building department is also expediting approvals on much-needed new homes. Also, please continue to explore design standards that can be utilized for infill development in historic districts and consider modifying the ministerial approval process to allow its use in existing AND new historic districts.

#079

Posted by **Vince** on **02/18/2021** at **9:16am** [Comment ID: 237] - [Link](#)

Type: *Suggestion*

Agree: 1, Disagree: 0

Goal 1.0 should be: House all people in Sacramento.

Supply of land and housing production are a means to an end, and worthy, but not the overriding goal. House our people, is the goal.

#080

Posted by **Erin** on **02/22/2021** at **6:35pm** [Comment ID: 408] - [Link](#)

Agree: 0, Disagree: 0

There is a desperate need for housing and a need to make the process open, timely, and cost-effective so housing can get approved and built ASAP.

#081

Posted by **ClaireK** on **02/18/2021** at **8:21pm** [Comment ID: 292] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Again, "streamlining" development (including making it cheaper and easier for some types of projects) allows developers to externalize problems and internalize profits. Do you know how hard it is to get a permit to upgrade or perform any normal maintenance to a historic home in Sacramento? Developers had to clean up toxic sites to develop the Railyards and Curtis Park. Why should new projects be exempt from rules that were put into place for good reasons?

#082

Posted by **Darren** on **02/17/2021** at **9:53pm** [Comment ID: 197] - [Link](#)

Agree: 2, Disagree: 0

I strongly support this, especially near regular transit service and in areas that have normal daily needs like shops, schools, etc. within a 10min walk.

#083

Posted by **Peter M. Hall, Broker REALTOR®** on **02/18/2021** at **12:51am** [Comment ID: 232] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Increasing occupancy standards via permitting process should consider fire safety & proper ventilation as SFR's are modified mainly to duplexes. Older SFR's being converted should require upgrading with fire sprinklers, plus other health & safety upgrades including energy retrofits, moisture controls to prevent mold in interior & exterior proper drainage to avoid standing water. Otherwise public health will suffer with unknown costs to residents & city taxpayers. Lower income areas should be enhanced under this ordinance, rather than downgraded by low standards. THIS SHOULD BE EXPLICIT IN THE WORDING OF THE ORDINANCE.

#084

Posted by **Dov Kadin** on **02/23/2021** at **9:21pm** [Comment ID: 521] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I strongly support proposed policies H-1.2, H-1.3, and H-1.6. In order to increase affordability, affirmatively further fair housing, and meet the city's RHNA goals for the next eight years, these policies will be necessary. We can no longer maintain the exclusionary nature of neighborhoods that are zoned at low intensities. Please increase the maximum development intensity (at minimum, an FAR limit of 2.0) near light rail stops, near high frequency bus routes, and in high

opportunity, currently exclusionary areas across the city. The city's proposal is bold, but we can't afford to go from 1.5 FAR limits to 1.0 in R-1 zoned areas.

#085

Posted by **Nancy Kitz** on **03/02/2021** at **12:46am** [Comment ID: 679] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

The City has already streamlined the planning process for developers by prohibiting residents for commenting on real concerns regarding a project like traffic, environmental issues, setbacks from traditional neighborhoods, and infrastructure inadequacies. Developers merely have to check the boxes on the planning form to get approved in a 60-90 day period. (Of course the developer has 2 years to use the permit - and sometimes they don't.) If residents ask (cost \$300) for a Reconsideration, it is rejected the same day. The only option left is to sue the city. The city knows most residents don't have deep pockets - and they're right. End result from streamlining is less public comment. Do we really want the city planning to just rubber stamp housing project just so our electeds can feel like they are doing something? And all the while ignoring impacts on neighborhoods?

#086

Posted by **Kerrin West** on **02/17/2021** at **4:25pm** [Comment ID: 113] - [Link](#)

Agree: 1, Disagree: 0

Simplify the online submittal process. Multiple jurisdictions have such easy uploading and submittal processes. Eliminate the 'gate-keeper' and let plans go through the plan check process. Not accepting plans based on their interpretation is not reasonable. Provide clearer simpler requirements for submittal.

#087

Posted by **Kerrin West** on **02/17/2021** at **4:22pm** [Comment ID: 110] - [Link](#)

Agree: 2, Disagree: 0

It is vital that planning consider the added expense of certain enhancements when a project is located in an area that is simpler, and older and does not have the same level of current standards. It is very difficult to provide affordable housing and every added material or detail adds to the costs. California is already the most expensive state to build in due to so many requirements.

#088

Posted by **Liz Ota** on **02/20/2021** at **6:44pm** [Comment ID: 349] - [Link](#)

Agree: 3, Disagree: -2

Strongly oppose this idea. Throughout the country In the 1950s and 60s, people fled urban centers for more distant suburbs and left many neighborhoods near the city center to decay. This, fortunately, did not happen as much in Sacramento and it's one of the reasons this city is so livable. We still have many great neighborhoods near downtown. Adding more density to established neighborhoods will erode their character and destroy what is attractive about these neighborhoods. Please do not destroy the best part of living here!! I live in South Land Park and want to preserve the quiet, private life I have worked hard to earn.

Reply by **Eliza Brown** on **02/22/2021** at **3:42pm** [Comment ID: 394] - [Link](#)

Agree: 1, Disagree: -1

I agree, this proposal does nothing to address affordability and is a gift to developers. Sacramento's neighborhoods are one of its greatest strengths. This will lead hasten an exodus of anyone who can afford it, or anyone willing to sell out to developers.

Reply by **Bill Motmans** on **02/24/2021** at **6:52pm** [Comment ID: 546] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Why "shall" the city provide for a "greater array" of housing? Let the market dictate what is built within existing zoning laws.

#089

Posted by **Lili** on **02/17/2021** at **6:39pm** [Comment ID: 174] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

H-1.1 is an extremely vague statement! How do you maintain an "adequate supply" if you are trying to use it up for these projects. What does it mean to "maintain supply" of a ever-diminishing resource such as land?

Reply by **Bill Motmans** on **02/24/2021** at **6:48pm** [Comment ID: 545] - [Link](#)

Agree: 0, Disagree: 0

What is an "adequate" supply and how do you define "appropriately zoned land"? This vague while at the same time being manipulative.

#090

Posted by **E.S.** on **02/20/2021** at **12:29am** [Comment ID: 328] - [Link](#)

Agree: 1, Disagree: 0

Neighbors need to have the ability to have some say in what a developer will build next to them - now that you have minimal design standards. The classic charm of our neighborhoods is being ruined

#091

Posted by **Laura West** on **02/17/2021** at **7:07pm** [Comment ID: 184] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

If there are going to be multitudes of people working from home forever, convert some of the public buildings? What will happen to the courthouse when the new one is built?

#092

Posted by **Sean Walker** on **02/17/2021** at **3:44pm** [Comment ID: 97] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

A business or home builder should be able to call for an inspection on their project without fear of fines or penalties if the builder requires some input from the inspectors to ensure that the building will pass the final inspection. The requestor of the inspection will, of course, pay for the service but a value that fits paying for the inspector's time.

Also, the fees should be commensurate with the actual costs. Stop making new development pay for past mismanagement of city funds and fees.

#093

Posted by **Eliza Brown** on **02/22/2021** at **3:46pm** [Comment ID: 397] - [Link](#)

Agree: 0, Disagree: 0

This does not work in the older, established neighborhoods. It would cram housing in and would destroy the look and feel of our neighborhoods.

#094

Posted by **Sean Walker** on **02/17/2021** at **3:38pm** [Comment ID: 96] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -1

We need to give a narrow window for public comment, lawsuits, and other NIMBY problems. For a small project, give a small window. Larger projects, of course, get a larger window. After the window expires nothing further should be allowed to stop the project unless something changes. If something changes then a new window opens regarding the change.

Reply by **Bill Motmans** on **02/24/2021** at **6:55pm** [Comment ID: 548] - [Link](#)

Agree: 0, Disagree: 0

Leaving much of this up to a civil servant with only ministerial review will create more problems than it solves.

#095

Posted by **cristina** on **02/22/2021** at **11:04pm** [Comment ID: 441] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

How is DOU infrastructure being considered when single family parcel uses are now open to being doubled, tripled, quadrupled or more? We already are severely undersized and under an EPA consent decree forcing a robust replacement program for sewer, stormwater rates have not been raised since the 90s and cannot be without a vote, stormwater may soon have to be treated in addition to being conveyed, and our water mains are under a replacement program as well. How is DOU going to manage CIP programs for water/sewer/drainage when growth will be incremental and sporadic parcel by parcel but projects to upgrade infrastructure cannot be done incrementally in small sections?

#096

Posted by **Darren** on **02/17/2021** at **9:56pm** [Comment ID: 198] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: -1

Please reduce or eliminate setback requirements. Many properties are required to have setbacks of 20+ feet, which significantly undercuts the potential to increase density.

Reply by **Eliza Brown** on **02/22/2021** at **3:45pm** [Comment ID: 396] - [Link](#)

Agree: 0, Disagree: -1

Completely oppose this suggestion. This will rapidly turn neighborhoods into midtown and is exactly what everyone is so concerned about. If this passes where are the guaranty that a neighborhood's character will be

preserved, as Council members claim?

#097

Posted by **Dov Kadin** on **02/23/2021** at **9:23pm** [Comment ID: 522] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

these changes are necessary, and I support them. The community development department has already been granted new ministerial approval review processes--now it's time to ensure that the building department is also expediting approvals on much-needed new homes. Also, please continue to explore design standards that can be utilized for infill development in historic districts and consider modifying the ministerial approval process to allow its use in existing AND new historic districts.

#098

Posted by **Audrey Melendez** on **02/18/2021** at **7:04pm** [Comment ID: 275] - [Link](#)

Agree: 0, Disagree: 0

I love the streamlining of permits. My parents had a home building project delayed for a year while the county challenged energy calculations, septic system (all while on a construction loan)!

#099

Posted by **susan stauffer** on **02/17/2021** at **8:35pm** [Comment ID: 193] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -5

Adding multiple dwelling units to the McKinley Park area will ruin the neighborhood that we all have spent our hard earned money to preserve.

1) The reason people moved here was to have a single family dwelling in a nice neighborhood that was not too crowded. I have lived here 40 years. Most neighbors have a long history here.

2) Traffic in this area has already become too crowded with adding "The Village" to our peaceful neighborhood and increasing traffic to our schools and grocery store.

3) Parking is already too crowded because most homes have at least two cars. In addition, I have had homeless people living in their cars next to my house for the last two weeks.

4) My homeowners insurance has gone way up this year due to claims by other neighbors. Crime in this area has gone up due to transients in the neighborhood. Increase of multiple dwellings and parking will take down the value of our

homes.

5) I am newly retired and plan to live in my house for a long time. I have spent most of my money making a home in the area. I can not afford to move.

6) It is not a good idea to bring transient renters in this area it will backfire and only produce more problems.

#100

Posted by **Deniece Ross-Francom** on **02/20/2021** at **4:28pm** [Comment ID: 347] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Projects should be eligible for streamlined permitting, long-term deferral for affordable housing development city-wide, fee reductions and density bonuses if they meet density and design guidelines, are located in disadvantaged communities, and within a half mile from a transit station.

#101

Posted by **Pedro Peterson** on **02/28/2021** at **7:13pm** [Comment ID: 613] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Excellent proposal

#102

Posted by **Monica Flanagan** on **02/24/2021** at **10:57pm** [Comment ID: 569] - [Link](#)

Agree: 0, Disagree: 0

Yes, end single-family housing zoning. An evaluation of the changes should be planned for 5 years after implementation. Include community in developing the performance metrics of the evaluation.

#103

Posted by **Audrey Melendez** on **02/18/2021** at **7:06pm** [Comment ID: 276] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I live in a single family home with my garage sharing a wall with the neighbor's garage. Parking is tight, but the house was affordable. Look for creative designs, not just going with apartments.

#104

Posted by **ClaireK** on **02/18/2021** at **8:13pm** [Comment ID: 290] - [Link](#)

Type: Suggestion

Agree: 4, Disagree: 0

This is a terrible idea, and a developer giveaway. It will overload current (outdated) infrastructure (such as SMUD's 1960s power lines and Sacramento's old, combined stormwater/sewer system), create problems for existing neighborhoods with parking/traffic/air quality/noise/visual blight/crime&safety/property devaluation, and, ultimately, drive people away from dense urban areas (like SF and NYC in the past year). We had damage to our historic home in Midtown by a developer who squeezed five units on a single lot, and compacted the lot to the point that it cracked our walls and sunk our basement, requiring our basement door to be planed and rehung. Do you think the developer paid for this damage? Definitely not.

Also, property values are high in traditional single family neighborhoods, so the basic assumption that more units = lower prices is false. The townhomes pictured in Curtis Park in the introductory video are NOT moderate income homes! Nor is Tapestry Square!

If you want to create housing for lower income brackets, it will have to be SUBSIDIZED. And, it is better to invest in these communities than assume that somehow, some way, people in these neighborhoods will EVER be able to afford fourplex housing in East Sac, Land Park, Midtown, or Curtis Park. That is a pipe dream, totally unrealistic.

#105

Posted by **Matt** on **02/16/2021** at **7:08pm** [Comment ID: 63] - [Link](#)

Agree: 0, Disagree: 0

I think we can raise the FAR to 2.0 in a lot of places, especially along major corridors and near transit stops.

Reply by **Bill Motmans** on **02/24/2021** at **6:53pm** [Comment ID: 547] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Only along heavily travelled corridors should the FAR be raised.

#106

Posted by **Chris Jones** on **02/20/2021** at **10:17am** [Comment ID: 340] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

Allowing increased density by right is a mistake that we won't be able to take back. Not only do many people want to live in single family homes, but there are examples of cities (Chicago, New York, Portland, Vancouver, etc.) that show that upzoning does NOT increase affordability or the diversity of residents. The City Council estimates that this will not do anything to increase affordability and the aforementioned examples show that the newly built units will be at market rate/new construction premium which will pull up rents in existing housing stock. If Sacramento pursues this misguided kneejerk policy, we're going to end up with less home ownership, with overburdened utility grids, and streets choked with cars with no where for anyone to park.

#107

Posted by **Lisa Flores** on **02/17/2021** at **4:40pm** [Comment ID: 124] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Great - I am 2 years into the permit process for an ADU that I plan on renting at a fair rate. I have zero experience with construction and no budget for a contractor, so it has been extremely difficult - been stuck on one part for a while and now might need to pay someone to help me from the beginning. Would be great to have a service we could pay for to help homeowners go through the permit process (vs. having to pay for a contractor). If not through the city, then certified consultants.

#108

Posted by **Tiffany Wilson** on **02/02/2021** at **11:27pm** [Comment ID: 50] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

This already happened. This should read, update the ministerial/staff level review ordinance to include an affordable housing provision.

#109

Posted by **Rick Henry** on **02/18/2021** at **11:48am** [Comment ID: 246] - [Link](#)

Type: Suggestion

Agree: 4, Disagree: -1

I think the current zoning allowing two ADU's on an R-1 zoned lot and allowing duplexes on corner lots is satisfactory.

Allowing four-plexes on current R-1 zoned lots in older neighborhoods will cause parking, traffic, problems and overwhelm the sewer and water lines and will only provide developers with an opportunity to profit from price-gouging rent and decrease the opportunity for first time homeowners to afford a home

#110

Posted by **ClaireK** on **02/18/2021** at **8:23pm** [Comment ID: 293] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Many communities have said no to more growth and development. Continual densification is a sure way to force people elsewhere.

#111

Posted by **cristina** on **02/22/2021** at **11:25pm** [Comment ID: 465] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

How will the City address the need for more services in residential areas being increased two, three, four, five, and even six-fold if a 4-plex and a duplex ADU are replacing single-family homes. It's not lost on us that the City would much prefer to have commercial areas remain commercial due to the fewer services and commercial requires and the tax opportunities. The reality we face though is that brick and mortar is dying, our last standing mall (Arden) has lost two of it's anchors. There are far greater economies of scale with commercial infill than piece meal residential redevelopment.

#112

Posted by **Matt** on **02/16/2021** at **7:06pm** [Comment ID: 62] - [Link](#)

Type: Suggestion

Agree: 4, Disagree: -1

I'm really excited about H-1.2. I've seen some really cute fourplexes that blend in architecturally. I'm a homeowner in Land Park and really enjoy the neighborhood, but would like to see more young families who would be currently priced out because I worry about the neighborhood stagnating and schools emptying. Some 2BR duplexes and quadplexes would make nice homes (or starter homes) for them.

#113

Posted by **ClaireK** on **02/18/2021** at **8:16pm** [Comment ID: 291] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -1

NEPA and CEQA were put into place for a REASON! To force developers to consider EXTERNALITIES and to MITIGATE harms to existing communities. Also, NEPA/CEQA do not allow putting people in harm's way.

By getting rid of CEQA to "streamline" development, developers can EXTERNALIZE HARM to everyone else, and INTERNALIZE PROFITS. This is shameful!

#114

Posted by **Lisa Flores** on **02/17/2021** at **4:27pm** [Comment ID: 116] - [Link](#)

Agree: 1, Disagree: 0

Very supportive of this - California desperately needs to expand housing! Need to figure out a way to include affordable house so that low-income folks don't get pushed out.

#115

Posted by **Audrey Melendez** on **02/18/2021** at **7:12pm** [Comment ID: 278] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Remember single-story homes with wheelchair accessibility.

#116

Posted by **Steve Schweigerdt** on **02/17/2021** at **6:43pm** [Comment ID: 176] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

Support increasing FAR as long as it is tied to open space requirements. We need to make sure space is saved for trees and attractive outdoor space. Context is important with higher FAR allowed on dense corridors to entice multifamily developers.

#117

Posted by **Scott Taylor** on **02/22/2021** at **2:25pm** [Comment ID: 390] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Why does the City need to build more housing? People making the decisions for the City to including more housing need to shift your paradigm to a new way of thinking. This would include how to not use more virgin land or open land, but how to build on existing land that has been built upon. Then, utilize this built upon land or infill land. THINK LONG TERM CITY!! Quick thinking TAX Dollars or thinking selfishly and irresponsibly. We as a people are smarter than this!

#118

Posted by **Luis Fernando Anguiano Quiroz** on **02/22/2021** at **9:26pm** [Comment ID: 443] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

We have to ensure that we also target resource-rich communities within Sacramento that have a history of redlining to allow lower-income families to move to these communities. Redlining has shaped Sacramento today and we need to move towards a better, justice-driven and inclusive community.

#119

Posted by **Jeffrey** on **02/16/2021** at **12:25am** [Comment ID: 61] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: -1

Strongly support this. Update zoning and other regulations to offer folks more options in all city neighborhoods.

#120

Posted by **Nancy Kitz** on **03/02/2021** at **12:29am** [Comment ID: 674] - [Link](#)

Agree: 0, Disagree: 0

City states "FAR of 1.0 means that the building has the same square footage as its lot." What it doesn't explain is a property becomes more valuable if the building is constructed in a way that allows more space or more people, for example duplexes, triplexes and 4-plexes on a R1 zoned lot. The real estate industry likes increases in the FAR because it implies that the City is seeking to open up land resources and spaces to developers. A higher FAR enables developers to finish high density construction projects, which leads to increased sales and supply and decreased expenses per project. Higher FARs in single family zoned locations will cause displacement and gentrification. The other reality is - it will not result in affordable housing being built.

#121

Posted by **aidan willett** on **02/22/2021** at **10:02pm** [Comment ID: 448] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

there are more than enough empty houses available and the state has the power to seize property that is not being used. plenty of empty homes stay empty for years on end while the title owner sits on it to appreciate value and sell under favorable conditions. we need to de-commodify housing and stop catering to the demands of developers who are virtually only in the game to make money. when the climate crisis reaches sacramento on a larger level, we'll have food shortages and need to put unused land into sustainable urban farming programs. i recommend the city use its power to seize homes that have gone unused for more than five years, with exceptions based on income level of the owner, owner ethnicity, etc. as i said above, there are plenty of wealthy individuals, groups, organizations, etc. that own more than their fair share of property.

#122

Posted by **K.I. Rogers** on **01/28/2021** at **8:30pm** [Comment ID: 2] - [Link](#)

Agree: 7, Disagree: -1

Main corridors with mixed-use should be looked at first. Single-family neighborhoods were built with a specific infrastructure. overburdening that infrastructure could impact quality of life. For instance, sewage systems. Also more housing and families mean local schools will be impacted - where is the plan to build more schools? Maybe re-think what comes first.

#123

Posted by **Matt** on **02/16/2021** at **7:20pm** [Comment ID: 66] - [Link](#)

Agree: 2, Disagree: 0

We should have design standards and ministerial approval for historic districts. All buildings and areas need some degree of modernization, even historic ones.

#124

Posted by **India** on **02/01/2021** at **4:11pm** [Comment ID: 34] - [Link](#)

Agree: 5, Disagree: 0

This is a great step for Sacramento, although setting aside a certain amount of this for affordable housing would help with

our housing crisis.

Reply by **Julian** on **02/03/2021** at **9:08am** [Comment ID: 54] - [Link](#)

Type: Suggestion

Agree: 4, Disagree: -1

Great idea. Is there a plan to mandate that more affordable units are placed in neighborhoods with the strongest schools? New developments such as a McKinley Village and Sutter Park are close to city amenities, in safe neighborhoods and closest to the best schools in the city but there are ZERO affordable homes in those projects. This seems like an obvious injustice to not just families but anyone trying to stay safe and close the city's amenities.

Reply by **Aaron Winters** on **02/17/2021** at **4:07pm** [Comment ID: 103] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Exactly. This is the issue in downtown/midtown where a lot of development is already complete or underway but are priced in a way that excludes the vast majority of those living and working in the area. More \$2000+ units do us no good.

#125

Posted by **Kelley Ellyson** on **02/17/2021** at **5:25pm** [Comment ID: 155] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: -1

This is ok as long as the units (duplex, etc.) are not placed too close to the next one. Everyone should still have at least a little bit or a "yard".

IMPLEMENTATION PROGRAMS

Program H2. Housing Development Toolkit 147



The City shall use the Vacant Lot Registration Program data to map privately-owned vacant lots and screen them for parcels that could be appropriate for housing based on screening criteria. The City shall develop a web-based Housing Development Toolkit on the City's website with a step-by-step process for owners identified through the Vacant Lot Registration Program to evaluate their options for developing their site for housing. The website will walk through the development process and the incentives and programs currently being offered by the City or partner agencies. The City shall develop and execute a Housing Development Toolkit outreach plan targeted at developers and owners of vacant lots with a specific focus on the City's most underserved 144

- ❖ **Implements which Policy(ies):** H-1.6, H-2.3
- ❖ **Timeframe:** 2021-2022 145
- ❖ **Responsible Department or Agency:** Community Development
- ❖ **Objective:** Assist in the development of market rate and affordable housing by providing information and tools to property owners of sites appropriate for housing. 138 134 129

Program H6. Develop a Web-based Land Inventory 143



The City shall develop and maintain a web-based inventory of housing element sites that is updated regularly to identify sites appropriate for housing. The inventory will also track remaining capacity to meet the RHNA in compliance with no-net loss 136 requirements to maintain adequate capacity for lower- and moderate-income housing throughout the Housing Element Planning Period. The inventory will also highlight surplus City-owned sites and other public lands that would be appropriate for affordable housing. 127

- ❖ **Implements which Policy(ies):** H-1.1, H-2.2
- ❖ **Timeframe:** Develop web-based sites inventory in 2021; maintain regularly through ongoing updates. 128
- ❖ **Responsible Department or Agency:** Community Development; Office of Innovation and Economic Development
- ❖ **Objective:** Assist in the development of housing by providing information on land availability. Ensure transparency in the maintenance of adequate sites throughout the Housing Element Planning Period.

Program H7. Expand Housing Types in Single-Unit Zoning 151



The City shall amend the General Plan Land Use Element and the Planning and Development Code to remove maximum densities from specific zones, adopt a floor area ratio-based intensity approach, update development standards for missing-middle housing types, 132 allow greater housing capacity and a variety of housing 152 types throughout the city, including within single-unit residential zones 135

- ❖ **Implements which Policy(ies):** H-1.2, H-1.3
- ❖ **Timeframe:** 2021-2023
- ❖ **Responsible Department or Agency:** Community Development
- ❖ **Objective:** Allow additional units in residential and mixed-use zones to encourage smaller and more affordable units. 146 155 148 139 137 133 131 142

#126

Posted by **KirkVyverberg** on **02/28/2021** at **6:10pm** [Comment ID: 596] - [Link](#)

Agree: 0, Disagree: 0

Missing-middle housing is best sited in the traditional manner as a buffer between Commercial lots and Single -Family neighborhoods, providing a transition-of-scale that protects and enhances both the community centers (Urban Villages) And public transportation in the corridors with intensified use.

#127

Posted by **KirkVyverberg** on **02/28/2021** at **6:06pm** [Comment ID: 595] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Public lands are key to affordable housing in partnership with NGO Affordable Housing Developers and Managers. Allowing higher densities to spread land cost over more units only make land values rise proportionally for private land holders, thwarting the strategy to contribute to affordability.

#128

Posted by **Barbara E Ramm** on **02/19/2021** at **3:47pm** [Comment ID: 317] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Love this idea. I have to admit Sacramento 311 does work incredibly well. Why not just modify something like the 311 app. Actually, I think it could work because it easily navigates maps, addresses, requests, etc. H6 needs to be something like Sacramento 311. Let's do it!

#129

Posted by **Barbara E Ramm** on **02/19/2021** at **3:45pm** [Comment ID: 316] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I've seen the cost and delays and slow development of Pathways to Health and Home and nearly 4 years and \$60 million? later, where is the data? It's possible the City will be able to manage this but the timeframe is way too long. This should be happening immediately and with a 2021 deadline. Maybe it will work and maybe it won't, but the who plan is

dependent on it being up and running so time is of the essence. Shorten this by 1 year and start it immediately.

#130

Posted by **E.S.** on **02/20/2021** at **12:27am** [Comment ID: 327] - [Link](#)

Agree: 1, Disagree: -1

Single family housing should not be upzoned in the older neighborhoods of Sac. It will completely ruin the character of these classic historic charming neighborhoods. First you build high-rises in the downtown area and nobody can afford to live there, so they move to Midtown, then Midtown has managed to designate most of the area as historic districts thus they are protected from uncontrolled development. Now you want to build 4-plexes on any single family lot throughout Sac. You know these will not be affordable houses for low income - they will just increase the property values of everyone which prices everyone out of the neighborhood except the highly paid from the Bay Area.

#131

Posted by **Barbara E Ramm** on **02/19/2021** at **3:48pm** [Comment ID: 318] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: -1

Program H7 - Excellent idea! Shorten the time frame to 2021. Just get it done. See if you can get it done by the Summer!

#132

Posted by **Jason Weiner** on **02/22/2021** at **6:56pm** [Comment ID: 435] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -1

I very much support this proposed change as a way to bring down housing costs by increasing allowed densities. But it must be paired with design standards (NOT strict requirements) so that the additional density is accepted by neighborhood residents.

#133

Posted by **Sean Walker** on **02/17/2021** at **3:48pm** [Comment ID: 98] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Any location on the "Grid" should automatically be allowed for a mid-rise building given a large enough lot. Any single residence area should allow duplex through quadplex without any resistance.

#134

Posted by **Audrey Melendez** on **02/18/2021** at **7:08pm** [Comment ID: 277] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Walk the neighborhoods, too.

#135

Posted by **Jill Johnson** on **02/21/2021** at **7:09pm** [Comment ID: 364] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -1

This is a must if we are going to respond to the evolving needs of Sacramento. I know there are some people who are NIMBY and we need to better inform residents of the concern and how we all have a social responsibility.

#136

Posted by **Jason Weiner** on **02/22/2021** at **6:53pm** [Comment ID: 432] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I strongly support the City to complete this project. In order to do so, the City Manager and the Council must allocate resources commensurate with what will be needed.

#137

Posted by **K.I. Rogers** on **01/28/2021** at **8:40pm** [Comment ID: 5] - [Link](#)

Agree: 6, Disagree: -2

I agree that cottage style ADU's and some tasteful duplexes that match the neighborhood could work in traditional single-family neighborhoods. In fact, our neighborhood already has that.

I am against tri-plexes and four-plexes. Reasons: parking, infrastructure impact, congestion and loss of trees. And there is no guarantee the units will fit in the neighborhood. Developers may choose economy over style.

#138

Posted by **Luis Fernando Anguiano Quiroz** on **02/22/2021** at **9:42pm** [Comment ID: 447] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

The City of Sacramento should consider a Vacant Property Tax similar to the City of Oakland, CA (<https://www.oaklandca.gov/topics/vacantpropertytax>). This should be an incentive for landlords who have underutilized properties to either develop the property using this tool, or sell the property to another party (preferably community-led coalitions such as land trusts and more).

#139

Posted by **Luree Stetson** on **02/21/2021** at **6:54pm** [Comment ID: 358] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

There needs to be maximum number of multi-plexes within an area to ensure it doesn't significant change the existing neighborhood, i.e. all rental units. With too many absentee landlords the residential neighborhood changes - something the City says won't happen but it is not certain.

#140

Posted by **cristina** on **02/22/2021** at **11:50pm** [Comment ID: 471] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

How will the City protect our local housing market? This policy of removing single family homes will lead to investors out bidding and out buying local home buyers trying to purchase homes, to convert them into lucrative multi-family rental units. What will the City do to curtail this? How will the City protect their citizens who get pushed and forced into being lifelong renters? As we age we have less income opportunities but with inflation and cost of living increases our rent increases far more than property tax amounts homeowners must pay with a mortgage that does not change.

#141

Posted by **Darren** on **02/17/2021** at **10:04pm** [Comment ID: 206] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -1

Consider a vacant parcel tax. It would encourage owners to develop the parcel, but also provide a revenue stream to subsidize development of much-needed housing.

#142

Posted by **Jim Micheaels** on **03/02/2021** at **1:50am** [Comment ID: 683] - [Link](#)

Agree: 0, Disagree: 0

Yes – more housing types in single-unit zoning.

And – do it in a targeted way. Focus missing middle housing as transition between existing traditional single-unit housing and neighborhood commercial centers (which will have multi-story mixed use) and along transit corridors. Implement strong design guidelines to preserve character of neighborhoods. Retain existing housing stock, particularly smaller/older homes which have some hope of remaining affordable, and preserve trees.

#143

Posted by **cristina** on **02/22/2021** at **11:45pm** [Comment ID: 468] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Why is this not being done already and as the first step? This is a great step but introducing this as part of the plan already detailing policy proposals tells me there are decisions being made WITHOUT the data and information to appropriately develop a plan and policy in response to the inventory that's been taken.

#144

Posted by **ClaireK** on **02/18/2021** at **8:28pm** [Comment ID: 298] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

How does open space factor into all of this? Will any vacant parcels be purchased for community use, such as community gardens, parks, other open space?

#145

Posted by **Kate Lenox** on **02/26/2021** at **3:30pm** [Comment ID: 588] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

We have a housing shortage, and I still see vacant lots as I drive through the city, and not just downtown. The city should not only track vacant lots, it should encourage the owners to either build on them or sell in a timely manner. A carrot and stick approach--incentives to develop, penalties for remaining vacant.

#146

Posted by **Rick Henry** on **02/18/2021** at **12:09pm** [Comment ID: 252] - [Link](#)

Agree: 2, Disagree: -1

Again, current zoning allowing 2 ADU's on an R-1 zoned lot and duplexes on corner lots allows for more housing yet preserves the character of existing neighborhoods and won't overload the infrastructure.

#147

Posted by **cristina** on **02/22/2021** at **11:48pm** [Comment ID: 469] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

If this isn't a tool already available and information already known, how does the City know which policies to be implementing to increase housing units?

#148

Posted by **Matt** on **02/17/2021** at **3:22pm** [Comment ID: 94] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: -2

It should be noted that much of the "character" that is attempting to be preserved in existing SF1 neighborhoods around Sacramento is a direct result of racial redlining and racial covenants. Special consideration should not be given to preserve character in neighborhoods that were built on historically racist housing policy.

Reply by **cristina** on **02/23/2021** at **12:01am** [Comment ID: 475] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Unfortunately all of our neighborhoods were built and defined by historically racist land development policy so it would eliminate the entire city. "Character" should largely be tangible details such as building height limits,

setbacks, and other architecture details to prevent houses from looking like a real life version of the house in Disney's "Up" when the skyscrapers surrounded his home.

#149

Posted by **Dov Kadin** on **02/23/2021** at **9:25pm** [Comment ID: 524] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I support this, but again, please increase the maximum development intensity (at minimum, an FAR limit of 2.0) near light rail stops, near high frequency bus routes, and in high opportunity, currently exclusionary areas across the city. The city's proposal is bold, but we can't afford to go from 1.5 FAR limits to 1.0 in R-1 zoned areas.

#150

Posted by **Luree Stetson** on **02/21/2021** at **6:32pm** [Comment ID: 357] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Require specific # of affordable unit(s) based to ensure "no-net loss" of existing affordable housing. Nothing in this plan ensures affordable for people with AMI 50%. Nothing prevents developer from tearing down SF affordable home and building four-plex for higher rents. Cite reports and document that R-1 upzoning actually resulted in more affordable rentals & more diversity in R-1 zones.

#151

Posted by **crystina** on **02/23/2021** at **12:25am** [Comment ID: 480] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Pipe sizing and road sizing cannot be designed appropriately with unpredictable piece meal changes. Consider adding a percentage of parcels per zone that includes existing multi-family to provide a maximum to design for, and the percentage should vary based on the existing infrastructure capacity of the area and the CIP replacement schedule.

#152

Posted by **ClaireK** on **02/18/2021** at **8:33pm** [Comment ID: 299] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: -1

What does it mean to "remove maximum densities" from single family housing zoning? That is a horrible idea for all the reasons stated previously (see H1 comments).

Medium and high density homes should NOT be zoned along with single family homes. Look at the mess made in Midtown in the 1960s and 1970s as historic homes were razed for ugly medium-density apartments. Medium and high density housing belongs downtown or along transit corridors.

#153

Posted by **Chris Jones** on **02/20/2021** at **10:22am** [Comment ID: 341] - [Link](#)

Agree: 1, Disagree: -1

This is something that is being sold as promoting "housing equity" but will likely result in gentrification and displacement as the first places that will experience redevelopment are the low income areas of the city. New construction will likely be for rent, not for sale, and will be at market rates. Oak Park is in direct line of fire with Aggie Square coming online in the next few years.

Anyone who is supporting this with the thought that they're going to be able to get a cheap apartment in Land Park or East Sacramento like they're being told is sorely mistaken

#154

Posted by **Tawny Macedo** on **02/22/2021** at **6:40pm** [Comment ID: 412] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I support this, but again, please increase the maximum development intensity (at minimum, an FAR limit of 2.0) near light rail stops, near high frequency bus routes, and in high opportunity, currently exclusionary areas across the city. The city's proposal is bold, but we can't afford to go from 1.5 FAR limits to 1.0 in R-1 zoned areas.

#155

Posted by **Matt** on **02/16/2021** at **7:26pm** [Comment ID: 68] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Strongly support. Put FAR at 2.0 or more along corridors, 1.5 in neighborhoods.

Program H8. Revisions to Parking Requirements



The City shall consider further eliminating City-mandated parking minimums and explore instituting parking maximums along transit corridors.

❖ **Implements which Policy(ies):** H-1.6

❖ **Timeframe:** 2021-2022

❖ **Responsible Department or Agency:** Community Development (primary); Public Works

❖ **Objective:** Increase financial feasibility of residential development by allowing more of the site to be used for housing.

Program H9. Facilitate Appropriate Development through Specific Plans and Commercial Corridor Action Plans



The City shall prepare specific plans and action plans in infill areas and along commercial corridors that have been historically underserved and have been targeted for development that considers the needs and desires of the neighborhood in which it is located (e.g., Stockton Blvd, Del Paso/Marysville Blvd). The City shall work to conduct neighborhood-level planning with residents to develop customized engagement strategies and anti-displacement solutions in areas targeted for inclusive economic and community development. Infrastructure and California Environmental Quality Act (CEQA) analysis should be included in Specific Plans to facilitate and reduce the length and cost of the development review process.

❖ **Implements which Policy(ies):** H-1.6, H-1.7, H-1.8, H-4.1, H-4.2, H-4.4, H-5.1, H-5.3

❖ **Timeframe:** Initiate one specific plan or action plan every 1-2 years during the planning period, starting in 2021 with the Stockton Blvd Plan.

❖ **Responsible Department or Agency:** Community Development

❖ **Objective:** Facilitate infill housing through the development of specific plans.



Program H10. Targeted Infill Infrastructure Strategies



The City shall conduct infrastructure analyses and targeted studies to understand existing capacity and conditions in infill areas of the City that are being targeted for inclusive economic and community development. The City shall identify area-specific infrastructure improvements and prepare local area finance plans as feasible to lower construction costs and catalyze development in targeted areas.

❖ **Implements which Policy(ies):** H-1.8, H-4.1

❖ **Timeframe:** Begin conducting infrastructure analyses in 2021 and begin preparation of local area finance plans in 2023.

❖ **Responsible Department or Agency:** Community Development (primary); Public Works; Office of Innovation and Economic Development

❖ **Objective:** Remove barriers for infill development by preparing infrastructure finance strategies as needed in target areas through 2029.



#156

Posted by **Barbara E Ramm** on **02/19/2021** at **3:56pm** [Comment ID: 320] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Program H9 - Great idea that should be happening right now and in fact, I thought this planning was already happening. Move on this very quickly. The communities know what they want but they also might want things to stay the same. But if we Lean In and Listen, we might be able to find common ground for development. Let's start Monday!

#157

Posted by **Barbara E Ramm** on **02/19/2021** at **3:58pm** [Comment ID: 321] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Program H10 - Doesn't H9 have to happen before H10? I'm no expert, but it makes sense to me you would work to get the community input in H9 and then work on H10.

#158

Posted by **Barbara E Ramm** on **02/19/2021** at **3:49pm** [Comment ID: 319] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Program H8 - Great idea! Shorten the timeframe to 2021. I don't understand why the City has to give the City so much time to make a change to the City's planning. Lean in and Just do it!

#159

Posted by **KirkVyverberg** on **02/28/2021** at **6:21pm** [Comment ID: 598] - [Link](#)

Agree: 0, Disagree: 0

Corridor Plans are essential to design for both the needs of the City and the local residents. Every corridor is a Local Neighborhood Main Street.

#160

Posted by **K.I. Rogers** on **01/28/2021** at **8:46pm** [Comment ID: 7] - [Link](#)

Agree: 1, Disagree: 0

It would be nice to keep from displacing low-income families, but if you are changing all R1 zoning, that's going to take a LOT of oversight to ensure property investors don't gentrify an area and push locals out.

#161

Posted by **Dr. Ajay S. Singh** on **02/17/2021** at **10:48pm** [Comment ID: 214] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I agree with applying parking maximums. I suggest adding the ability to provide parking minimums for ride share companies- cars, bikes, scooters- other than sidewalks, public spaces.

#162

Posted by **India** on **02/01/2021** at **4:22pm** [Comment ID: 35] - [Link](#)

Agree: 0, Disagree: 0

I like the neighborhood-level planning aspect, letting the residents have a say of what they want to see happen to their neighborhood.

#163

Posted by **Steve Schweigerdt** on **02/17/2021** at **6:50pm** [Comment ID: 181] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Marry reduced parking with car sharing programs so those that infrequently need a car have access to one. Think long term about this one and how to build parking that can be adapted to other uses in the future - I like reducing parking but many people are still dependent on their cars for now.

#164

Posted by **K.I. Rogers** on **01/28/2021** at **8:44pm** [Comment ID: 6] - [Link](#)

Agree: 5, Disagree: 0

More people = more cars and congestion. If people choose to live this way in midtown and downtown, that's fine. neighborhoods outside that area, but nearby did not choose to live that way. And they should not be forced to. I believe in

walking and biking when I can. In reality, need a car to run several children around, errands and get home on time. I really like Midtown, but my lifestyle is NOT a midtown lifestyle. Please consider ALL types of populations.

Reply by **crystina** on **02/22/2021** at **11:42pm** [Comment ID: 467] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

I agree. And even with these areas people have chosen less car or car-less lifestyles, what is the City doing for emergency preparedness if there is a need for emergency evacuation?

#165

Posted by **KirkVyverberg** on **02/28/2021** at **6:18pm** [Comment ID: 597] - [Link](#)

Agree: 0, Disagree: 0

Reducing parking land use should be an ideal. First, remember that most cars will be Electric by 2040 requiring overnight charging and providing emergency back-up power to homes. So all homes should have at least one space.

Minimum requirements are also needed in Corridors that have intensive institutional use like colleges and high schools - even in TOD areas - and where overflow in Residential Neighborhoods would be problematic.

These requirements will help keep narrow traditional neighborhood streets clear for emergency fire service and mitigate for the waiver provided ADUs.

#166

Posted by **Pedro Peterson** on **02/28/2021** at **7:30pm** [Comment ID: 620] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I strongly support this proposal. Consider allowing developers to meet any remaining parking minimums through the provision of bicycle parking or other transportation demand management provisions.

#167

Posted by **Audrey Melendez** on **02/18/2021** at **7:14pm** [Comment ID: 279] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Don't forget parks and community gardens.

#168

Posted by **cristina** on **02/23/2021** at **12:07am** [Comment ID: 478] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Who will benefit from this housing that discourages having a vehicle? There is a very small demographic that is able to utilize public transit due to preference, this housing would become exclusive and inequitable as only a small demographic would be able to use it.

#169

Posted by **Lamaia Coleman** on **02/23/2021** at **1:57am** [Comment ID: 504] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Great idea to remove parking minimums and explore parking maximums near transit. This also works well with Co-housing communities where people tend to share and living w 1 car is easier.

#170

Posted by **KirkVyverberg** on **02/28/2021** at **6:25pm** [Comment ID: 599] - [Link](#)

Agree: 0, Disagree: 0

Developing Targeted Infrastructure planning will be key to reducing City cost, developer costs and meeting Affordable Housing goals. The ability to do this on Corridors make this a superior strategy than upgrading infrastructure in residential areas targeted for density increases, after the fact - and at the expense of the City. Developers of many Missing Middle infill units would NOT have to pay for infrastructure upgrades, as they would on a Commercial or Mixed-Use lots.

#171

Posted by **Kate Lenox** on **02/26/2021** at **3:35pm** [Comment ID: 589] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Parking maximums for private cars near public transportation makes sense. As someone else commented., there should be dedicated space for ride sharing vehicles, bikes and scooters. Too often bikes and scooters are left on sidewalks, causing problems for pedestrians, especially those with visual or mobility impairments.

#172

Posted by **Aaron Winters** on **02/17/2021** at **4:42pm** [Comment ID: 126] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Absolutely need to re-zone/convert perennially abandoned or underused commercial/retail space in these areas. It's ridiculous that a development like Fruitridge Center is the closest thing to progress along Stockton (net gain: Starbucks) when the very real effects of homelessness are centered all around it.

#173

Posted by **Luis Fernando Anguiano Quiroz** on **02/23/2021** at **3:08am** [Comment ID: 515] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This is a great thing! Parking maximums are the best option given the effects that cars have on walkability, the environment, and land used for storing cars (a lot).

#174

Posted by **ClaireK** on **02/18/2021** at **8:39pm** [Comment ID: 301] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I hope this doesn't end up like the Railyards and Township 9.

TOD is great when it's thoughtfully planned.

#175

Posted by **Jason Weiner** on **02/22/2021** at **6:59pm** [Comment ID: 437] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I strongly support this proposal. It must be paired with safe bike/scooter pathways to schools and commercial corridors to encourage people to reduce their number of cars.

#176

Posted by **Dr. Ajay S. Singh** on **02/17/2021** at **10:53pm** [Comment ID: 215] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I agree that working with neighborhood associations is the right approach but needs to be coupled with a plan for keeping residents in their home or provide them with first right of refusal for new development.

#177

Posted by **Rick Henry** on **02/18/2021** at **12:13pm** [Comment ID: 253] - [Link](#)

Agree: 1, Disagree: 0

Senior citizens rely on their cars for mobility since public transit in this city is inadequate and not safe for senior citizens. Applying parking maximums will drive people out to the suburbs and increase highway congestion and air pollution

#178

Posted by **Lamaia Coleman** on **02/23/2021** at **2:01am** [Comment ID: 506] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I support this. Getting local community input from longer term residents of the communities as to their needs and desires is really important as is finding anti-displacement solutions.

#179

Posted by **cristina** on **02/23/2021** at **12:04am** [Comment ID: 477] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

How will the City ensure safe emergency evacuations for people without vehicles?

#180

Posted by **ClaireK** on **02/18/2021** at **8:36pm** [Comment ID: 300] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: -1

This will only push cars into existing neighborhood parking. We saw it happen in Midtown and it's one of the reasons we fled to East Sac. No one is going to "not have a car" in Sacramento.

Reply by **Dov Kadin** on **02/23/2021** at **9:28pm** [Comment ID: 526] - [Link](#)

Agree: 0, Disagree: 0

I "don't have a car" and live in Sacramento

#181

Posted by **Kimmy** on **02/19/2021** at **1:20pm** [Comment ID: 311] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

When working on infill housing, make sure these are affordable units- not luxury apartment complexes

#182

Posted by **cristina** on **02/23/2021** at **12:04am** [Comment ID: 476] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

How will the City ensure that disabled people are able to still have their independence and mobility with less housing that offers housing?

#183

Posted by **Pedro Peterson** on **02/28/2021** at **7:54pm** [Comment ID: 623] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Implement VMT-based analysis of transportation impacts and eliminate level-of-service analysis.

#184

Posted by **Christopher Montgomery** on **02/18/2021** at **1:04pm** [Comment ID: 263] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: -1

There are so many empty residential lots through out the city and surrounding areas. A lot of them were purchased in the 1990's or before. What can we do to make these people DO something with this land. It doesn't seem right to purchase a lot and sit on it for 30-40 years. Especially since there has been three housing booms since there purchase and people need land, but they just sit on it. It also looks bad for the neighbors homes when you see nice homes and in between are

weeds as tall as there cars. I suggest an ordinance or a push that basically states empty lots in residential neighborhoods will need to be infilled no later than 2030.

#185

Posted by **Dov Kadin** on **02/23/2021** at **9:26pm** [Comment ID: 525] - [Link](#)

Agree: 0, Disagree: 0

This is a critical change that is very necessary in Sacramento. Project proponents should be able to decide how much parking is needed, instead of the city dictating it based on outdated standards. We are trying to get people out of their vehicles, so there is no need to require parking, since it adds significant costs to constructing new housing and thus increases rents. Parking maximums near transit and in job centers are an excellent way to maximize new units as well.

#186

Posted by **Tawny Macedo** on **02/22/2021** at **6:41pm** [Comment ID: 413] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: -1

This is a critical change that is very necessary in Sacramento. Project proponents should be able to decide how much parking is needed, instead of the city dictating it based on outdated standards. We are trying to get people out of their vehicles, so there is no need to require parking, since it adds significant costs to constructing new housing and thus increases rents. Parking maximums near transit and in job centers are an excellent way to maximize new units as well.

#187

Posted by **Matt** on **02/16/2021** at **7:27pm** [Comment ID: 69] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: -1

I support removing parking minimums and even putting in maximums. However, that should also come with more reliable, regular transit options and bicycle lanes.

Program H22. Explore Methods to Further Reduce the Expense and Uncertainty Associated with the Planning and Building Permit Process



The City shall explore further actions for streamlining and simplifying the planning approval and building permit processes. The City shall work with ²⁰⁶infill housing developers to review current processes and fees to identify ways to reduce costs and streamline processes for small infill developers. ²⁰⁴

- ❖ **Implements which Policy(ies):** H-1.4, H-1.5 ¹⁹²
- ❖ **Timeframe:** 202-²⁰³
- ❖ **Responsible Department or Agency:** Community Development ¹⁹⁴
- ❖ **Objective:** Continue to streamline and make the development process as simple as possible. ¹⁹¹

199

Program H26. Infill Housing Prototypes



The City shall work with infill developers and other stakeholders on replicable site plans or architectural plans to reduce pre-development costs and expedite the planning approval process for a variety of infill housing, including ¹⁹⁶plexes, fourplexes, bungalow courts, and other ¹⁹⁰workforce housing types, that can be used throughout the City.

- ❖ **Implements which Policy(ies):** H-1.6 ¹⁹⁷
- ❖ **Timeframe:** 2025 ²⁰¹
- ❖ **Responsible Department or Agency:** Office of Innovation and Economic Development; Community Development ¹⁹⁸
- ❖ **Objective:** Increase the development and construction of housing that is affordable by design. ¹⁹³

200

189

Program H29. Monitor Status of Flood Protection Improvements and Impact on Meeting the RHNA



The City shall monitor the status of flood protection improvements in the Natomas Basin planned for 2025 and the associated residential cap on ¹⁸⁸building permits in the Natomas Basin (i.e., 1,000 single units and 500 multi-units per calendar year). If the residential building permit cap would impact the City's ability to meet the lower-income RHNA, the City will take action to eliminate ¹⁹⁵the potential impact or will ensure that adequate sites are available, or made available, in other areas of the City.

- ❖ **Implements which Policy(ies):** H-1.1
- ❖ **Timeframe:** Monitor residential building permits annually; make determination of impact on ability to meet lower-income RHNA in 2025, and take action to eliminate impact or identify replacement sites by the end of calendar year 2025.
- ❖ **Responsible Department or Agency:** Community Development
- ❖ **Objective:** Ensure the City has adequate capacity to meet the lower-income RHNA.

207

#188

Posted by **Barbara E Ramm** on **02/19/2021** at **4:06pm** [Comment ID: 324] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Program H29 - 5 years is too long. What if you have a 100 year flood in 2022?

#189

Posted by **Barbara E Ramm** on **02/19/2021** at **4:03pm** [Comment ID: 323] - [Link](#)

Type: Question

Agree: 0, Disagree: -1

Program H26 - Excellent idea. 2025 is 4 years too long. Why does everything take so long when the City is writing the proposal? Make sure all of the developers are as local as possible. This is critically important.

#190

Posted by **ClaireK** on **02/18/2021** at **8:40pm** [Comment ID: 302] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Again, this sounds like what happened in Midtown in the 1960s and 1970s. Ugly, cheap apartments that should now probably be razed and rebuilt.

#191

Posted by **Barbara E Ramm** on **02/19/2021** at **4:01pm** [Comment ID: 322] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Program H22 - Explore Methods to Further Reduce, etc., etc. This is so critical to implementation of the 8 year plan. It is too too vague. What are the actual steps that can be streamlined and by how much in 2021? Then actual steps that can be streamlined for 2022 until by 2023 there are no more steps to streamline. 4 years is way, way too long. Cut the process in half by 2022.

#192

Posted by **KirkVyverberg** on **02/28/2021** at **6:29pm** [Comment ID: 600] - [Link](#)

Agree: 0, Disagree: 0

Permit Streamlining is a good ideal, yet should not take away the voice of community reviewers. Local knowledge of neighborhood character and historic context can add to a project's social benefits and acceptance. Also, Director Appeals allow for designs to further have the input of professional urban designers and architectural review panels. Priceless.

#193

Posted by **Kate Lenox** on **02/26/2021** at **3:42pm** [Comment ID: 590] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Building plans--massing, footprint, floor plans could be duplicated, but exterior elevations should be adapted to fit the neighborhood and avoid cookie cutter buildings. This is done all the time in single family home developments, where houses with the same floor plan have different exteriors.

#194

Posted by **K.I. Rogers** on **01/28/2021** at **8:48pm** [Comment ID: 8] - [Link](#)

Agree: 3, Disagree: 0

One of the best things you could do is make it easy for a homeowner to build an ADU in their backyard. Many neighbors have been discouraged by the fees and restrictions to do so.

#195

Posted by **ClaireK** on **02/18/2021** at **8:42pm** [Comment ID: 303] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

As long as taxpayers don't have to pick up the tab when it floods.

#196

Posted by **Pedro Peterson** on **02/28/2021** at **7:53pm** [Comment ID: 622] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Why not a larger range of multifamily project types? In places with larger lots, well served by transit, large multifamily

projects should also be expedited.

#197

Posted by **KirkVyverberg** on **02/28/2021** at **6:32pm** [Comment ID: 601] - [Link](#)

Agree: 0, Disagree: 0

Prototypes are excellent guidance to development and allow the input of citizen groups to designs. that fit the context of their neighborhoods, without undue interference with actual project permitting.

#198

Posted by **Luree Stetson** on **02/21/2021** at **7:02pm** [Comment ID: 359] - [Link](#)

Agree: 0, Disagree: 0

This was done several years ago for SF projects, and resulted in cookie cutter designs which didn't reflect older SF homes in older neighborhoods. Design was very simple and less detailed windows, porches, etc.

#199

Posted by **Kerrin West** on **02/17/2021** at **4:31pm** [Comment ID: 118] - [Link](#)

Agree: 0, Disagree: 0

On line submittals should be simplified and all submittals taken in. If something is missing it becomes a plan check comment. Keep the process moving. Eliminate the Gate-Keeper please.

#200

Posted by **Kerrin West** on **02/17/2021** at **4:32pm** [Comment ID: 119] - [Link](#)

Agree: 0, Disagree: 0

Yes! the sooner the better. Many creative options exist and should be allowed.

#201

Posted by **James** on **02/17/2021** at **11:45pm** [Comment ID: 223] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Extend this to ADUs. Pre-reviewed/approved house plans for ADUs. Also for new larger subdivisions (40 more homes)

condition the projects to provide ADU plans for their lots.

#202

Posted by **Matt** on **02/17/2021** at **2:59pm** [Comment ID: 92] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Consider adding a streamlined review process for projects that have plans stamped by a licensed architect.

#203

Posted by **Brandon** on **03/01/2021** at **5:11pm** [Comment ID: 654] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

The timeframe on this seems like it could be shortened a bit. We have been talking about streamlining these processes for well over a decade and we have seen how quickly we can move on these types of issues considering the rapid adoption of streamlines procedures related to the COVID-19 Pandemic.

#204

Posted by **Dr. Ajay S. Singh** on **02/17/2021** at **10:55pm** [Comment ID: 216] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This is a good idea. Working with smaller developers ay bring in more investment.

#205

Posted by **Aaron Winters** on **02/17/2021** at **4:47pm** [Comment ID: 131] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Does 'small' refer to size of project or size of developer? As above, I oppose outsourcing community-building to large/corporate interests from out of the area.

#206

Posted by **Pedro Peterson** on **02/28/2021** at **7:51pm** [Comment ID: 621] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Why limit input to "small" developers and how is this even defined? Input from development community writ large should be considered.

#207

Posted by **Rick Henry** on **02/18/2021** at **12:26pm** [Comment ID: 256] - [Link](#)

Agree: 1, Disagree: 0

Natomas flooded all the time when I was young so the City needs to maintain strict flood protection for current and future residents, not make them more likely to be flood victims

Program H42. Construction Skills Educational Alignment



The City shall work with local high school districts, higher educational institutions, related non-profit agencies, and representatives of the building trades through the creation and regular convening of a taskforce to do outreach and educate youth on construction job options and benefits, develop training pathways and system coordination and enhance programs to ensure sufficient, local skilled labor within our region.

- ❖ **Implements which Policy(ies):** H-1.10
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department or Agency:** Office of Innovation and Economic Development
- ❖ **Objective:** Support efforts for continued coordination and alignment of construction workforce pathways, including outreach and training pipelines for the much-needed expansion and availability of a local construction workforce.

Program H44. Funding Complete Neighborhoods



The City shall pursue funding to provide critical infrastructure, amenities, and services in areas targeted for inclusive economic and community development.



- ❖ **Implements which Policy(ies):** H-1.8, H-4.1
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department or Agency:** Community Development; Youth, Parks, and Community Enrichment (YPCE); Utilities; Public Works; Office of Innovation and Economic Development
- ❖ **Objective:** Obtain grant funding to assist with infill development including amenities and services in areas targeted for inclusive economic and community development.

#208

Posted by **KirkVyverberg** on **02/28/2021** at **6:40pm** [Comment ID: 603] - [Link](#)

Agree: 0, Disagree: 0

Investing in Complete Neighborhoods should be completed with strong Design Guidance requirements for quality Public Space in the Mixed-Use interface with the public realm.

#209

Posted by **ClaireK** on **02/18/2021** at **8:43pm** [Comment ID: 304] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This is desperately needed, bravo!

#210

Posted by **Barbara E Ramm** on **02/19/2021** at **4:10pm** [Comment ID: 325] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

H42 - Great idea and this should really be a priority and implemented immediately. Every builder in the city of Sacramento should have some kind of apprenticeship program in order to get a city contract. No exceptions.

#211

Posted by **cristina** on **02/23/2021** at **12:35am** [Comment ID: 482] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

If it has not already been defined elsewhere, "inclusive" needs to be clearly defined.

#212

Posted by **PATTY WAIT** on **02/17/2021** at **5:08pm** [Comment ID: 147] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Please be sure and include residents from these communities to ensure the services and amenities meet their needs

Reply by **Jill Johnson** on **02/21/2021** at **7:15pm** [Comment ID: 366] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I second that. Please communicate with associations or mailings.

#213

Posted by **KirkVyverberg** on **02/28/2021** at **6:37pm** [Comment ID: 602] - [Link](#)

Agree: 0, Disagree: 0

Skills Training should be the job of Unions, not the City. We should consider requiring Prevailing Wage or Union labor requirements on market rate development when RHNA objectives are close to achievement. Note that the Housing Affordability Crisis is a Wage Stagnation Crisis in essential labor markets.

#214

Posted by **K.I. Rogers** on **01/28/2021** at **8:50pm** [Comment ID: 9] - [Link](#)

Agree: 3, Disagree: 0

This would be great. I hear there are plans for a local charter school focused on the trades (plumbing/construction/electrical). It would be nice to know when they will will open. It will probably take longer than 8 years to see the results. I am very supportive of local youth being offered opportunities in well-paying trades.

#215

Posted by **Lamaia Coleman** on **02/23/2021** at **2:07am** [Comment ID: 510] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This needs to target all students, not just poor or minority students. Trades are good jobs.

#216

Posted by **Kimmy** on **02/19/2021** at **1:25pm** [Comment ID: 312] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

All neighborhoods should have access to green space (parks/ shade trees), as well as be able to get around using active transport (biking, walking, scootering etc.)- and the services that support these need to be included in the planning from the start and not added as an afterthought. Also complete neighborhoods must include easy access to essential services (like grocery stores and schools)

#217

Posted by **cristina** on **02/23/2021** at **12:32am** [Comment ID: 481] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Schools that have the lowest college attendance afterwards should be highest priority for this program.

#218

Posted by **K.I. Rogers** on **01/28/2021** at **8:52pm** [Comment ID: 10] - [Link](#)

Agree: 0, Disagree: 0

This is good to see. Infrastructure is key to successful neighborhoods. Although the change in R1 zoning means ALL single-family homes are open for multi-units. It will take more than 8 years to upgrade every neighborhood in Sacramento. It will take more than 20 years too!

#219

Posted by **Jill Johnson** on **02/21/2021** at **7:14pm** [Comment ID: 365] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Coordinate with districts - all districts receive funding for pathways if they apply for it. I would also recommend creating a committee where you work with city repr, union reps, community college rep, district rep, and even the department of education. Oakland Unified has a strong pathway program.

#220

Posted by **Dr. Ajay S. Singh** on **02/17/2021** at **10:58pm** [Comment ID: 217] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Other states use unions to train apprentices. I suggest Sacramento work with trade unions and community colleges to

increase skilled labor.

#221

Posted by **Kate Lenox** on **02/26/2021** at **3:46pm** [Comment ID: 591] - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

While I support greater density in my neighborhood, East Sac, I'm extremely disappointed that our two new developments were allowed to have so little park space. East Sac already has the least park space per capita. The city should work with the County to develop the Paradise Beach area so that there could be a park there comparable to the others along the American River. I also question why there is a golf course in the Parkway. Acres and acres devoted to a game only a few people play.

#222

Posted by **Luis Fernando Anguiano Quiroz** on **02/23/2021** at **3:11am** [Comment ID: 516] - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

This would pair up perfectly with the push to make city colleges free for individuals, with the understanding that a four-year degree is not required to be a valuable member to our communities. The stigma against city college education is too negative.

#223

Posted by **Steve Schweigerdt** on **02/17/2021** at **6:51pm** [Comment ID: 182] - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

Support this to create green walkable and bikable streets. Reimagine excess ROW with community serving assets.

#224

Posted by **Devin Lavelle** on **02/17/2021** at **5:23pm** [Comment ID: 153] - [Link](#)

Type: *Suggestion*

Agree: 1, Disagree: 0

The city should study and correct how existing capital funding streams related to development exacerbate existing

inequities within the city.

#225

Posted by **Rick Henry** on **02/18/2021** at **12:31pm** [Comment ID: 258] - [Link](#)

Agree: 2, Disagree: 0

My friend's son in San Diego County went into a free auto training program offered by BMW Corp. and the only requirement was that he work at a BMW dealership for two years.

Corporations all over Europe offer apprenticeship programs to provide vocational education, why isn't that done here ?

#226

Posted by **Sean Walker** on **02/17/2021** at **3:52pm** [Comment ID: 99] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

Bring back shop classes in all schools.

#227

Posted by **Jill Johnson** on **02/21/2021** at **7:16pm** [Comment ID: 367] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Every community should have access to fresh fruit and veggies at a grocery store within walking from their house. Less liquor stores - let's evaluate what is going in around our highest needs communities.

#228

Posted by **Kate Lenox** on **02/26/2021** at **5:44pm** [Comment ID: 592] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

We need to support licensed apprenticeship programs in the construction trades. They provide a pathway to well paying jobs without a four year degree, and they can't be outsourced.

#229

Posted by **Audrey Melendez** on **02/18/2021** at **7:23pm** [Comment ID: 280] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Safe walking and bicycle paths that don't disappear at intersections and are separated adequately from high-speed traffic and bicycle racks at all commercial sites would help.

#230

Posted by **ClaireK** on **02/18/2021** at **8:44pm** [Comment ID: 305] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -1

Yes, this seems more realistic than imagining that eliminating single family zoning will allow lower income residents to move from South Sac to Land Park.

#231

Posted by **Don Connor** on **02/17/2021** at **4:23pm** [Comment ID: 111] - [Link](#)

Agree: 2, Disagree: 0

The city should resurrect the model of vocational/trade education in high school. REAL trades, not just culinary, robotics, law or other pre-professional programs. But ones where a student can graduate from high school with hands on experience in the building trades and auto shop. It is wrong that the only way students who don't desire college can gain these skills is paying for them with high cost students loans in college.

#232

Posted by **Richard Fern** on **02/17/2021** at **4:49pm** [Comment ID: 135] - [Link](#)

Agree: 1, Disagree: -1

I REJECT your plan to help the lazy people of Sacramento. Please stop wasting taxpayers money on such projects and do something constructive like repair the roads of Sacramento.

#233

Posted by **Tawny Macedo** on **02/22/2021** at **6:42pm** [Comment ID: 414] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I support this proposal. The city has limited revenue and resources, and has to prioritize certain projects. Unfortunately, in the past, it has underinvested in certain areas of the city which tend to be lower-income areas and have more non-white residents. These areas need attention and investment from the city in order to reduce disparities in services, pedestrian deaths, and public health. An equity-based framework would begin to reduce these disparities and reprioritize spending into the areas that need the most investment in order to improve the lives of those living there.

#234

Posted by **Dov Kadin** on **02/23/2021** at **9:31pm** [Comment ID: 527] - [Link](#)

Agree: 0, Disagree: 0

I support this proposal. The city has limited revenue and resources, and has to prioritize certain projects. Unfortunately, in the past, it has underinvested in certain areas of the city which tend to be lower-income areas and have more non-white residents. These areas need attention and investment from the city in order to reduce disparities in services, pedestrian deaths, and public health. An equity-based framework would begin to reduce these disparities and reprioritize spending into the areas that need the most investment in order to improve the lives of those living there.

#235

Posted by **Jay** on **02/23/2021** at **2:06am** [Comment ID: 509] - [Link](#)

Agree: 0, Disagree: 0

I am in support of H 42 as it addresses some of the gaps and inequities around housing resources as well as opportunities for youth jobs in the trades.

#236

Posted by **James** on **02/17/2021** at **11:47pm** [Comment ID: 225] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Is there good analysis on why the construction trades never recovered after the 2008 recession?

#237

Posted by **Matt** on **02/16/2021** at **7:30pm** [Comment ID: 70] - [Link](#)

Agree: 3, Disagree: 0

We need to reinvest in neighborhoods that have been underfunded in the past.

#238

Posted by **Rick Henry** on **02/18/2021** at **12:37pm** [Comment ID: 262] - [Link](#)

Agree: 2, Disagree: 0

National corporations that build housing should include funding for neighborhood services and amenities, why should the city bail out wealthy corporate developers



Goal 2: Increasing Affordable and Workforce Housing Production

Support the production of 16,769 new lower-income housing units by 2029 and increase other affordable housing opportunities within the existing housing stock.

Policies

H-2.1 Provide Opportunities for Affordable Housing Throughout the City

The City shall ensure that there are sites zoned appropriately for affordable housing in each of the City's 10 community plan areas, especially high resource areas.

H-2.2 Maximize Use of Public Properties for Affordable Housing and Shelters

The City shall make City-owned properties that are no longer needed for current or foreseeable future public operations available for the development of affordable housing and emergency shelter space to the maximum extent feasible, and shall encourage other public entities to do so as well.

H-2.3 Assist in the Development of Affordable Housing

The City and SHRA shall assist affordable housing developments through site identification, direct funding, supporting funding applications, land donation, expedited permit review, and other incentives.

H-2.4 Provide Deferrals and Zero-Dollar Impact Fees for Affordable Housing

The City shall continue to offer deferrals of City-controlled impact fees and consider the continuation of zero-dollar impact fees for affordable housing units.

H-2.5 Create Additional Local Funding for Affordable Housing

The City shall strive to create additional local funding for affordable housing.

H-2.6 Advocate for State and Federal Legislative Changes

The City shall advocate for additional financial resources and legislative changes from the State and Federal government to support the production of affordable housing.

H-2.7 Commercial Linkage Fee

The City shall continue to require new commercial development to meet the housing demand they generate, particularly the need for affordable housing for lower-income workers.

H-2.8 Support Innovative Construction Methods

The City shall support and encourage the development and construction industries to implement new technologies and opportunities to build housing that is more affordable by design.

H-2.9 Shared and Intergenerational Housing

The City shall encourage micro-unit housing in combination with significant shared community space and shared and intergenerational housing models to help meet the housing needs of aging adults, students, and lower-income individuals.

H-2.10 Awareness and Support

The City shall work to increase community awareness and support for affordable housing citywide.

#001

Posted by **E.S.** on **02/20/2021** at **12:47am** [Comment ID: 330] - [Link](#)

Agree: 0, Disagree: 0

First the city builds high-rises in downtown and people are displaced to midtown because the rents are so high. Then people move to midtown. Now many midtown residents have been designated as part of a historic district, which is protective from developers. Apartments are built that are not for the low income but the wealthy. Now the city wants to allow developers to turn every single family resident property just outside midtown into a 4-plex with 2 ADUs. These will not be affordable units for low income families. They will be small units for the wealthy.

#002

Posted by **Joanne Vinton** on **02/02/2021** at **12:25pm** [Comment ID: 41] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Just in case you haven't had a chance, here's the URL for the housing goal in the Master Plan for Aging:
<https://mpa.aging.ca.gov/Goals/1>

#003

Posted by **PATTY WAIT** on **02/17/2021** at **5:26pm** [Comment ID: 156] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Multigeneration housing meets the needs of families, not just older adults. The family may need assistance with child care, or monetary support. This type of housing supports the entire family not just older adults. Please amend this policy to reflect the whole picture

#004

Posted by **Karen** on **02/21/2021** at **1:25pm** [Comment ID: 354] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

With so much post-Covid empty office space, can some of it be repurposed for housing?

#005

Posted by **Shira Lane** on **02/17/2021** at **8:33pm** [Comment ID: 190] - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

eco friendly tiny studio spaces

#006

Posted by **Pedro Peterson** on **02/28/2021** at **8:16pm** [Comment ID: 628] - [Link](#)

Type: *Question*

Agree: 0, Disagree: 0

Does this include modular construction?

#007

Posted by **Kerrin West** on **02/17/2021** at **4:41pm** [Comment ID: 125] - [Link](#)

Agree: 1, Disagree: -1

Ultimately we need to reduce some regulations and figure out a way to actually build 'affordable' housing again. To build a house (large or small) developing a lot and just getting it ready to start building can cost between 100k and 200k, it makes it impossible to create something affordable with this much cost dedicated to fees and infrastructure. Add on solar, and new title 24 requirements and costs just keep soaring.

Reply by **Aaron Winters** on **02/18/2021** at **3:14pm** [Comment ID: 265] - [Link](#)

Type: *Suggestion*

Agree: 0, Disagree: 0

Dubious at best that lower regulations/fees will ever result in consumer savings.

#008

Posted by **Asia Lee** on **02/18/2021** at **11:53am** [Comment ID: 248] - [Link](#)

Type: *Question*

Agree: 0, Disagree: 0

Since we are still in a pandemic, how will these buildings be managed to maintain COVID-19 safety protocols?

#009

Posted by **Joanne Vinton** on **02/06/2021** at **3:31pm** [Comment ID: 55] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

1. I prefer "affordable housing" to "low income" housing. The latter implies that a large group of people hasn't succeeded in life, so need handouts. The reality is that government/society has failed to build enough housing for all, and owners of rentals have raised rents artificially high--much higher than they're actually worth.
2. My mom lives in assisted living in Oregon. The staff feel proud that they're working to help the elderly, but in fact, they fail to ask what their residents want or need. Likewise, I think that developers of affordable housing feel good about themselves for their goals, but do they ever ask what residents want? My impression is that developers/managers think residents should shut up and be happy for having a place to live.
3. USA Properties has built a few non-smoking apartment buildings for seniors in Sacramento. I visited them, but found the same unpleasant hotel-style building. Also, one of the managers told me that residents are not supposed to smoke, but some inevitably break the rules. This is why motel-style buildings are better--no enclosed hallways. Residents' front doors open to the outside. This is especially important now that marijuana is legal.

Reply by **Joanne Vinton** on **02/25/2021** at **11:32am** [Comment ID: 570] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Link to a photo of a good-looking, four-story motel with elevator--Travelodge, West Yellowstone (elevator not visible):

https://www.wyndhamhotels.com/content/dam/property-images/en-us/tl/us/mt/gardiner/15340/15340_exterior_day_1.jpg?downsize=1800:*;

#010

Posted by **Laura West** on **02/17/2021** at **7:25pm** [Comment ID: 185] - [Link](#)

Agree: 0, Disagree: 0

This is a great idea

#011

Posted by **PATTY WAIT** on **02/17/2021** at **5:23pm** [Comment ID: 154] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Consider an innovative use of medcare or medcal funds to build a mixed use facility. It would include universal design housing units and provide housing for folks who require some life support, units for folks who can offer that assistance, and just general units. This covers a variety of housing needs

#012

Posted by **Asia Lee** on **02/18/2021** at **12:28pm** [Comment ID: 257] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

To counter individual blame on marginalized folks in need of affordable housing, there should be effective campaigns to bring awareness as to how affordable housing can help uplift communities despite not being an end-all solution. These campaigns should include community leaders, folks who will be using affordable housing themselves, college students, etc.

#013

Posted by **Asia Lee** on **02/18/2021** at **12:21pm** [Comment ID: 255] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Will there be an accessible application process and tenant protections for those who will be participating in affordable housing?

#014

Posted by **Kerrin West** on **02/17/2021** at **4:35pm** [Comment ID: 122] - [Link](#)

Agree: 0, Disagree: 0

Yes please!

#015

Posted by **Joanne Vinton** on **02/14/2021** at **12:55pm** [Comment ID: 58] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -1

Hopefully any City-owned properties near freeways will NOT be used for housing. There's too much noise and air

pollution.

#016

Posted by **Kerrin West** on **02/17/2021** at **4:34pm** [Comment ID: 121] - [Link](#)

Agree: 0, Disagree: 0

The City shouldn't be trying to solve the actual design of affordable housing or shelters but should allow architects who are innovative to do so. You can not build affordable with prevailing wage either, sorry but you add obscene costs when doing this, and these dollars need to be spent wisely.

#017

Posted by **Mimi Budd** on **03/01/2021** at **2:29pm** [Comment ID: 645] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

The City needs to institute policies that REQUIRE affordable -----not just market rate....housing. For example, require developers to devote a percentage (eg 15-20%) of newly built housing unites for very low income residents (defined as making less than 50% of the area median income) and low income residents (defined as making less than 50-80% of area median income).

#018

Posted by **Nathan** on **02/18/2021** at **11:38am** [Comment ID: 244] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -2

The only way to make more housing more affordable is to allow more housing to be built. It is one big supply and demand problem. Allow more dense housing to be built.

Reply by **Jim Micheaels** on **03/02/2021** at **2:17am** [Comment ID: 685] - [Link](#)

Agree: 0, Disagree: 0

Seems dubious that just allowing more housing to be built will alone produce more affordable housing. Without the right incentives and constraints the market will just produce what is most profitable.

#019

Posted by **Heather Fargo** on **02/25/2021** at **5:26pm** [Comment ID: 576] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Please return the requirement for 20% affordable housing in the Railyards. It's 400 acres and the largest infill site west of the Mississippi. Entree level housing for the thousands of state employees and other downtown workers that could walk or ride bikes to work still makes sense. It should not have been removed and is still a worthwhile goal.

#020

Posted by **anon.** on **02/17/2021** at **11:45pm** [Comment ID: 222] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

The City of Sacramento cannot, by itself, solve the regional, statewide, and national homelessness crisis. Locally, the city has less than a third of the county's population, but is expected to resolve the county's, and the region's, entire homeless issue. Despite the city's failures on this front, the city does far more than any other jurisdiction in the region. The city should pursue a regional solution with shared responsibilities with the county and other municipalities.

#021

Posted by **Anna K** on **02/17/2021** at **5:49pm** [Comment ID: 164] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

The City should consider making it easier for private developers to remodel the abandoned and/or neglected buildings. There should be some sort of expedited permits/loans under condition that the rent would be kept under certain threshold/section 8 tenants only would be eligible able to apply. If we had more affordable housing, we would stop contributing to pushing people into homelessness. Right now it is only profitable to build/sell the luxury houses

#022

Posted by **Mike Linad** on **02/25/2021** at **11:17pm** [Comment ID: 584] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

If we want to promote more affordable housing, then we need to ban or severely restrict AirBnB and other short term rentals. Otherwise, a significant number of the ADUs built will be for short term rentals and won't add housing for low and low-mod income persons.

#023

Posted by **Shira Lane** on **02/17/2021** at **8:34pm** [Comment ID: 191] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

We need to have more places for the unhoused. the situation is getting dreadful

#024

Posted by **Bill Motmans** on **02/24/2021** at **7:01pm** [Comment ID: 550] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Why not sell the properties for the highest amount possible and use it to relieve taxpayer burdens.

#025

Posted by **Sean Walker** on **02/17/2021** at **3:54pm** [Comment ID: 100] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Stop spending so ridiculously much on simply remodeling existing housing. Almost half a million dollars to renovate a tiny apartment is ridiculous! That money could have been spent actually wisely and housed many homeless for the price of a single room.

#026

Posted by **anon.** on **02/17/2021** at **11:47pm** [Comment ID: 226] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: -1

City should reduce utility and rental housing inspection fees, as these fees are passed on to renters

Reply by **Aaron Winters** on **02/18/2021** at **3:11pm** [Comment ID: 264] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Developers too often use reduced fees to pocket the savings, not pass them along.

#027

Posted by **Mimi Budd** on **03/01/2021** at **2:35pm** [Comment ID: 646] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Require that a percentage of new units be built for purchase with programs to assist applicants so that low and very low income residents have a pathway to securing home ownership through which they can build equity.

#028

Posted by **Pedro Peterson** on **02/28/2021** at **8:15pm** [Comment ID: 627] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This will require allowing high-density multifamily housing (not just duplexes, triplexes, and fourplexes) in high opportunity neighborhoods like Land Park and East Sacramento. There is no reason why those neighborhoods should block multifamily housing, and it is in fact against Fair Housing rules.

#029

Posted by **Steve** on **02/17/2021** at **4:44pm** [Comment ID: 128] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: -3

Your warming shelters and other "emergency" needs just keep bringing more homeless to Sacramento. The more free handouts, the more hands you will have reaching out.

#030

Posted by **Jennifer Holden** on **03/02/2021** at **12:18am** [Comment ID: 669] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Of course, all of this should be done. Or rather - should already have been done BEFORE proposing the current version of the Sacramento 2040 General Plan. When we have accomplished most of Goal 2, then we can start considering deregulating the housing redevelopment industry. We should first build the necessary affordable housing BEFORE building anything more at-market and luxury housing.

#031

Posted by **Matt** on **02/17/2021** at **3:34pm** [Comment ID: 95] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Current permit fees and impact fee schedules are set up such that they skew higher as a percentage of total project cost for smaller or modestly built projects, up to 20% of the overall cost of the project for a 1,000 sqft structure built with modest finishes, compared to as low as 5% for large structures built with luxury finishes. In an industry where margin matters, the fee structure actually makes it exceedingly less likely that developers are able to sustain a profit building the kinds of modest structures that define market-rate affordability for the vast majority of region residents.

Reply by **Aaron Winters** on **02/18/2021** at **3:17pm** [Comment ID: 266] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

We need to shift away from the idea that "developers are able to sustain a profit building the kinds of modest structures that define market-rate affordability" is the goal. This is about community health and welfare, not profit.

H-2.11 Conversions to Affordable Housing. The City shall explore new strategies to convert abandoned and blighted properties into affordable housing.

041

036

035

H-2.12 Housing Choice Vouchers. The Sacramento Housing and Redevelopment Agency (SHRA) shall continue to educate, market, and provide incentives for landlords to participate in the Housing Choice Vouchers program to provide affordable housing opportunities throughout the City. Based on funding availability, SHRA may use Housing Coordinators and other best practices in assisting participants with leasing housing and maintaining landlord partners.

037

H-2.13 Affordable Housing Set-Aside in Enhanced Infrastructure Financing Districts. The City shall require a 20 percent set-aside for affordable housing in all new enhanced infrastructure financing districts to the extent permissible by State law.

032

IMPLEMENTATION PROGRAMS

Program H1. Review Mixed Income Housing Ordinance

034



AFFORDABLE HOUSING

038 City shall evaluate the effectiveness of the Mixed Income Housing Ordinance. The City shall conduct an economic feasibility study to guide any decisions on changes to the ordinance, including the consideration of a mandatory inclusionary housing component. Based on the findings of the evaluation and the study, the City shall consider amendments to the ordinance with the goal of increasing the amount of affordable housing built in the City while ensuring the requirements do not pose a constraint to overall housing production.



EQUITY & INCLUSION

039

- ❖ **Implements which Policy(ies):** H-2.1, H-4.2
- ❖ **Timeframe:** Initiate economic feasibility analysis in 2021.

033

040

- ❖ **Responsible Department or Agency:** Community Development; SHRA
- ❖ **Objective:** Increase the number of affordable housing units.

#032

Posted by **E.S.** on **02/20/2021** at **12:52am** [Comment ID: 331] - [Link](#)

Agree: 0, Disagree: 0

What the heck is "new enhanced infrastructure financing district"? Is this how developers get away without creating any affordable housing? The city needs to stop hiding behind falsehoods. How is the city defining affordable housing - for what income level or is it just by density? High density housing is for low income, not for the wealthy to have 2 houses.

#033

Posted by **Lamaia Coleman** on **02/23/2021** at **2:12am** [Comment ID: 512] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Inclusionary housing ordinance would force some desegregation of our neighborhoods, even if it were a small amount. Some of our neighborhoods in Sac are highly segregated and we need to work against that.

#034

Posted by **KirkVyverberg** on **02/28/2021** at **6:48pm** [Comment ID: 604] - [Link](#)

Agree: 0, Disagree: 0

An Effectiveness Evaluation is necessary for any AH ordinance. Cities like Portland have implemented Mixed income ordinances with projects and reduced overall housing production significantly due to developers non-participation. We have seen the same negative results from programs like the State's Streamlining Program that had a 10% Affordable requirement.

#035

Posted by **Luis Fernando Anguiano Quiroz** on **02/23/2021** at **3:15am** [Comment ID: 517] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Please dismiss the ignorant comment to the left of mine under the name of "Steve." Housing is absolutely the problem we are facing (having focused on the development of single-family suburbia) and not building lower-income and middle-income housing stock. Steve's point is blatantly ignorant and dismisses the real issues Sacramento residents are facing.

#036

Posted by **Steve** on **02/17/2021** at **4:46pm** [Comment ID: 130] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: -4

Housing is not the problem. Drugs, alcohol, and mental health are the issues. Giving away tax dollars to give people "affordable housing" is just rewarding people for not contributing. Focus on the issues that caused their situation, not handouts.

Reply by **Joanne Vinton** on **02/25/2021** at **1:44pm** [Comment ID: 571] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Amazing that you think that's true. I don't use drugs or alcohol, and I don't have mental health issues. I'm a 68-year-old female, retired now, never married. I have degrees in computer science and geology. I worked all my life. I have a pension and social security and an IRA, but it's not enough. Rents have gone up 70% in the last decade in Sacramento, 30% on average in the USA.

Reply by **Joanne Vinton** on **02/25/2021** at **2:01pm** [Comment ID: 572] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

In case you're wondering about real wage growth, read this report from Pew: <https://www.pewresearch.org/fact-tank/2018/08/07/for-most-us-workers-real-wages-have-barely-budged-for-decades/>

#037

Posted by **Asia Lee** on **02/18/2021** at **12:32pm** [Comment ID: 259] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Are there any regulations for landlords to not raise the affordable housing rent?

#038

Posted by **Jolie Terrazas** on **02/23/2021** at **1:36am** [Comment ID: 496] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I am in support of program H1 and believe that the safety and rights of all tenants, including those formerly incarcerated, must be considered.

#039

Posted by **Kristina Rogers** on **01/30/2021** at **12:07pm** [Comment ID: 12] - [Link](#)

Type: Question

Agree: 2, Disagree: 0

It would be nice to see a fully transparent video from SHRA about how they currently manage their properties. I hear that the New Helvetia low-income housing is in need of major upgrades like; plumbing, kitchens, flooring, etc. Quality of life for all also means quality of basic living conditions. Not sure where SHRA is on this. Why trust them with more until we understand how they manage properties now?

Reply by **Joanne Vinton** on **02/02/2021** at **12:29pm** [Comment ID: 42] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I live in an apartment building with funding from SHRA, Treasury, and the city. My impression is that SHRA is too cozy with developers, siding with them and assuming that they manage properties to the satisfaction of the residents. Residents need advocates.

#040

Posted by **Joanne Vinton** on **02/02/2021** at **12:34pm** [Comment ID: 43] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

I (she/her) live in a mixed income complex. I understand how this policy gets us away from ghettos, but some of the men here make me uncomfortable. I feel that the people who develop all of these policies are happily living in single family homes, and have no idea what it's actually like to live in low-income housing.

#041

Posted by **Asia Lee** on **02/18/2021** at **12:18pm** [Comment ID: 254] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Along with affordable housing, transforming these abandoned buildings into local shelters for unhoused folks is highly encouraged.

Reply by **MF** on **03/01/2021** at **8:55pm** [Comment ID: 664] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Agree, also better in terms of preventing urban sprawl to convert existing buildings rather than build new developments.

Program H2. Housing Development Toolkit 044



The City shall use the Vacant Lot Registration Program data to map privately-owned vacant lots and screen them for parcels that could be appropriate for housing based on screening criteria. The City shall develop a web-based Housing Development Toolkit on the City's website with a step-by-step process for owners identified through the Vacant Lot Registration Program to evaluate their options for developing their site for housing. The website will walk through the development process and the incentives and programs currently being offered by the City or partner agencies. The City shall develop and execute a Housing Development Toolkit outreach plan targeted at developers and owners of vacant lots with a specific focus on the City's most underserved areas.

051

- ❖ **Implements which Policy(ies):** H-1.6, H-2.3
- ❖ **Timeframe:** 2021-2022
- ❖ **Responsible Department or Agency:** Community Development
- ❖ **Objective:** Assist in the development of market rate and affordable housing by providing information and tools to property owners of sites appropriate for housing.

Program H3. Establish New Sources of Funding for Affordable Housing



Working with the Housing Policy Working Group (HPWG) and other stakeholders, City staff shall explore new funding sources for affordable housing with the City Council. Potential sources of funding could include but not be limited to the following: 042

- An increased Housing Trust Fund fee for specific uses; 046
- Ensuring 20 percent of revenue from an Enhanced Infrastructure Financing District (EIFD) be set-aside for affordable housing;
- Dedicating Property Transfer Tax revenues received in excess of the approved budget at year-end to affordable housing or infrastructure to support infill housing; and, 047
- An affordable housing bond.

043

050

049

- ❖ **Implements which Policy(ies):** H-2.3, H-2.5, H-2.13, H-4.1, H-4.2 045
- ❖ **Timeframe:** Explore funding sources starting in 2021.
- ❖ **Responsible Department or Agency:** Office of Innovation and Economic Development (primary); Finance Department; Community Development; SHRA
- ❖ **Objective:** Increase available funding to construct affordable housing.

#042

Posted by **KirkVyverberg** on **02/28/2021** at **6:51pm** [Comment ID: 605] - [Link](#)

Agree: 0, Disagree: 0

Debt Financing of Social Safety Nets can be justified during periods of low interest rates and cities with strong balance sheets. However, it is nearly impossible to build your ways into Affordability. Portland passed Bonds surpassing \$600 Million and only produced enough housing to meet 1/4 of Affordable demand. Higher Wages are the answer with Voucher programs aimed at retired seniors.

#043

Posted by **Kristina Rogers** on **01/30/2021** at **12:11pm** [Comment ID: 14] - [Link](#)

Agree: 0, Disagree: 0

Although this isn't part of the plan I see right now, instead of finding new income sources to pay for people's housing, it seems job training, trade schools and a quality public education + opportunities could help people improve their lives and afford better housing choices. A balance between affordable housing options and these items might be the best way to ensure equity for all.

#044

Posted by **cristina** on **02/23/2021** at **12:39am** [Comment ID: 483] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

As commented under Goal 1, this needs to be step 1 and then have some of the proposed policies be determined and approved once the information is available. It is irresponsible to make policy decisions and finalize the general plan without first knowing what the existing housing development conditions are.

#045

Posted by **Pedro Peterson** on **02/28/2021** at **8:18pm** [Comment ID: 629] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Consider a parcel tax or real estate transfer fee to fund affordable housing development.

#046

Posted by **Darren** on **02/17/2021** at **10:13pm** [Comment ID: 210] - [Link](#)

Agree: 1, Disagree: 0

The City could acquire land near major transit service and lease it out, earning revenue by leasing, and using the revenue to subsidize transit-oriented affordable housing.

#047

Posted by **Dov Kadin** on **02/23/2021** at **9:33pm** [Comment ID: 528] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I strongly support creating new sources of funding for subsidized affordable housing. In doing so, I believe this tax should be broad based and not on the shoulders of new development, which is effectively a tax on newcomers and tenants. One way to do this would be a new progressive real estate transfer fee for affordable housing, not just the “revenues in excess of the approved budget.” The City of Sacramento currently have a transfer tax rate of 0.11% of the sale price. The City could propose a ballot initiative to increase these transfer fees in a progressive manner with higher marginal rates for higher value home sales. For example, Culver City just passed a measure in 2020 that increased their real estate transfer fee between 1.5% to 4% for homes sold over a certain price with the percent depending on the value of the property. While the ideas included here are good, I encourage the City to explore a progressive real estate transfer fee as well.

Reply by **Pedro Peterson** on **02/28/2021** at **8:21pm** [Comment ID: 631] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I support this idea as well as a progressive parcel tax to fund affordable housing, rather than making new development solely responsible for funding a shared need (which has the additional burden of making some new development infeasible)

#048

Posted by **James** on **02/18/2021** at **12:00am** [Comment ID: 227] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Has the City looked into developing something like a Real Estate Investment Trust? Private people buy into a pot of money, use those funds to help develop good affordable housing, and the City owned REIT gets a cut of the

profits/ownership of the property. Investors get a stable investment backed by a public body. Might be a innovative way to do a public private partnership.

#049

Posted by **Tawny Macedo** on **02/22/2021** at **6:43pm** [Comment ID: 415] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I support this proposal. The city has limited revenue and resources, and has to prioritize certain projects. Unfortunately, in the past, it has underinvested in certain areas of the city which tend to be lower-income areas and have more non-white residents. These areas need attention and investment from the city in order to reduce disparities in services, pedestrian deaths, and public health. An equity-based framework would begin to reduce these disparities and reprioritize spending into the areas that need the most investment in order to improve the lives of those living there.

#050

Posted by **Matt** on **02/16/2021** at **8:18pm** [Comment ID: 71] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

We need new sources of funding for subsidized affordable housing. In doing so, I believe this tax should be broad based and not rely only on new developments. Because Prop 13 makes it difficult to tax existing landowners directly, we have to find other sources of income. One way to do this would be a new progressive real estate transfer fee for affordable housing, not just the "revenues in excess of the approved budget." The City of Sacramento currently have a transfer tax rate of 0.11% of the sale price. The City could propose a ballot initiative to increase these transfer fees in a progressive manner with higher marginal rates for higher value home sales. For example, Culver City just passed a measure in 2020 that increased their real estate transfer fee between 1.5% to 4% for homes sold over a certain price with the percent depending on the value of the property. While the ideas included here are good, I encourage the City to explore a progressive real estate transfer fee as well.

#051

Posted by **Kristina Rogers** on **01/30/2021** at **12:09pm** [Comment ID: 13] - [Link](#)

Agree: 4, Disagree: 0

Infill of long-time vacant lots and absentee land owners seems like a good way to find parcels for more affordable housing options. I see many empty lots around downtown and wonder why they are not being used. Instead, they

become blighted spots. I agree with this.

Program H6. Develop a Web-based Land Inventory



067

The City shall develop and maintain a web-based inventory of housing element sites that is updated regularly to identify sites appropriate for housing. The inventory will also track remaining capacity to meet the RHNA in compliance with no-net loss requirements to maintain adequate capacity for lower- and moderate-income housing throughout the Housing Element Planning Period. The inventory will also highlight surplus City-owned sites and other public lands that would be appropriate for affordable housing. 056

- ❖ **Implements which Policy(ies):** H-1.1, H-2.2
- ❖ **Timeframe:** Develop web-based sites inventory in 2021; maintain regularly through ongoing updates.
- ❖ **Responsible Department or Agency:** Community Development; Office of Innovation and Economic Development
- ❖ **Objective:** Assist in the development of housing by providing information on land availability. Ensure transparency in the maintenance of adequate sites throughout the Housing Element Planning Period.

Program H11. Prohousing Designation



063

058

The City shall receive and maintain through the sunset date of January 1, 2058, the State's Prohousing Designation by demonstrating a sufficient number of policies that significantly contribute to accelerating housing production. Jurisdictions that receive a Prohousing Designation will receive incentives in the form of additional points or other preferences in the scoring of competitive State funding grant programs in the areas of housing, transportation, infrastructure, and land use.

- ❖ **Implements which Policy(ies):** H-2.3
- ❖ **Timeframe:** Initiate application in 2021 and maintain designation through sunset date of January 1, 2025.
- ❖ **Responsible Department or Agency:** Community Development
- ❖ **Objective:** Increase the City's competitiveness in receiving affordable housing funding from the State.

Program H12. Rezone Additional Affordable Housing Sites in High Resource Areas 061

053



060

066

The City shall redesignate and rezone sites in high resource areas to create more opportunities for affordable housing. The City will establish an appropriate target based on an analysis of potential sites to rezone.

- ❖ **Implements which Policy(ies):** H-2.1, H-4.2
- ❖ **Timeframe:** Redesignate sites in conjunction with the 2040 General Plan Update and subsequent zoning updates to the Planning and Development Code in 2022-2023. 059
- ❖ **Responsible Department or Agency:** Community Development
- ❖ **Objective:** Rezone sites to accommodate additional lower-income housing units in high resource areas. 057

054

055

052

#052

Posted by **E.S.** on **02/20/2021** at **12:59am** [Comment ID: 332] - [Link](#)

Agree: 0, Disagree: 0

The city should give low income resident areas more parks and better resources. Instead they are traveling to resources that are far from their neighborhoods to already overused parks with no parking available. Our local and community parks are built for residents that live close - not for everyone in Sac to travel to. They should have their own parks. Instead the city pays for parks in the high end McKinley park and Sutter Park developments. And the low income area get nothing!

#053

Posted by **KirkVyverberg** on **02/28/2021** at **6:54pm** [Comment ID: 606] - [Link](#)

Agree: 0, Disagree: 0

Affordable Housing should be spread equitably into and throughout all areas of the City, allowing housing mobility and choice for all income levels.

#054

Posted by **Lamaia Coleman** on **02/23/2021** at **2:24am** [Comment ID: 513] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

This will also help with slowly desegregating neighborhoods - both economically and racially. We need to make it possible for city residents with few resources to access the public resources that we all pay for and deserve.

#055

Posted by **Heather Fargo** on **02/25/2021** at **5:31pm** [Comment ID: 578] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

define "high resource." If you mean transit, than the Railyards should be required to build more affordable housing on site.

#056

Posted by **cristina** on **02/23/2021** at **12:43am** [Comment ID: 484] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Why is this not step 1 prior to making any policy proposals or decisions?

#057

Posted by **James** on **02/18/2021** at **12:18am** [Comment ID: 228] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

The timing of rezoning is important. To drive down land costs you need to flood the market with higher density land. We dont need to rezone more than what is needed, but ensure that the zoning/general plan changes all at once.

#058

Posted by **cristina** on **02/23/2021** at **12:47am** [Comment ID: 485] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

If this is sunseting by 2025, the General Plan should be open for adjustment in 2025 to be able to alleviate aspects the City proposed in compliance with this designation that may not be practical for our unique City's needs.

#059

Posted by **Don Connor** on **02/17/2021** at **4:25pm** [Comment ID: 115] - [Link](#)

Agree: 0, Disagree: 0

Clarification needed. Terms are too vague

#060

Posted by **Matt** on **02/16/2021** at **8:24pm** [Comment ID: 72] - [Link](#)

Agree: 2, Disagree: 0

I know it's hard to do in higher-income areas, but it's absolutely imperative if we want to avoid a lot of the pitfalls we've seen elsewhere. I say this as a homeowner in Land Park, a high-resource area. We absolutely need more homes for people at more income levels.

#061

Posted by **cristina** on **02/23/2021** at **12:50am** [Comment ID: 486] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Has the City defined "affordable" and include home ownership. Lifelong renting is not affordable. Home ownership needs to be values and prioritized in Sacramento or it'll end up with an even worse housing crisis akin to San Francisco and Los Angeles which are the two worst regions for ownership. There is a direct link due to the volatility of rental prices compared to a mortgage and the equity value.

#062

Posted by **Steve** on **02/17/2021** at **4:47pm** [Comment ID: 132] - [Link](#)

Agree: 1, Disagree: 0

Outside of downtown, everything should be single family residences.

#063

Posted by **Pedro Peterson** on **02/28/2021** at **8:22pm** [Comment ID: 632] - [Link](#)

Agree: 0, Disagree: 0

The Prohousing Designation sets a fairly low bar, and Sacramento should set its sights on greatly exceeding this baseline.

#064

Posted by **Dov Kadin** on **02/23/2021** at **9:34pm** [Comment ID: 529] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I strongly support this program and the City's key strategy in the General Plan to promote a greater array of housing types in single family areas. The vast majority of the City's high resource areas are made up of single family neighborhoods that haven't allowed for much else beyond a single family home. While I would love to see more higher density sites in high resource areas for affordable housing, which requires sites larger than a half-acre, it's also critical to allow for smaller sites to accommodate more affordable housing types that are denser than a fourplex. Affordable developers will not pursue fourplexes so I would like to see the City be creative around how to facilitate more affordable housing in these areas. One idea would be to allow for larger buildings (like and FAR of 2 and unit counts over 4 units) on

sites within high resource areas.

Reply by **Pedro Peterson** on **02/28/2021** at **8:26pm** [Comment ID: 634] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Agreed. In order to enable affordable housing development in neighborhoods like Land Park and East Sacramento, the city needs to zone for dense multifamily housing. Those neighborhoods are well-served by transit and within biking distance from our major job centers, so there is no reason why dense multifamily housing would not be appropriate there. Enabling affordable housing development in those neighborhoods is also needed in order to comply with Fair Housing requirements.

#065

Posted by **Tawny Macedo** on **02/22/2021** at **6:44pm** [Comment ID: 417] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

I strongly support this program and the City's key strategy in the General Plan to promote a greater array of housing types in single family areas. The vast majority of the City's high resource areas are made up of single family neighborhoods that haven't allowed for much else beyond a single family home. While I would love to see more higher density sites in high resource areas for affordable housing, which requires sites larger than a half-acre, it's also critical to allow for smaller sites to accommodate more affordable housing types that are denser than a fourplex. Affordable developers will not pursue fourplexes so I would like to see the City be creative around how to facilitate more affordable housing in these areas. One idea would be to allow for larger buildings (like and FAR of 2 and unit counts over 4 units) on sites within high resource areas.

#066

Posted by **Kristina Rogers** on **01/30/2021** at **12:15pm** [Comment ID: 16] - [Link](#)

Agree: 0, Disagree: 0

Not clear what "high resource areas" means. If you are talking higher income neighborhoods - good luck. if you are talking about affordable housing spots close to transportation and "resources" like grocery stores and services, that's different. Please clarify.

#067

Posted by **Kristina Rogers** on **01/30/2021** at **12:12pm** [Comment ID: 15] - [Link](#)

Agree: 0, Disagree: 0

Will this "inventory" only include: 1. city-state-county owned land? Or are you looking at 2. merging privately-owned properties to this? I agree with #1 and NOT #2.

Program H15. Article 34 Ballot Measure ⁰⁷²



Unless Article 34 is repealed by the State, the City shall place a measure on the ballot to seek voter approval that would grant the City general authority to support the development of affordable housing units that, at a minimum, would meet the lower-income RHNA. The City currently has voter approval, this program would request voter approval once the current approval period ends in 2024.

078

❖ **Implements which Policy(ies):** H-2.3

❖ **Timeframe:** 2022-2024 ⁰⁷⁵

076

❖ **Responsible Department or Agency:** Office of Innovation and Economic Development; SHRA

❖ **Objective:** Ensure the City has voter approval to provide funding for affordable housing.

Program H16. Update Density Bonus Ordinance ⁰⁷³



The City shall update the Density Bonus Ordinance for consistency with State law, including allowing up to an 80 percent density bonus for 100 percent affordable development and other changes to ensure consistency with State density bonus law. ⁰⁷¹

❖ **Implements which Policy(ies):** H-2.3

❖ **Timeframe:** 2022

❖ **Responsible Department or Agency:** Community Development (primary); SHRA

❖ **Objective:** Consistency with State law.

069

077

Program H19. Affordable Housing Educational Campaign ⁰⁷⁴



The City shall develop an educational campaign to bolster community support for affordable housing. The campaign could include social media content about housing needs, challenges, new developments, and available resources; information available on the City website; and outreach to local journalists, media outlets, and community organizations.

❖ **Implements which Policy(ies):** H-2.10 ⁰⁷⁰

❖ **Timeframe:** 2023

❖ **Responsible Department or Agency:** Office of Innovation and Economic Development (primary); Community Development; SHRA

❖ **Objective:** Increased community support for affordable housing.

068

#068

Posted by **India** on **02/01/2021** at **4:32pm** [Comment ID: 36] - [Link](#)

Agree: 1, Disagree: 0

Education is important as I have heard a lot of people against the idea of affordable housing. Providing information about the benefits of providing affordable housing can help change minds.

Reply by **Tiffany Wilson** on **02/02/2021** at **11:41pm** [Comment ID: 53] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Agree, the debate about ending exclusionary zoning has exposed that people think affordable housing is "less than" or does not, or should not, include amenities such as gyms or pools. I think people's conception of what affordable housing is, is shaped by Hollywood and uninformed stereotypes.

#069

Posted by **Matt** on **02/16/2021** at **8:26pm** [Comment ID: 74] - [Link](#)

Agree: 1, Disagree: 0

I support this program.

#070

Posted by **Lisa Flores** on **02/17/2021** at **4:50pm** [Comment ID: 137] - [Link](#)

Agree: 2, Disagree: -1

Very important to educate people. I think a lot of people support NIMBY campaigns based on outdated ideas of it only being driven by greedy developers that will ruin areas & the environment vs. the reality of the issues that California faces with lack of affordable housing. Need to tie the homelessness issue with the changes in state policy that caused this. I really think a lot of people who have not had to look for housing in the last 20 years really don't understand what happened over the last 40+ years to cause this problem and would be more supportive if they were educated. There will always be people that will be unwilling to accept any inconvenience caused by new housing in their neighborhood and can't be reached by education.

Reply by **crystina** on **02/23/2021** at **12:57am** [Comment ID: 488] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

What will the education entail? The housing issue goes beyond City planning, it's a larger nuanced issue that ties into stagnated wages, cost of living increases, inflation, population growth, need for CEQA reform etc.

#071

Posted by **Steve** on **02/17/2021** at **4:49pm** [Comment ID: 136] - [Link](#)

Agree: 2, Disagree: -2

We should not reward people for building tiny little apartments and stuffing them in neighborhoods. Those types of places are one of the factors that is ruining downtown, the SROs.

#072

Posted by **Pedro Peterson** on **02/28/2021** at **8:27pm** [Comment ID: 635] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This is an excellent suggestion. The city should also considering voting on a resolution encouraging the state to repeal Article 34.

#073

Posted by **Pedro Peterson** on **02/28/2021** at **8:28pm** [Comment ID: 636] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I support this effort and think it would be much more effective than a simple inclusionary housing ordinance.

#074

Posted by **cristina** on **02/23/2021** at **12:56am** [Comment ID: 487] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

What is "affordable" housing? A \$2000/month apartment in a four-plex that will be \$3000 in 10 years? Or a \$2200 mortgage/taxes/homeowner's insurance payment that will go up to \$2250 in 10 years (due to 2% property tax increase) and gain equity?

#075

Posted by **Dov Kadin** on **02/23/2021** at **9:35pm** [Comment ID: 530] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I support this and would encourage the City to support statewide legislative efforts to repeal Article 34 as a part of program H36.

#076

Posted by **Tawny Macedo** on **02/22/2021** at **6:44pm** [Comment ID: 418] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I support this and would encourage the City to support statewide legislative efforts to repeal Article 34 as a part of program H36.

#077

Posted by **Kristina Rogers** on **01/30/2021** at **12:17pm** [Comment ID: 17] - [Link](#)

Agree: 0, Disagree: -2

Not sure what this means? 80% density WHERE exactly? Everywhere? Although in reality it will only happen in the most affordable places. Possibly ensuring gentrification of low-income neighborhoods.

#078

Posted by **Matt** on **02/16/2021** at **8:25pm** [Comment ID: 73] - [Link](#)

Agree: 1, Disagree: 0

I support this and the state should repeal Article 34 as a part of program H36.

Program H31. Identify Local Financing for Affordable Housing

079



The City shall study the feasibility of developing local financing strategies to help finance affordable housing. Some options could include reviewing and evaluating the viability of creating a public bank to help finance affordable housing, among other public goals; and forming a consortium of locally-serving banks to develop a source of capital for residential builders who agree to target their housing product to the needs of the local economy.

❖ **Implements which Policy(ies):** H-2.3, H-2.5, H-4.1

080

❖ **Timeframe:** Complete study by 2026

❖ **Responsible Department or Agency:** Finance Department (Primary); Office of Innovation and Economic Development; SHRA

❖ **Objective:** Establish new local financing sources for lower-income housing units.

Program H34. Support Affordable Housing Development



The City and SHRA will assist in the development of affordable housing by providing gap financing, issuing mortgage revenue bonds, and providing support for funding applications, and offering technical assistance with site identification, project concept feedback-predevelopment meetings, development incentives, and permit processing.

❖ **Implements which Policy(ies):** H-2.3

082

❖ **Timeframe:** Ongoing

❖ **Responsible Department or Agency:** SHRA (primary); Office of Innovation and Economic Development; Community Development

❖ **Objective:** Increase the number of affordable housing units.

Program H35. Surplus Public Lands

081



The City shall regularly review the inventory of City-owned surplus, vacant, or underused land, no longer needed for current or foreseeable future public operations, that should be considered for sale or lease for development of affordable housing and/or shelters. The City shall prioritize the review of sites within high resource areas. The City shall remove impediments to the development of City owned land (i.e., brownfield remediation) and streamline planning and building reviews of development on these sites. Where sites are not purchased for residential purposes, a portion of revenue generated from sale of surplus lands should be used to fund affordable housing.

Pursuant to Assembly Bill (AB) 1083 the City shall actively market the land to affordable housing developers and also consider opportunities to partner with affordable housing developers, such as identifying public buildings or parking structures where air rights could be made available for housing, or transit stations where affordable housing can be added while preserving adequate public parking. The City shall also consider opportunities where public uses could be relocated to other, more appropriate sites to make sites available for affordable housing, particularly in high resource areas. The City will work with other public agencies, such as Sacramento Regional Transit and the school districts, to implement this program.

❖ **Implements which Policy(ies):** H-2.2

❖ **Timeframe:** Review City-owned sites annually; market sites to affordable housing developers as sites become available

❖ **Responsible Department or Agency:** Office of Innovation and Economic Development (primary); Community Development

❖ **Objective:** Increase the affordable housing stock by 150 lower-income housing units.

#079

Posted by **KirkVyverberg** on **02/28/2021** at **6:57pm** [Comment ID: 607] - [Link](#)

Agree: 0, Disagree: 0

This is an excellent idea. Funding AH usually requires multiple sources that can take years to accumulate, driving up project costs.

#080

Posted by **aidan willett** on **02/22/2021** at **10:09pm** [Comment ID: 449] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

hey here's a suggestion.. maybe defund the police and use that money? instead of giving money to the sherrif's office (remember where our CARES act money went? hint: mostly to the police) use our tax dollars to finance affordable housing, rental assistance, etc.

#081

Posted by **Bruce Pierini** on **03/01/2021** at **4:10pm** [Comment ID: 649] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Where is data showing that in wealthier neighborhoods any municipality has increased affordable housing, defined as within 30% of the median income?

#082

Posted by **Darren** on **02/17/2021** at **10:11pm** [Comment ID: 208] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Where practicable, the City should identify existing, privately-owned housing complexes that it could potentially purchase, refurbish, then lease out as affordable housing. This was done in Los Angeles and the cost per unit of new affordable housing was about half of the cost of new construction. But again, this is *where practicable* and if there is a stock of candidate buildings.

#083

Posted by **Steve** on **02/17/2021** at **4:51pm** [Comment ID: 138] - [Link](#)

Agree: 0, Disagree: -1

Build things that bring in outside people to spend their money in Sacramento. Don't miss out on chances in order to spend our money to bring in a bunch of tiny houses for people that won't contribute.

Reply by **aidan willett** on **02/22/2021** at **10:15pm** [Comment ID: 451] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

so people only deserve housing if they spend money? people need housing to live and the larger economic system does not create conditions that allow for easy survivability. your "pull yourself up by your bootstraps" mentality is embarrassingly outdated

#084

Posted by **Dov Kadin** on **02/23/2021** at **9:37pm** [Comment ID: 531] - [Link](#)

Agree: 0, Disagree: 0

I support this program and would encourage the City to commit to proactively working with potential applicants for statewide grant programs. This could include developing a pipeline program to proactively set up potential developers for grant programs like the affordable housing sustainable communities program and the infill infrastructure grant pro

#085

Posted by **Kristina Rogers** on **01/30/2021** at **12:19pm** [Comment ID: 18] - [Link](#)

Agree: 2, Disagree: 0

If you're going to subsidize developers and property investors to build "affordable housing" please make sure they actually provide it afterwards. Where is the follow-up and accountability plan for this?

Reply by **Joanne Vinton** on **02/02/2021** at **12:45pm** [Comment ID: 44] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I agree. My impression is that once SHRA and other government agencies have given their subsidies to developers, the agencies only make sure that residents are behaving responsibly. For some reason, they assume or don't care if the developer/manager is behaving responsibly.

#086

Posted by **Tawny Macedo** on **02/22/2021** at **6:45pm** [Comment ID: 419] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I support this program and would encourage the City to commit to proactively working with potential applicants for statewide grant programs. This could include developing a pipeline program to proactively set up potential developers for grant programs like the affordable housing sustainable communities program and the infill infrastructure grant program.

#087

Posted by **Kristina Rogers** on **01/30/2021** at **12:23pm** [Comment ID: 19] - [Link](#)

Agree: 1, Disagree: 0

good ideas, please consider "intention" vs. "consequences." Affordable housing in, or near metro areas with reliable transportation is a good goal. If you don't address public safety like crime on public transportation or near affordable housing, it won't raise the quality of life. Right now, crime and blight are all over Sacramento. Those who choose to walk and use public transportation are the most vulnerable. How to solve this problem to ensure true equity and social justice?

Reply by **aidan willett** on **02/22/2021** at **10:17pm** [Comment ID: 452] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

i agree that public transportation should also be a priority but disagree that crime is some inherent function of society. by addressing housing and transportation needs, we'll have made many peoples' lives easier and therefore less prone to stress that would maybe push them over the edge and commit a "crime".

#088

Posted by **aidan willett** on **02/22/2021** at **10:12pm** [Comment ID: 450] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

as i mentioned in an earlier comment, i believe the city should prioritize a survey of unused HOUSES, of which there are plenty. develop a commission from each neighborhood that identifies houses that have been vacant for YEARS and outline qualifications for exemptions such as income level (e.g. owners that make less than \$50k don't have to give up their additional homes i.e. homes they own but do not live in or use)

#089

Posted by **Matt** on **02/16/2021** at **8:28pm** [Comment ID: 75] - [Link](#)

Agree: 1, Disagree: 0

I support the City working with affordable housing developers to achieve this.

Program H36. Legislative Advocacy 093



The City shall track and advocate for State and Federal legislation and budget decisions that create more affordable housing opportunities.

- ❖ **Implements which Policy(ies):** H-2.6
- ❖ **Timeframe:** Annually
- ❖ **Responsible Department or Agency:** Office of Innovation and Economic Development (primary); Community Development
- ❖ **Objective:** More resources to fund affordable housing development.

Program H38. Tenant-Based Housing Choice Vouchers 091



SHRA, acting as the City's Housing Authority, shall continue to provide Housing Choice Vouchers (HCVs) to very low- and extremely low-income Sacramento households in order to provide affordable housing options to those most in need. SHRA shall continue to offer Small Area Fair Market Rents, implement the Landlord Incentive Program based on available federal funding, and provide landlord education on the benefits of participating in the program. SHRA shall also consider other best practices to incentivize new landlords to participate in the program. 097

- ❖ **Implements which Policy(ies):** H-2.12
- ❖ **Timeframe:** Ongoing 090
- ❖ **Responsible Department or Agency:** SHRA
- ❖ **Objective:** Increase the number of properties participating in the HCV program, especially in high resource areas of the City.

Program H41. Housing for Extremely Low-Income Households



SHRA shall use available housing resources, including both portable and project-based rental subsidies, such as local Housing Choice Vouchers (HCVs), federal Housing Assistance Payment contracts, Veterans Affairs Supportive Housing (VASH) vouchers, Mainstream vouchers, Emergency Solutions Grant, and State Mental Health Services Act (MHSA) funding for the provision of housing for extremely low-income households. SHRA shall continue to seek federal funding opportunities for rental operating subsidies and additional vouchers as they arise. 095



- ❖ **Implements which Policy(ies):** H-2.12, H-5.1, H-6.1 092
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department or Agency:** SHRA
- ❖ **Objective:** Ensure the availability and choice of housing for extremely low-income households.



Program H43. Support Innovations in Construction Technology 098



The City shall support and encourage innovations in construction technology to build more affordable housing in less time and with fewer resources by partnering with these projects through land or subsidies and supporting non-traditional construction methods (such as modular and other offsite construction methods). 096

098

096

094

#090

Posted by **Lamaia Coleman** on **02/23/2021** at **2:33am** [Comment ID: 514] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I believe the landlord education portion of this is really important because there are few options to use vouchers in higher income areas. Landlords need to be educated about the benefits and risks (or lack thereof) of accepting tenants with vouchers.

#091

Posted by **KirkVyverberg** on **02/28/2021** at **7:06pm** [Comment ID: 609] - [Link](#)

Agree: 0, Disagree: 0

Choice is good. However, many folks that require Vouchers or subsidies also benefit from the services provided by Affordable Housing Development and Management NGO's (job placement, etc.)

#092

Posted by **Karen** on **02/21/2021** at **1:17pm** [Comment ID: 353] - [Link](#)

Agree: 0, Disagree: -1

I hope for the extremely low income population that there is a plan to develop an all-services-on-site center for the house less to not only provide shelter but also health and mental health services, addiction rehab, job training, day care, etc. (modeled in a Texas city...Craig Powell wrote two articles about it in Inside Sacramento a couple of years ago. Maybe was called "Haven of Hope"?) The Texas model is supported with a public/private investment. Ratio around 40% public/60% private, with big buy-in by local businesses.

Reply by **aidan willett** on **02/22/2021** at **10:19pm** [Comment ID: 453] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

sounds like a decent idea until you mentioned the ratio of private to public funding. privatization will always mean a focus on profit and i fail to see how privatizing basic needs will manifest the community support that so many need currently.

Reply by **crystina** on **02/23/2021** at **1:00am** [Comment ID: 489] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Privatizing basic human needs has repeatedly proven to be a broken methodology to providing it.

#093

Posted by **KirkVyverberg** on **02/28/2021** at **7:04pm** [Comment ID: 608] - [Link](#)

Agree: 0, Disagree: 0

State legislation must be evaluated with the consideration of its positive and negative effects on local General Planning. SB9 and SB 10 currently in committee would take away the City's ability to manage its own Zoning limitations in Residential zoned areas - not allowing it to keep its promises to neighbors supporting Infill development with Missing Middle Housing. In general, State Housing ordinance has been moving in a direction that supplants City Self-determination. This must be stopped.

#094

Posted by **KirkVyverberg** on **02/28/2021** at **7:08pm** [Comment ID: 610] - [Link](#)

Agree: 0, Disagree: 0

Innovation support is good, yet should be coordinated with Testing agencies for State and National Safety and performance Standards.

#095

Posted by **Kristina Rogers** on **01/30/2021** at **12:25pm** [Comment ID: 20] - [Link](#)

Agree: 1, Disagree: 0

For "extremely low" income housing locations. Can you please add a space on site for a city "service provider/education/support" team? One that will help with guidance for issues like mental health, aging, child services, healthy foods, job training, job placement?

#096

Posted by **aidan willett** on **02/22/2021** at **10:21pm** [Comment ID: 454] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

to build off of joanne's sentiment.. a lot of energy is lost in homes that are not outfitted properly. any new homes or

buildings built need to have better insulation to be more energy efficient

#097

Posted by **Jay** on **02/23/2021** at **2:04am** [Comment ID: 508] - [Link](#)

Agree: 1, Disagree: 0

I am in support of H38 to aid low-income and extremely low-income persons, and documented and undocumented immigrants. I support this to help reduce the risk of these people becoming unhoused.

#098

Posted by **Joanne Vinton** on **02/02/2021** at **12:52pm** [Comment ID: 45] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

This needs to include improvements to soundproofing in building codes, especially floor/ceiling/impact sound. Let's not build a lot of junk housing where no one wants to live.

Reply by **Joanne Vinton** on **02/02/2021** at **1:19pm** [Comment ID: 48] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I'd like RFPs for low-income housing to include building requirements, or city building codes could be updated. Multi-family buildings that are built like hotels are popular with developers now, but do residents like them? I don't. I don't like my apartment door opening into a hallway with insufficient ventilation. Garden apartments are much nicer, although some type of accommodation needs to be made so that residents don't have to walk up stairs to upper floors. I'm sure an architect could figure this out.

Reply by **Joanne Vinton** on **02/02/2021** at **1:24pm** [Comment ID: 49] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Someone needs to think about the details. Here are more suggestions for multifamily buildings: 1) Trash containers should not be kept in the building because odors are hard to control. For seniors who aren't able to leave the building to throw out their trash, building maintenance should provide the service. 2) Showers should be walk-in. 3) Courtyards can be hangouts for men wanting to smoke and look in windows and sliding glass doors. Where I live, the courtyard is rarely used for other reasons. I'd like to open curtains, but cannot. I live on the first floor. 4) Central heating and air for each apartment is a good idea; we have it in this building. It allows me to keep

the air in my apartment cleaner because I can use high-quality filters with carbon. 5) If pets are allowed, each apartment should have its own washer and dryer because pet hair and even pooh make shared appliances unpleasant to use. Naturally, soundproofing needs to be good enough that the noise from washers doesn't disturb others. 6) Apartment doors and doors to the outside should not shut automatically. Where I live, it's a project to get outside, especially while carrying anything heavy. I suppose this has something to do with fire, but maybe there's a better way. Where I live, only the front doors to the building are automated.

- ❖ **Implements which Policy(ies):** H-2.8
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department or Agency:** Community Development (primary); SHRA; Office of Innovation and Economic Development
- ❖ **Objective:** Increase the development and construction of housing that is affordable by design.



Goal 3: Promoting Accessory Dwelling Units

Facilitate the construction of at least 700 accessory dwelling units by 2029.

001

Policies

H-3.1 Resources and Materials. The City shall initiate Planning and Development Code amendments and develop tools, resources, and educational materials to increase awareness and support, and to promote and facilitate the development of Accessory Dwelling Units (ADUs) in neighborhoods throughout the City.

009

007

010

002

008

IMPLEMENTATION PROGRAMS

Program H4. ADU Toolkit



The City shall develop an online ADU Toolkit with overview, process, case studies, and printable one-pagers covering various topics including, but not limited to, Universal Design and access.

004

- ❖ **Implements which Policy(ies):** H-3.1
- ❖ **Timeframe:** 2021-2022
- ❖ **Responsible Department or Agency:** Community Development
- ❖ **Objective:** Increased education and awareness of ADUs to encourage the construction of this more affordable housing type.

015

Program H5. ADU Outreach Plan



The City shall develop and execute an ADU outreach plan. Outreach activities could include distributing website information, ADU tours and educational workshops/open houses.

006

013

- ❖ **Implements which Policy(ies):** H-3.1

014

- ❖ **Timeframe:** 2021-2022

003

- ❖ **Responsible Department or Agency:** Community Development

005

012

- ❖ **Objective:** Increased education and awareness of ADUs to encourage the construction of this more affordable housing type.

#001

Posted by **crystina** on **02/23/2021** at **1:24am** [Comment ID: 493] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Incentivize ADUs where owner must occupy the ADU or main structure, if they rent the ADU or main structure as an affordable housing unit and meet the requirements for doing so. Owner onsite to keep properties still within homebuying reach and to avoid negligent remote landlords.

#002

Posted by **KirkVyverberg** on **02/28/2021** at **7:19pm** [Comment ID: 614] - [Link](#)

Agree: 0, Disagree: 0

ADUs should NOT be allowed for short -term rental programs like AIRBNB. Rentals should be limited to monthly terms.

#003

Posted by **Erin** on **02/22/2021** at **6:46pm** [Comment ID: 421] - [Link](#)

Agree: 0, Disagree: 0

Need to provide a consistent and comprehensive plan to make this as easy as possible for residents.

#004

Posted by **Kristina Rogers** on **01/30/2021** at **1:53pm** [Comment ID: 21] - [Link](#)

Agree: 3, Disagree: 0

One of the BEST things you can do to promote ADU's on a homeowners property is lower permits and fees . Then provide a simple list of steps to complete the process easily. Streamline the process.

#005

Posted by **Matt** on **02/16/2021** at **8:30pm** [Comment ID: 76] - [Link](#)

Agree: 1, Disagree: 0

I'm in the process of adding an ADU right now. A lot of rules have changed to make it easier and I think the City can educate homeowners on these changes.

#006

Posted by **Tawny Macedo** on **02/22/2021** at **6:45pm** [Comment ID: 420] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I support this program and encourage the City to explore putting more of an emphasis at the public counter and in current planning on ADU approvals. This could include a single ADU point of contact to help applications through the process and hours at the public counter explicitly for ADU questions from the public. I would also encourage involving other partners in this outreach, including but not limited to House Sacramento, SACOG, ECOS, and AARP.

#007

Posted by **Dr. Ajay S. Singh** on **02/17/2021** at **11:03pm** [Comment ID: 218] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

This section is poorly done and fails to recognize that residents have already built ADUs illegally due to lack of action by the city. Education resources are not needed. What the city needs to do is grandfather existing units and begin taxing those units.

#008

Posted by **ClaireK** on **02/22/2021** at **12:32pm** [Comment ID: 384] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

These negatively impact parking in dense areas. Guidance is strongly needed, and further analysis needed to determine whether existing infrastructure can support a large number of ADUs. Plus, as another commenter mentioned, there are a large number of existing backyard/over garage sheds+granny units+guest houses that are illegally rented, tax and regulation free. I lived next to these places in Elmhurst and Midtown.

#009

Posted by **Jennifer Holden** on **03/02/2021** at **12:24am** [Comment ID: 671] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

To encourage the development of ADU's, reduce the permitting fees and planning approval process. It's not lack of

knowledge/education about ADU's that discourages their construction, but the fees and hassle. It's also the fees and planning hassles that have homeowners building illegal ADU's in their backyard for family, etc.

#010

Posted by **Lorena Guerrero** on **03/01/2021** at **12:45am** [Comment ID: 641] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Consider reducing permit fees or providing grant programs for people who construct ADU's for elderly family members or other vulnerable populations.

#011

Posted by **Dov Kadin** on **02/23/2021** at **9:38pm** [Comment ID: 532] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I support this program and encourage the City to explore putting more of an emphasis at the public counter and in current planning on ADU approvals. This could include a single ADU point of contact to help applications through the process and hours at the public counter explicitly for ADU questions from the public. I would also encourage involving other partners in this outreach, including but not limited to House Sacramento, SACOG, ECOS, and AARP.

#012

Posted by **Nicole Elton** on **02/17/2021** at **6:37pm** [Comment ID: 172] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Gosh, just getting consistent information from the city would be great. I'm just starting this process and keep being sent links showing they are illegal, we have no codes for this, or that the emergency order allowing ADUs have lapsed.

#013

Posted by **Rebecca** on **02/22/2021** at **6:17pm** [Comment ID: 404] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I support additional outreach and funding programs to promote Accessory Dwelling Units.

Research shows that ADU's not only add significant value to homes but also provide additional income opportunities for the owner.

The only effective solution to housing availability and affordability is for housing supply to satisfy demand and ADU development can make a quick and significant positive impact on the region's housing shortage.

#014

Posted by **Kristina Rogers** on **01/30/2021** at **1:57pm** [Comment ID: 23] - [Link](#)

Agree: 0, Disagree: 0

Good idea. As long as the property owner is fully in control of how they handle the process and management of their ADU's. The city should not become "big brother" in this process.

#015

Posted by **Kristina Rogers** on **01/30/2021** at **1:55pm** [Comment ID: 22] - [Link](#)

Agree: 0, Disagree: 0

Also, be clear about how much more it will cost them in property taxes. Probably a small price to pay if they are collecting rent.

Program H21. Tiny Homes on Wheels as ADUs

021



The City shall amend the Planning and Development Code to allow tiny homes on wheels to be considered an ADU.

- ❖ **Implements which Policy(ies):** H-3.024
- ❖ **Timeframe:** 202026 025
- ❖ **Responsible Department or Agency:** Community Development
- ❖ **Objective:** Streamline and reduce costs for ADUs.

031

020

016

Program H27. Loan Program for Affordable ADUs

019



The City shall identify partners to develop a loan program that would encourage homeowners to construct an ADU with an agreement to charge rents affordable for lower income households or rent the ADU to Housing Choice Voucher participants.

- ❖ **Implements which Policy(ies):** H-3.1
- ❖ **Timeframe:** 2025
- ❖ **Responsible Department or Agency:** Community Development (primary); Office of Innovation and Economic Development
- ❖ **Objective:** Finance at least 70 ADUs by 2029.

029

022

030

028

018

017

023

#016

Posted by **vicki** on **02/21/2021** at **11:46am** [Comment ID: 350] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

as i am considering building an ADU, utilizing a Tiny Home on wheels had definitely been considered. i see that the timeframe is 2024 for program H21. is it NOT ok, now?

#017

Posted by **E.S.** on **02/20/2021** at **1:04am** [Comment ID: 333] - [Link](#)

Agree: 0, Disagree: 0

ADUs should be limited to only 1 per small lot with parking off-street. Our streets are too narrow for all the cars to be parking on the street. There is no room for emergency vehicles to drive safely down our busy streets. Sacramento has a significant car theft problem because everyone parks their car on the street.

#018

Posted by **India** on **02/01/2021** at **4:38pm** [Comment ID: 37] - [Link](#)

Agree: 2, Disagree: 0

This is a great idea to incentivize affordable housing by private homeowners.

#019

Posted by **PATTY WAIT** on **02/17/2021** at **5:15pm** [Comment ID: 151] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Consider providing a property tax break to folks who build an ADU.

#020

Posted by **Lorena Guerrero** on **03/01/2021** at **12:44am** [Comment ID: 640] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This is long overdue. Please ensure that the requirements for power, water, sewer, etc are not so onerous that they remain de facto prohibited.

#021

Posted by **KirkVyverberg** on **02/28/2021** at **7:20pm** [Comment ID: 615] - [Link](#)

Agree: 0, Disagree: 0

Trailers and Trailer parks should have their own land use designation.

#022

Posted by **Tawny Macedo** on **02/22/2021** at **6:46pm** [Comment ID: 422] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I support this program, but would also encourage the City to explore programs to provide incentives to deed-restrict new ADUs for affordable housing. This could include, working with partners to develop a favorable loan product for applications that commit to making their ADU affordable. This could be particularly effective in neighborhoods like Oak Park that are experiencing displacement risk due to large scale investments like Aggie Square. The City could use housing trust fund of EIFD funds to pay homeowners building ADUs to keep the ADU affordable. This may end up being significantly cheaper than building new affordable units.

#023

Posted by **Audrey Melendez** on **02/18/2021** at **7:43pm** [Comment ID: 285] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -1

No! If they can afford to build it, build it, but no loan and code red tape!

#024

Posted by **Nicole Elton** on **02/17/2021** at **6:39pm** [Comment ID: 175] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

As temporary dwellings by definition, this should be a much easier process than constructing an ADU.

#025

Posted by **Nicole Elton** on **02/17/2021** at **6:38pm** [Comment ID: 173] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Three years??? This seems insane when other cities have been doing this for a while now.

#026

Posted by **Matt** on **02/17/2021** at **3:59pm** [Comment ID: 102] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

3 years out for a simple update to the Planning and Development Code to allow for the use of tiny homes on wheels? This is low-hanging fruit, and a change that could be made immediately.

#027

Posted by **Lisa Flores** on **02/17/2021** at **4:52pm** [Comment ID: 139] - [Link](#)

Agree: 0, Disagree: 0

Very enthusiastic about this idea! It is too late for me, but would have been very helpful since it has been very difficult to do this without a general contractor. Really need some sort of guidance for creating the plans to submit for permits or recommended service. Would have paid for it (still would to just get through this final phase).

#028

Posted by **Dov Kadin** on **02/23/2021** at **9:39pm** [Comment ID: 533] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I support this program, but would also encourage the City to explore programs to provide incentives to deed-restrict new ADUs for affordable housing. This could include, working with partners to develop a favorable loan product for applications that commit to making their ADU affordable. This could be particularly effective in neighborhoods like Oak Park that are experiencing displacement risk due to large scale investments like Aggie Square. The City could use housing trust fund of EIFD funds to pay homeowners building ADUs to keep the ADU affordable. This may end up being significantly cheaper than building new affordable units.

#029

Posted by **Matt** on **02/17/2021** at **3:57pm** [Comment ID: 101] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

The loan program should be available to anybody that wants to build an ADU that will be added to the rental housing stock. Program rates and/or fees can be more favorable for agreeing to meet certain affordability requirements, but it should be available to everybody to make ADUs funding more accessible to a more diverse cross-section of Sacramento, and not just either 1) people that are willing to accept rent restrictions and 2) people that have sufficient wealth and/or equity to build an ADU without the need for such limits.

#030

Posted by **Matt** on **02/16/2021** at **8:33pm** [Comment ID: 77] - [Link](#)

Agree: 0, Disagree: 0

I support this, but the incentive should be tied to deed restrictions that support affordability. Again, this should be an optional incentive.

#031

Posted by **Kristina Rogers** on **01/30/2021** at **1:57pm** [Comment ID: 24] - [Link](#)

Agree: 1, Disagree: 0

Great idea.



Goal 4: Advancing Equity and Inclusion ⁰¹¹ ⁰⁰⁹

Create more equitable and inclusive neighborhoods.

Policies ⁰³⁰

H-4.1 Invest to Create Equitable Neighborhoods. The City shall invest in historically underserved communities to transform racially and ethnically concentrated areas of poverty into areas of opportunity, while working to promote housing stability and provide new stable housing opportunities for current residents to stay and enjoy the neighborhood investments. ⁰¹⁷ ⁰³³ ⁰¹⁹ ⁰³² ⁰¹⁸ ⁰³⁴ ⁰²²

H-4.2 Promote Mixed Income Neighborhoods. The City shall promote mixed income neighborhoods with an equitable distribution of housing types for people of all incomes throughout the City by encouraging new affordable housing in high resource areas and promoting homeownership opportunities throughout the City, particularly in low resource areas. ⁰²⁷ ⁰²⁵ ⁰²¹ ⁰²⁸ ⁰²³ ⁰²⁰

H-4.3 Support Wealth-building Activities for Low-income Residents. The City shall support efforts to connect low-income residents in affordable housing developments with financial empowerment resources, homeownership programs, small business assistance, living wage jobs, and workforce training resources and services. ⁰¹⁶ ⁰²⁹ ⁰³¹ ⁰²⁶ ⁰¹⁵

H-4.4 Amplify Community Voices Through Neighborhood Planning. The City shall work with representative groups of community residents, including non-English speakers, to identify housing needs and implement solutions at the neighborhood level, particularly in areas targeted for inclusive economic and community development. ⁰⁰³ ⁰⁰¹ ⁰⁰⁷

H-4.5 Affirmative Marketing Strategy for New Developments. The City shall require private housing developers to ensure marketing materials for new multi- and single-unit developments are designed for and representative of renters and buyers, regardless of race, ethnicity, gender, disability, and familial status. ⁰¹⁰ ⁰¹³ ⁰⁰⁵ ⁰⁰⁶

H-4.6 Housing for Justice-Involved Residents. The City shall strive to promote housing options and address barriers for individuals who were justice-involved in locating, obtaining, and maintaining affordable housing. ⁰¹² ⁰⁰² ⁰¹⁴ ⁰⁰⁸ ⁰⁰⁴

#001

Posted by **Anonymous** on **02/22/2021** at **2:55pm** [Comment ID: 392] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

How will community leaders be sought out? What kind of outreach will the city be conducting in order to achieve this? Often times community outreach is added just to check a box

#002

Posted by **Desiree** on **02/18/2021** at **9:29am** [Comment ID: 241] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

What does this mean? Formerly incarcerated? If so, then say that. Don't tip toe around the issue by making up new terms.

#003

Posted by **Chris Jones** on **02/20/2021** at **10:31am** [Comment ID: 344] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

This is incompatible with your plans to allow greater density by right, with no neighborhood input. So which goal is priority? I vote for neighborhood input.

Reply by **Bill Motmans** on **02/24/2021** at **7:10pm** [Comment ID: 553] - [Link](#)

Agree: 0, Disagree: 0

Mr. Jones is exactly right in his observation.

Reply by **KirkVyverberg** on **03/01/2021** at **11:20pm** [Comment ID: 665] - [Link](#)

Agree: 0, Disagree: 0

Mr. Jones is right. The principle of self-determination and citizen engagement are challenged by several of the Plan's proposals: greater density by right includes: Up-zoning R1 with entitlement of higher density housing types, limiting choice by reducing Land Use designation categories, moving to an FAR-based system, and limiting project input through Streamlined reviews. All go against this principle of Community self-determination.

#004

Posted by **Jolie Terrazas** on **02/23/2021** at **1:45am** [Comment ID: 499] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I support H-4.6 as it will remove barriers that have often made it difficult for formerly incarcerated individuals to obtain housing, putting them at greater risk to become unhoused and unnecessarily increasing this population.

#005

Posted by **Anonymous** on **02/18/2021** at **4:05pm** [Comment ID: 273] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This policy language may need to be more specific on what the City will require developers to do with their marketing materials. This is very vague and I am not sure what this really means. Does this mean using language and images that are more accessible for the demographics of the area? Or does this mean going the color-blind/neutral route where no reference to any of the classes you list should be implied? Needs more clarity and specificity.

#006

Posted by **PATTY WAIT** on **02/17/2021** at **5:30pm** [Comment ID: 158] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Please add ..regardless of age. Ageism is an unacknowledge barrier. There are affordable housing opportunities that are specifically marketed to youth. If these opportunities were more inclusive they could also serve the needs of Older Adults.

#007

Posted by **PATTY WAIT** on **02/17/2021** at **5:31pm** [Comment ID: 159] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Please be sure and include representation from the growing older adult population. This is a cohort that is often overlooked and brings a different perspective.

#008

Posted by **Chris Jones** on **02/20/2021** at **10:29am** [Comment ID: 343] - [Link](#)

Agree: 1, Disagree: -1

Call this what it is - "Justice Involved" means formerly incarcerated, felon, criminal, however you want to put it. Using terms designed to soften the implications is dishonest.

Reply by **Eliza Brown** on **02/22/2021** at **3:53pm** [Comment ID: 399] - [Link](#)

Agree: 1, Disagree: -1

Completely agree.

Reply by **aidan willett** on **02/22/2021** at **10:25pm** [Comment ID: 457] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

the point is to distance that community from negative connotations such as "criminal"

Reply by **Bill Motmans** on **02/24/2021** at **7:13pm** [Comment ID: 555] - [Link](#)

Agree: 0, Disagree: 0

"Justice involved"? Please.

#009

Posted by **Greg** on **02/22/2021** at **11:49pm** [Comment ID: 470] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Let's make sure that our formerly incarcerated fellow residents are included when we think about equity. Helping them find housing will help them get a job and continue their positive contributions to our city and region.

#010

Posted by **Anonymous** on **02/22/2021** at **11:56pm** [Comment ID: 474] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This policy proposal should be a recommendation/suggestion for the city to work with the developers on affirmative marketing. It would be virtually impossible and quite labor intensive for the city staff to monitor flyers, brochures and

websites for every housing opportunity in the city

#011

Posted by **Dr. Ajay S. Singh** on **02/17/2021** at **11:12pm** [Comment ID: 219] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I am very disappointed that there is no mention about environmental justice in relation to housing. I would like to see a plan to use EnviroScreen or other tools to ensure that low income housing is not disproportionately built in areas with higher rates of exposure to pollutants.

#012

Posted by **Jolie Terrazas** on **02/23/2021** at **1:44am** [Comment ID: 498] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I support H-4.6 as it will remove barriers that have often made it difficult for formerly incarcerated individuals to obtain housing, putting them at greater risk to become unhoused and unnecessarily increasing this population.

#013

Posted by **Kristina Rogers** on **01/30/2021** at **2:04pm** [Comment ID: 27] - [Link](#)

Agree: 1, Disagree: 0

This doesn't make sense. A landlord is less interested in one's "identity" than they are about a rental background and ability to pay the rent consistently and on time each month.

Reply by **Bill Motmans** on **02/24/2021** at **7:12pm** [Comment ID: 554] - [Link](#)

Agree: 0, Disagree: 0

Agreed.

#014

Posted by **Kristina Rogers** on **01/30/2021** at **2:08pm** [Comment ID: 28] - [Link](#)

Agree: 2, Disagree: -1

If "justice involved" you mean they have a criminal record? Be honest and be clear about what you are proposing here.

Also, exactly WHO will be supported to move into a rental? Just someone with a petty theft charge who is a re-habilitated, hard-working person? Or a gang member with a long criminal record searching for a new neighborhood? And what services, rehab, support, etc. are you ready to provide to ensure they do not become an issue for the entire community? I believe in giving people second chances, but please be honest about who you are offering this great resource to.

Reply by **Ryan** on **02/13/2021** at **12:18pm** [Comment ID: 57] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: -1

Totally agree, never heard the term “justice involved.” Please be more transparent.

#015

Posted by **Matt** on **02/16/2021** at **8:38pm** [Comment ID: 79] - [Link](#)

Agree: 0, Disagree: 0

All these are reasonable, however I do think it's important to emphasize other forms of wealth-building than home ownership. We saw what happened during the Great Recession.

#016

Posted by **Kristina Rogers** on **01/30/2021** at **2:03pm** [Comment ID: 26] - [Link](#)

Agree: 1, Disagree: 0

Financial empowerment is a wonderful goal! Start by working with our local school district to create a "financial literacy" program that begins in elementary school and moves throughout the school years. A person who understands their financial opportunities and responsibilities may be less likely to be taken advantage of.

#017

Posted by **Rick Eaton, Sacramento Area Congregations Together** on **02/22/2021** at **8:07pm** [Comment ID: 439] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

We urge the City to commit itself through the Housing Element to completing an analysis of the impact of a new inclusionary housing ordinance as one means of increasing the supply of workforce housing in the city. We suggest tightening the description of this effort by: (1) completing the staff study in 2021, and (2) concluding the City Council deliberation on such a policy by 2022.

#018

Posted by **Tawny Macedo** on **02/22/2021** at **6:47pm** [Comment ID: 423] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I strongly support this policy because affirmatively furthering fair housing is about both opening up areas of high opportunity to more affordable housing options AND investing in disadvantaged communities.

#019

Posted by **Sean Walker** on **02/17/2021** at **6:08pm** [Comment ID: 170] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Without actual jobs, businesses that can hire, as well as skills learned early (no college required) then we will not have equity in people who are able to purchase housing. College is generally a waste of money and time especially for those who do not already have resources. We need to focus on an educational system that includes trades in high school again as well as legitimate trade schools and mentorship programs.

#020

Posted by **Jennifer Holden** on **03/02/2021** at **12:28am** [Comment ID: 673] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

How will the City of Sacramento promote mixed income neighborhoods when the City does not have a minimum requirement percentage for the amount of affordable housing that must be built? Once again, this reads well - but where's the City Council or State backing for the grand intentions?

#021

Posted by **Eliza Brown** on **02/22/2021** at **3:50pm** [Comment ID: 398] - [Link](#)

Agree: 3, Disagree: 0

How do you plan to achieve increased affordable housing units if you don't require developers to include affordable units in their projects?

#022

Posted by **John** on **02/18/2021** at **4:31pm** [Comment ID: 274] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I have a physical disability that requires I live in a one-story home. In looking at newer homes recently, I noticed that very few, if any, of these homes are one-story. I am a supporter of more dense development, but this essentially limits where I, and other people with mobility limitations, can live. This also impacts older persons, who although are otherwise relatively healthy, cannot risk falling. There are age restricted communities of course that are all one level homes, but isn't that almost forcing them into a specific type of housing and a specific type of community?

#023

Posted by **India** on **02/01/2021** at **4:50pm** [Comment ID: 38] - [Link](#)

Agree: 1, Disagree: -1

Economic integration of neighborhoods will lead to a quality of life improvement for many!

#024

Posted by **E.S.** on **02/20/2021** at **1:07am** [Comment ID: 334] - [Link](#)

Agree: 2, Disagree: 0

So why doesn't McKinley Village and Sutter Park have any affordable housing? Because it is not cost effective for the developers who line the pockets of our city council members.

Reply by **aidan willett** on **02/22/2021** at **10:22pm** [Comment ID: 455] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

spot on

Reply by **Bill Motmans** on **02/24/2021** at **7:07pm** [Comment ID: 551] - [Link](#)

Agree: 0, Disagree: 0

Couldn't agree more!

#025

Posted by **Kathy Les** on **03/01/2021** at **7:25pm** [Comment ID: 656] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

1. Allow neighborhoods to survey for suitable parcels.
2. Have design requirements with enforceable compatibility guidelines, especially in historic neighborhoods.
3. Allocate parcels equitably among all city neighborhoods so as not to concentrate in certain neighborhoods.

#026

Posted by **Jim Micheaels** on **03/02/2021** at **12:34am** [Comment ID: 675] - [Link](#)

Agree: 0, Disagree: 0

Providing additional opportunities to build more and higher density housing opportunities alone will not produce affordable housing options. Retain existing single family housing stock, particularly older and smaller homes, that can provide an opportunity for entry into the housing market if combined with more programs to assist first time homebuyers from underserved population. Also focus on promoting and producing living wage jobs.

#027

Posted by **Mimi Budd** on **03/01/2021** at **3:01pm** [Comment ID: 647] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I support this policy with the following suggestions: 1) Allow neighborhood-by-neighborhood survey of parcels suitable to up-zoning with residents playing a strong role in determining locations for real affordable housing; 2) Design requirements should insure that new housing is compatible in height and mass with surrounding neighborhood buildings; 3) Insure that the "equitable distribution of housing types" in "high resource areas" is really equitable by adopting policies that do not place all the new building in one "high resource area" only. Rather provide for equal building taking into account the size of an area, the population, etc.

#028

Posted by **Lisa Flores** on **02/17/2021** at **4:56pm** [Comment ID: 141] - [Link](#)

Agree: 2, Disagree: 0

Yes, very important. I'd like to see applications for local residents to get first dibs at affordable housing in their particular area. I live on the border of Tahoe Park and Oak Park and am worried about local low income people getting pushed out when the new UC Davis facility gets built.

#029

Posted by **cristina** on **02/23/2021** at **1:08am** [Comment ID: 490] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Home Ownership IS wealth building. Reducing single family homes by replacing them with multi-family homes will reduce these opportunities. Incentivize local home ownership instead of investor buyers.

Reply by **KirkVyverberg** on **03/01/2021** at **11:36pm** [Comment ID: 666] - [Link](#)

Agree: 0, Disagree: 0

Gentrification is the enemy of wealth-building. We must protect our existing housing stock and focus density as proposed on Commercial Corridors, converting C-2/3 to Mixed-Use, mid-high density. Helping folks buy older, single-family homes and build ADU's for additional income is the path to upward mobility. Don't allow that opportunity to all go to small investor groups converting existing housing stock to rental quadplexes.

#030

Posted by **Bruce Pierini** on **03/01/2021** at **4:04pm** [Comment ID: 648] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

I am very skeptical that in wealthy neighborhoods, affordable housing will be significantly increased due to market forces of land and housing construction. What data can you provide that "affordable" means under 30-40% of the median income in Sacramento, for example?

#031

Posted by **Desiree** on **02/18/2021** at **9:31am** [Comment ID: 242] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

This is a lofty goal, but how do you actually plan to accomplish it? You need to include specifics here, otherwise you are merely giving lip service to the idea of equity.

Reply by **aidan willett** on **02/22/2021** at **10:23pm** [Comment ID: 456] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

welcome to politics lol

Reply by **Bill Motmans** on **02/24/2021** at **7:09pm** [Comment ID: 552] - [Link](#)

Agree: 0, Disagree: 0

It all sounds so good, doesn't it? Just like all of Sacramento surveys. Now, how will we accomplish that?

#032

Posted by **Dov Kadin** on **02/23/2021** at **9:40pm** [Comment ID: 534] - [Link](#)

Agree: 0, Disagree: 0

I strongly support this policy because affirmatively furthering fair housing is about both opening up areas of high opportunity to more affordable housing options AND investing in disadvantaged communities.

#033

Posted by **Kristina Rogers** on **01/30/2021** at **2:00pm** [Comment ID: 25] - [Link](#)

Agree: 2, Disagree: 0

To help fix poverty - it requires much more than housing. Good schools, engaged parents, job training and opportunities to earn a decent income. Clean, safe neighborhoods low in crime, homelessness and blight help raise the quality of life for all.

#034

Posted by **Matt** on **02/16/2021** at **8:35pm** [Comment ID: 78] - [Link](#)

Agree: 1, Disagree: 0

Agree. Housing is fundamental but other forms of social infrastructure need to be included too.

IMPLEMENTATION PROGRAMS

038 Program H1. Review Mixed Income Housing Ordinance 039



AFFORDABLE HOUSING



EQUITY & INCLUSION

The City shall evaluate the effectiveness of the Mixed Income Housing Ordinance. The City shall conduct an economic feasibility study to guide any decisions on changes to the ordinance, including the consideration of a mandatory inclusionary housing component. Based on the findings of the evaluation and the study, the City shall consider amendments to the ordinance with the goal of increasing the amount of affordable housing built in the City while ensuring the requirements do not pose a constraint to overall housing production.

- ❖ **Implements which Policy(ies):** H-2.1, H-4.2
- ❖ **Timeframe:** Initiate economic feasibility analysis in 2021.
- ❖ **Responsible Department or Agency:** Community Development; SHRA
- ❖ **Objective:** Increase the number of affordable housing units.

Program H3. Establish New Sources of Funding for Affordable Housing



AFFORDABLE HOUSING



EQUITY & INCLUSION

Working with the Housing Policy Working Group (HPWG) and other stakeholders, City staff shall explore new funding sources for affordable housing with the City Council. Potential sources of funding could include but not be limited to the following:

- An increased Housing Trust Fund fee for specific uses;
 - Ensuring 20 percent of revenue from an Enhanced Infrastructure Financing District (EIFD) be set-aside for affordable housing;
 - Dedicating Property Transfer Tax revenues received in excess of the approved budget at year-end to affordable housing or infrastructure to support infill housing; and,
 - An affordable housing bond.
- ❖ **Implements which Policy(ies):** H-2.3, H-2.5, H-2.13, H-4.1, H-4.2
 - ❖ **Timeframe:** Explore funding sources starting in 2021.
 - ❖ **Responsible Department or Agency:** Office of Innovation and Economic Development (primary); Finance Department; Community Development; SHRA
 - ❖ **Objective:** Increase available funding to construct affordable housing.

#035

Posted by **Tawny Macedo** on **02/22/2021** at **6:50pm** [Comment ID: 426] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I strongly support creating new sources of funding for subsidized affordable housing. In doing so, I believe this tax should be broad based and not on the shoulders of new development, which is effectively a tax on newcomers and tenants. One way to do this would be a new progressive real estate transfer fee for affordable housing, not just the “revenues in excess of the approved budget.” The City of Sacramento currently have a transfer tax rate of 0.11% of the sale price. The City could propose a ballot initiative to increase these transfer fees in a progressive manner with higher marginal rates for higher value home sales. For example, Culver City just passed a measure in 2020 that increased their real estate transfer fee between 1.5% to 4% for homes sold over a certain price with the percent depending on the value of the property. While the ideas included here are good, I encourage the City to explore a progressive real estate transfer fee as well.

#036

Posted by **E.S.** on **02/20/2021** at **1:11am** [Comment ID: 335] - [Link](#)

Agree: 0, Disagree: 0

This is the key to low income housing - new sources of funding.

The city should be transparent with their housing finances, the fees they charge developers and the bonuses and credits they give developers.

#037

Posted by **aidan willett** on **02/22/2021** at **10:26pm** [Comment ID: 458] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

defund the police and reinvest in low income housing

#038

Posted by **KirkVyverberg** on **03/02/2021** at **12:41am** [Comment ID: 677] - [Link](#)

Agree: 0, Disagree: 0

A review of the effectiveness of Mixed Income Housing Ordinance is wise. Portland suffered a significant housing

production downturn resulting from their AH development requirements. It also had significant unintended consequences. Sacramento needs to review the experience of other Cities.

#039

Posted by **Jennifer Holden** on **03/02/2021** at **12:41am** [Comment ID: 678] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

These timelines will be useless after the current draft of the 2040 Sacramento General Plan has passed. What good will these implementation plans be after the housing redevelopment industry has been deregulated under the 2040 GP, and developers plan and build on their lots in ways that don't conform to these implementation plans before these plans can be implemented? We need these implementation plans done and built BEFORE the current draft of the 2040 GP is voted upon. Otherwise, these are empty implementation plans - just some more city razzle-dazzle.

#040

Posted by **Darren** on **02/17/2021** at **10:20pm** [Comment ID: 211] - [Link](#)

Agree: 0, Disagree: 0

What about increasing the property transfer tax, specifically on profits gained from land value (as opposed to improvements) to help fund infill housing? That way you're taxing wealth that someone gained without working.

#041

Posted by **Dov Kadin** on **02/23/2021** at **9:40pm** [Comment ID: 535] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I strongly support creating new sources of funding for subsidized affordable housing. In doing so, I believe this tax should be broad based and not on the shoulders of new development, which is effectively a tax on newcomers and tenants. One way to do this would be a new progressive real estate transfer fee for affordable housing, not just the "revenues in excess of the approved budget." The City of Sacramento currently have a transfer tax rate of 0.11% of the sale price. The City could propose a ballot initiative to increase these transfer fees in a progressive manner with higher marginal rates for higher value home sales. For example, Culver City just passed a measure in 2020 that increased their real estate transfer fee between 1.5% to 4% for homes sold over a certain price with the percent depending on the value of the property. While the ideas included here are good, I encourage the City to explore a progressive real estate transfer fee as well.

#042

Posted by **Tawny Macedo** on **02/22/2021** at **6:48pm** [Comment ID: 424] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I strongly support this policy because affirmatively furthering fair housing is about both opening up areas of high opportunity to more affordable housing options AND investing in disadvantaged communities.

#043

Posted by **Matt** on **02/16/2021** at **8:40pm** [Comment ID: 80] - [Link](#)

Agree: 0, Disagree: 0

As I said elsewhere, we need these sources of revenue to be broad based and not entirely reliant on new tenants or developments. Consider a progressive real estate transfer fee.

Program H9. Facilitate Appropriate Development through Specific Plans and Commercial Corridor Action Plans



The City shall prepare specific plans and action plans in infill areas and along commercial corridors that have been historically underserved and have been targeted for development that considers the needs and desires of the neighborhood in which it is located (e.g., Stockton Blvd, Del Paso/Marysville Blvd). The City shall work to conduct neighborhood-level planning with residents to develop customized engagement strategies and anti-displacement solutions in areas targeted for inclusive economic and community development. Infrastructure and California Environmental Quality Act (CEQA) analysis should be included in Specific Plans to facilitate and reduce the length and cost of the development review process.



048



047

- ❖ **Implements which Policy(ies):** H-1.6, H-1.7, H-1.8, H-4.1, H-4.2, H-4.4, H-5.1, H-5.3
- ❖ **Timeframe:** Initiate one specific plan action plan every 1-2 years during the planning period, starting in 2021 with the Stockton Blvd Plan.
- ❖ **Responsible Department or Agency:** Community Development
- ❖ **Objective:** Facilitate infill housing through the development of specific plans.

050

046

Program H10. Targeted Infill Infrastructure Strategies



The City shall conduct infrastructure analyses and targeted studies to understand existing capacity and conditions in infill areas of the City that are being prioritized for inclusive economic and community development. The City shall identify area-specific infrastructure improvements and prepare local area finance plans as feasible to lower construction costs and catalyze development in targeted areas.



049

- ❖ **Implements which Policy(ies):** H-1.8, H-4.1
- ❖ **Timeframe:** Begin conducting infrastructure analyses in 2021 and begin preparation of local area finance plans in 2023.
- ❖ **Responsible Department or Agency:** Community Development (primary); Public Works; Office of Innovation and Economic Development
- ❖ **Objective:** Remove barriers for infill development by preparing infrastructure finance strategies as needed in target areas through 2029.

044

#044

Posted by **E.S.** on **02/20/2021** at **1:19am** [Comment ID: 336] - [Link](#)

Agree: 0, Disagree: 0

The city needs to upgrade the infrastructure before any new developments. The combined sewer system needs to be separated, the highway over the river on Business 80 needs to be widened, the electrical system needs better maintenance and upgrading. There is minimal preventive maintenance going on - the city waits for a problem to occur then they put a band-aid on it. A major flooding crisis will occur like it did in Houston - due to a city that ignores its infrastructure problems and cements/paves over every green area we have in the city.

#045

Posted by **Jay** on **02/23/2021** at **1:54am** [Comment ID: 503] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I am in support of this strategy as it protects the environment. This is important in terms of equity and improving environmental conditions due to the climate crisis that disproportionately affect communities of color and people experiencing poverty.

#046

Posted by **KirkVyverberg** on **03/02/2021** at **12:36am** [Comment ID: 676] - [Link](#)

Agree: 0, Disagree: 0

I agree with DK. Broadway from the West end to Hwy99 deserves a plan that includes the BPID, Catholic Church, DMV and Neighborhood Associations. Land Park views it as Main Street, while the City sees it as the end of the City Center. Very different Land Use perspectives. With high development potential, it needs to be planned inclusively and transparently.

#047

Posted by **Tawny Macedo** on **02/22/2021** at **6:50pm** [Comment ID: 427] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I support this strategy because specific plans are incredibly effective for facilitating and streamlining new housing and

necessary infrastructure improvements. While these planning efforts are critical in disadvantaged communities, I encourage the City to also prioritize planning that makes it easier to build more affordable housing types in high resource neighborhoods as a means of stemming displacement risk in disadvantaged neighborhoods.

#048

Posted by **Dov Kadin** on **02/23/2021** at **9:41pm** [Comment ID: 536] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I support this strategy because specific plans are incredibly effective for facilitating and streamlining new housing and necessary infrastructure improvements. While these planning efforts are critical in disadvantaged communities, I encourage the City to also prioritize planning that makes it easier to build more affordable housing types in high resource neighborhoods as a means of stemming displacement risk in disadvantaged neighborhoods.

#049

Posted by **Matt** on **02/16/2021** at **8:42pm** [Comment ID: 82] - [Link](#)

Agree: 0, Disagree: 0

We need more housing in high-resource, R-1 zoned areas.

#050

Posted by **Matt** on **02/16/2021** at **8:41pm** [Comment ID: 81] - [Link](#)

Agree: 0, Disagree: 0

As someone who has participated in the West Broadway Specific plan, I support this and am excited to see it come to fruition during my time here.

Program H12. Rezone Additional Affordable Housing Sites in High Resource Areas

054



AFFORDABLE HOUSING

The City shall redesignate and rezone sites in high resource areas to create more opportunities for affordable housing. The City will establish an appropriate target based on an analysis of potential sites to rezone.

055

053

060

- ❖ **Implements which Policy(ies):** H-2.1, H-4.2



EQUITY & INCLUSION

059

- ❖ **Timeframe:** Redesignate sites in conjunction with the 2040 General Plan Update and subsequent zoning updates to the Planning and Development Code in 2022-2023.

- ❖ **Responsible Department or Agency:** Community Development

051

- ❖ **Objective:** Rezone sites to accommodate additional lower-income housing units in high resource areas.

Program H18. Support Collective Ownership Models

052



EQUITY & INCLUSION

The City shall identify ways to support and consider requests from organizations, including community-based organizations (CBOs), that are working to develop new forms of community-driven, collective ownership models and wealth building strategies for lower-income residents. The City shall work with communities at-risk of displacement to evaluate these ownership models.



PREVENTING DISPLACEMENT

- ❖ **Implements which Policy(ies):** H-4.1, H-4.2, H-4.3, H-5.5

- ❖ **Timeframe:** Initiate coordination in 2022 and provide ongoing support as appropriate.

- ❖ **Responsible Department or Agency:** Office of Innovation and Economic Development (primary); Community Development

- ❖ **Objective:** Connect lower-income residents to homeownership and equity-building opportunities in their communities using models supported by members of the resident groups to be served.

Program H25. Fair Chance Ordinance



EQUITY & INCLUSION

The City shall research best practices and present recommended policies for Council review in 2024. The City will then decide whether to adopt a Fair Chance Ordinance that creates rules that limit the use of criminal records by landlords when they are screening prospective tenants.

056

057

- ❖ **Implements which Policy(ies):** H-4.6

058

- ❖ **Timeframe:** 2024-2025

- ❖ **Responsible Department or Agency:** Office of Innovation and Economic Development (primary); Community Development; SHRA

- ❖ **Objective:** To reduce barriers to housing opportunity for formerly incarcerated individuals.

#051

Posted by **E.S.** on **02/20/2021** at **1:22am** [Comment ID: 337] - [Link](#)

Agree: 1, Disagree: 0

The city doesn't seem to know what a low income family can afford. A person should not spend more than 30% of the family income on housing and utilities. You cannot build low income housing in a high resource area - the land is too expensive. It just becomes a higher density high income unit.

#052

Posted by **KirkVyverberg** on **03/01/2021** at **11:45pm** [Comment ID: 668] - [Link](#)

Agree: 0, Disagree: 0

Aside from the Living Wage, Collective Ownership models may be one of the most effective and fast solutions to housing affordability. It take two Essential Workers Infill-time positions to afford housing in Sacramento. Marriage is not always the solution.

#053

Posted by **Tawny Macedo** on **02/22/2021** at **6:51pm** [Comment ID: 429] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I strongly support this program and the City's key strategy in the General Plan to promote a greater array of housing types in single family areas. The vast majority of the City's high resource areas are made up of single family neighborhoods that haven't allowed for much else beyond a single family home. While I would love to see more higher density sites in high resource areas for affordable housing, which requires sites larger than a half-acre, it's also critical to allow for smaller sites to accommodate more affordable housing types that are denser than a fourplex. Affordable developers will not pursue fourplexes so I would like to see the City be creative around how to facilitate more affordable housing in these areas. One idea would be to allow for larger buildings (like and FAR of 2 and unit counts over 4 units) on sites within high resource areas.

#054

Posted by **KirkVyverberg** on **03/02/2021** at **12:25am** [Comment ID: 672] - [Link](#)

Agree: 0, Disagree: 0

East Sacramento, Elmhurst and Land Park have some of the City's best parks, public gardens, schools and medical facilities making them ideal locations for affordable housing for seniors and students - both with specialty needs these facilities serve. Where are the AARP Urban Design Programs in this plan? What do the Colleges recommend regarding student housing needs?

#055

Posted by **Darren** on **02/17/2021** at **10:22pm** [Comment ID: 212] - [Link](#)

Agree: 0, Disagree: 0

I strongly support this but am concerned about the degree to which it is occurring. Some of the highest-resource R1 areas (e.g. East Sac LRT stations, 4th Ave LRT station) are still zoned as R1 in the updated proposed zoning code.

#056

Posted by **Darren** on **02/17/2021** at **10:26pm** [Comment ID: 213] - [Link](#)

Agree: 1, Disagree: 0

This needs careful consideration and refinement. E.g., maybe a statute of limitations (e.g. if it's been more than X years since they were released). Also landlords should be exempt if they live on the same property they are renting (e.g. renting an ADU in their backyard).

All this being said I also agree difficulty finding housing can severely hurt an ex-con's ability to reintegrate into civilian society--I think more funding for public or non-profit housing would be helpful to ensure recent ex cons still have stable housing that facilitates their re-entry and stability.

#057

Posted by **Jay** on **02/23/2021** at **1:50am** [Comment ID: 502] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

While considering all tenants' safety, removing barriers that have often made it difficult for formerly incarcerated individuals to obtain housing should be in place so as to not increase the risk of people becoming unhoused.

#058

Posted by **Kristina Rogers** on **01/30/2021** at **2:11pm** [Comment ID: 29] - [Link](#)

Agree: 0, Disagree: 0

This is not good. You can't wipe away a criminal record and then expect everything to be great. Please rethink this and consider the real impact to the community. An ex-convict with a background in rape, child abuse or violent behavior can be a threat to all disadvantaged people. This is not equity, its extremely negligent and does the opposite of what you are trying to accomplish.

#059

Posted by **Matt** on **02/16/2021** at **8:43pm** [Comment ID: 83] - [Link](#)

Agree: 0, Disagree: 0

We need more housing in high-resource, R-1 zoned areas.

#060

Posted by **Dov Kadin** on **02/23/2021** at **9:42pm** [Comment ID: 537] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I strongly support this program and the City's key strategy in the General Plan to promote a greater array of housing types in single family areas. The vast majority of the City's high resource areas are made up of single family neighborhoods that haven't allowed for much else beyond a single family home. While I would love to see more higher density sites in high resource areas for affordable housing, which requires sites larger than a half-acre, it's also critical to allow for smaller sites to accommodate more affordable housing types that are denser than a fourplex. Affordable developers will not pursue fourplexes so I would like to see the City be creative around how to facilitate more affordable housing in these areas. One idea would be to allow for larger buildings (like and FAR of 2 and unit counts over 4 units) on sites within high resource areas.

Program H30. Affirmative Marketing Ordinance



The City shall prepare and adopt an ordinance that would require private housing developers to ensure marketing materials are designed for and representative of all renters and buyers, regardless of race, ethnicity, gender, gender identity, sexual orientation, age, disability, and familial status.

- ❖ **Implements which Policy(ies):** H-4.5
- ❖ **Timeframe:** 2026
- ❖ **Responsible Department or Agency:** Community Development (primary); SHRA
- ❖ **Objective:** To promote equal access to housing opportunities.

Program H31. Identify Local Financing for Affordable Housing



The City shall study the feasibility of developing local financing strategies to help finance affordable housing. Some options could include reviewing and evaluating the viability of creating a public bank to help finance affordable housing, among other public goals; and forming a consortium of locally-serving banks to develop a source of capital for residential builders who agree to target their housing product to the needs of the local economy.

- ❖ **Implements which Policy(ies):** H-2.3, H-2.5, H-4.1
- ❖ **Timeframe:** Complete study by 2026
- ❖ **Responsible Department or Agency:** Finance Department (Primary); Office of Innovation and Economic Development; SHRA
- ❖ **Objective:** Establish new local financing sources for lower-income housing units.

Program H37. First-time Homebuyer Assistance Program



The City shall seek resources for local down payment assistance programs and continue to apply for funding to support first time homebuyer assistance programs. Available funding programs currently include the following: CalHome First-time Homebuyer Mortgage Assistance Program (CalHome), Building Equity and Growth in Neighborhoods Program (BEGIN), and Mortgage Credit Certificate Program (MCC). The City shall work with service providers and identify community partners to market these homeownership programs to residents in areas at risk of displacement and gentrification and to populations that have historically been excluded by discriminatory mortgage lending practices.

- ❖ **Implements which Policy(ies):** H-4.1, H-4.3, H-5.6
- ❖ **Timeframe:** Apply for funding annually
- ❖ **Responsible Department or Agency:** SHRA; Community Development; Office of Innovation and Economic Development, Community Partners
- ❖ **Objective:** Increase homeownership opportunities.

#061

Posted by **Jill Johnson** on **02/21/2021** at **9:30pm** [Comment ID: 370] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Important to inform communities about these resources often and in multiple ways. Radio ads, mailings, community meetings, etc.

#062

Posted by **Jill Johnson** on **02/21/2021** at **7:18pm** [Comment ID: 368] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

We need to be creative. Many families are paying rent that equals the amount of a mortgage payment, but they are not able to purchase a home because of a down payment and then they are further penalized with private mortgage insurance.

#063

Posted by **KirkVyverberg** on **03/01/2021** at **11:40pm** [Comment ID: 667] - [Link](#)

Agree: 1, Disagree: 0

Gentrification is the enemy of wealth-building. We must protect our existing housing stock and focus density as proposed on Commercial Corridors, converting C-2/3 to Mixed-Use, mid-high density. Helping folks buy older, single-family homes and build ADU's for additional income is the path to upward mobility. Don't allow that opportunity to all go to small investor groups converting existing housing stock to rental quadplexes.

#064

Posted by **Jim Micheaels** on **03/02/2021** at **12:22am** [Comment ID: 670] - [Link](#)

Agree: 0, Disagree: 0

Yes - more programs that assist first time home buyers from underserved populations. Retain existing older (and often smaller) single family homes to provide opportunities to achieve home ownership. Keep these opportunities for entry into neighborhoods and through these home-buyer assistance programs make them available and affordable to a wider array of people.

#065

Posted by **Kristina Rogers** on **01/30/2021** at **2:14pm** [Comment ID: 30] - [Link](#)

Agree: 0, Disagree: 0

This plus "financial literacy" go hand-in-hand. Maybe someone will be able to buy a home, but will they be able to KEEP it? Scam artists and greedy property investors will come knocking if they see people who are vulnerable. Please EDUCATE.

Program H44. Funding Complete Neighborhoods



The City shall pursue funding to provide critical infrastructure, amenities, and services in areas targeted for inclusive economic and community development.



- ❖ **Implements which Policy(ies):** H-1.8, H-4.1
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department or Agency:** Community Development; Youth, Parks, and Community Enrichment (YPCE); Utilities; Public Works; Office of Innovation and Economic Development
- ❖ **Objective:** Obtain grant funding to assist with infill development including amenities and services in areas targeted for inclusive economic and community development.

#066

Posted by **Kristina Rogers** on **01/30/2021** at **2:15pm** [Comment ID: 31] - [Link](#)

Agree: 0, Disagree: 0

Infrastructure is KEY to a better quality of life and true equity. Sewage systems, clean and well maintained streets, adequate parking. Also reliable, safe and affordable transportation.



Goal 5: Protecting Residents from Displacement

Protect residents at-risk of displacement from their homes and their communities.

Policies

H-5.1 Minimize Displacement of Vulnerable Residents. The City shall work to make all neighborhoods places of opportunity and encourage investments while minimizing the involuntary displacement of people of color and other vulnerable populations, such as low-income households, the elderly, and people with disabilities due to the influx of less vulnerable populations attracted by increased opportunities and/or investments.

H-5.2 Strengthen Tenant Protections. The City shall explore options to strengthen eviction prevention limits on annual rent increases, and tenant relocation measures.

H-5.3 Develop Neighborhood-Specific Anti-Displacement Strategies. The City shall engage neighborhood residents in developing customized anti-displacement solutions through neighborhood-level planning in areas targeted for inclusive economic and community development, particularly those at-risk of displacement.

H-5.4 Fair Housing Services and Education. The City shall support local organizations in providing counseling, dispute resolution and fair housing services, and make a concerted effort to disseminate resources to underrepresented residents, including non-English speakers.

H-5.5 Support Collective Ownership Models. The City shall support community-driven collective ownership models to help low-income residents remain in their communities and build equity.

H-5.6 Target Homeownership Programs to Underrepresented Residents. The City shall target outreach on homeownership programs and other housing opportunities to residents in areas at risk of displacement and gentrification and populations that have historically been excluded from homeownership by discriminatory mortgage lending practices.

H-5.7 Prioritize Affordable Housing Financing in Areas at Risk of Gentrification. The City and SHRA shall prioritize the financing of affordable housing in areas at risk of gentrification to provide options for low-income residents to remain in their neighborhoods.

H-5.8 Homeowner Protection Services. The City shall promote and expand programs that support homeowners in affording and maintaining their home, including home repairs and foreclosure prevention, with a focus on people of color and vulnerable populations, such as low-income households, the elderly, and people with disabilities.

H-5.9 Condominium Conversion. The City shall ensure the conversion of rental housing to condominiums does not adversely impact the rental housing supply and shall consider a no net loss policy on all rental housing types in housing areas at risk of gentrification.

#001

Posted by **India** on **02/01/2021** at **5:12pm** [Comment ID: 39] - [Link](#)

Agree: 0, Disagree: 0

This is a great idea.

#002

Posted by **KirkVyverberg** on **02/28/2021** at **7:27pm** [Comment ID: 617] - [Link](#)

Agree: 0, Disagree: 0

Regulating Condominium conversions needs to consider the desirability of allowing renters to buy their apartments. We do not want to favor Nor promote building a renter class when ownership is a possibility.

#003

Posted by **MF** on **03/01/2021** at **8:48pm** [Comment ID: 663] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

A big part of this being effective is outreach and getting the information about these programs to the people who need it most and making it very simple/accessible to use the services.

#004

Posted by **cristina** on **02/23/2021** at **1:14am** [Comment ID: 491] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

How does the City define underrepresented areas?

Reply by **Bill Motmans** on **02/24/2021** at **7:20pm** [Comment ID: 560] - [Link](#)

Agree: 0, Disagree: 0

Good point.

#005

Posted by **Lorena Guerrero** on **03/01/2021** at **12:48am** [Comment ID: 642] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

A more equitable solution that would help lift people out of poverty would be to provide former renters a path to home ownership in the new condominiums. For example, a grant program which would assist in down payments or a reduction in impact fees for developers who allow tenant to owner conversion.

#006

Posted by **Jim Micheaels** on **03/02/2021** at **1:18am** [Comment ID: 681] - [Link](#)

Agree: 0, Disagree: 0

Support this policy.

#007

Posted by **Aaron Winters** on **02/18/2021** at **3:28pm** [Comment ID: 269] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Programs like Keep Your Home California are invaluable and could be enacted at a county/city level if state doesnt renew the program.

#008

Posted by **cristina** on **02/23/2021** at **1:16am** [Comment ID: 492] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Code needs to be updated so each unit can have it's own water meter for billing.

#009

Posted by **Jim Micheaels** on **03/02/2021** at **1:21am** [Comment ID: 682] - [Link](#)

Agree: 0, Disagree: 0

Good idea, support this policy.

#010

Posted by **ClaireK** on **02/18/2021** at **9:31pm** [Comment ID: 307] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Which neighborhoods are prioritized and on what timescale?

#011

Posted by **James** on **02/18/2021** at **12:47am** [Comment ID: 231] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Be careful with the policy implementation. The current state standards for many of these programs tie program funding to project budgets. EX : consultant or City gets X% of total project budget. The City should develop its own program and if contracting out any work to consultants make each project a flat fee so consultants don't make more or less depending on the project size. EX: Each home repair or loan the loan officer or rehab inspector only gets 2500.

Reply by **Bill Motmans** on **02/24/2021** at **7:21pm** [Comment ID: 561] - [Link](#)

Agree: 0, Disagree: 0

Agreed.

#012

Posted by **James** on **02/18/2021** at **12:34am** [Comment ID: 229] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Is "Gentrification" well defined? Gentrification can be tied to many political feelings. It would be better to tie this to more specific indications. Maybe property value changes over time, or some other indicator.

#013

Posted by **James** on **02/18/2021** at **12:38am** [Comment ID: 230] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Should be careful that this policy is not used in a way that the affordable housing is more likely to get built in lower income areas or gentrifying areas. We need mixed income neighborhoods.

#014

Posted by **Rebecca** on **02/22/2021** at **6:44pm** [Comment ID: 416] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Love seeing more policies that increase homeownership awareness and opportunities. This is a great way to strengthen communities and is the most effective way for an individual to build asset wealth.

I fully support the proposed policies of Targeting Homeownership Programs to Underrepresented Residents, First-Time Homeowner Assistance Programs, and the other prospective homeownership related policies.

#015

Posted by **James** on **02/18/2021** at **12:51am** [Comment ID: 233] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

With existing rent control Tenant Protection programs can drive up cost that will be passed on to new renters. This can counter other goals of the housing element for having affordable housing and making naturally affordable housing hard to maintain.

Reply by **Bill Motmans** on **02/24/2021** at **7:16pm** [Comment ID: 557] - [Link](#)

Agree: 0, Disagree: 0

Agreed.

#016

Posted by **Kristina Rogers** on **01/30/2021** at **2:18pm** [Comment ID: 32] - [Link](#)

Agree: 1, Disagree: 0

I don't understand "collective homeownership models?" Is this among citizens? Or is the city/county/state somehow involved. Please be clearer on this.

Reply by **Bill Motmans** on **02/24/2021** at **7:19pm** [Comment ID: 559] - [Link](#)

Agree: 0, Disagree: 0

This concept is unclear. An example might have been helpful.

Reply by **MF** on **03/01/2021** at **8:44pm** [Comment ID: 661] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Is this referring to co-ops and/or community land trusts?

#017

Posted by **Rebecca** on **02/22/2021** at **6:22pm** [Comment ID: 405] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I think the City should reject counterproductive anti-displacement policies. While I understand and support protecting residents from displacement, we currently have substantial tenant protections in place both locally and statewide. My concern is that this is a direct barrier to increasing overall housing production. We now have clear community consensus with voters' recent refusal of Measure C – a message that expanding our current rent control and just cause eviction policies is not an appropriate solution to our housing challenges. Expanding this program would undoubtedly threaten Sacramento's housing production goals, especially being in a pandemic and facing the struggle of getting more housing built for our region.

I would like to see the City establish a permanent rental assistance fund to provide necessary financial assistance to the most vulnerable renters in our community, and maybe additional outreach so tenants know what protections and resources are available to them. This is a newer program and until it has been fully implemented and the community has a strong understanding of it, I don't see adding more layers to the protections as productive, especially in the long term.

#018

Posted by **KirkVyverberg** on **02/28/2021** at **7:30pm** [Comment ID: 619] - [Link](#)

Agree: 0, Disagree: 0

The Central City contracted a Gentrification Study in 2018 with recommendations for mitigation of those negative effects. Have those recommendations been implemented?

#019

Posted by **ClaireK** on **02/18/2021** at **8:47pm** [Comment ID: 306] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

How will this be achieved? I didn't see this occur in Midtown during all the infill development in the past 7 years or so. Unlike earlier developments such as Globe Mills that set aside a good proportion of housing units for older and disabled

people.

Reply by **Eliza Brown** on **02/22/2021** at **3:55pm** [Comment ID: 400] - [Link](#)

Agree: 1, Disagree: 0

Agree, you have to require developers to make a percentage of their units affordable. This includes 4-plexes and triplexes.

Reply by **Bill Motmans** on **02/24/2021** at **7:16pm** [Comment ID: 556] - [Link](#)

Agree: 0, Disagree: 0

The city must take affirmative steps to ensure there is minimal displacement, particularly in underserved communities.

#020

Posted by **Lisa Flores** on **02/17/2021** at **5:02pm** [Comment ID: 144] - [Link](#)

Agree: 0, Disagree: 0

I made a suggestion about this sort of thing in an earlier section. Very reassured to see that this has been thought out at this level! I was pushed me out of my native Santa Cruz due to rising housing prices. Santa Cruz did a terrible job at protecting local residents from the escalating housing pricing, but Sacramento can prevent it from getting that bad (I know it is relatively bad here, but there is still time to prevent the \$890K median home price for SC).

#021

Posted by **KirkVyverberg** on **02/28/2021** at **7:28pm** [Comment ID: 618] - [Link](#)

Agree: 0, Disagree: 0

Collective ownership models need support.

#022

Posted by **MF** on **03/01/2021** at **8:39pm** [Comment ID: 659] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Rent control policies would further this goal.

#023

Posted by **Bruce Pierini** on **03/01/2021** at **4:13pm** [Comment ID: 651] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

How will H-5.1 be implemented. Sounds good but when developers come into lower income areas, what will prevent them from buying up, developing and therefore displacing people?

#024

Posted by **MF** on **03/01/2021** at **8:43pm** [Comment ID: 660] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Strengthened tenant protection policies are critical to Goal 7 (homeless policies) being effective. Goal 7 is putting out an immediate fire (addressing the homeless population), Goal 5 is preventing that fire in the first place. Increased tenant protections and caps on annual rent increases would go far towards meeting both these goals in the long run.

#025

Posted by **Aaron Winters** on **02/18/2021** at **3:28pm** [Comment ID: 270] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Rent control is a start.

#026

Posted by **Audrey Melendez** on **02/18/2021** at **7:46pm** [Comment ID: 286] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: -1

No! My mom had to evict a renter; don't make it harder; that will reduce willingness to rent out units.

#027

Posted by **Bill Motmans** on **02/24/2021** at **7:18pm** [Comment ID: 558] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

There is sufficient services in this area already in place.

Reply by **Michele** on **02/25/2021** at **5:30pm** [Comment ID: 577] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I beg to differ. The resources available are not inclusive and not readily available. Some folks have to wait a very long time to even be considered for these resources.

#028

Posted by **Michele** on **02/25/2021** at **5:32pm** [Comment ID: 579] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Does this refer to Community Land Trusts? If so, amazing, these will be helpful but only if they can acquire a lot of land.

Reply by **MF** on **03/01/2021** at **8:46pm** [Comment ID: 662] - [Link](#)

Agree: 0, Disagree: 0

Agree, collective ownership is a powerful model as opposed to the private ownership + resulting homelessness crisis model we currently have. Great to see the city considering this.

IMPLEMENTATION PROGRAMS

Program H9. Facilitate Appropriate Development through Specific Plans and Commercial Corridor Action Plans



The City shall prepare specific plans and action plans in infill areas and along commercial corridors that have been historically underserved and have been targeted for development that considers the needs and desires of the neighborhood in which it is located (e.g., Stockton Blvd, Del Paso/Marysville Blvd). The City shall work to conduct neighborhood-level planning with residents to develop customized engagement strategies and anti-displacement solutions in areas targeted for inclusive economic and community development. Infrastructure and California Environmental Quality Act (CEQA) analysis should be included in Specific Plans to facilitate and reduce the length and cost of the development review process.

- ❖ **Implements which Policy(ies):** H-1.6, H-1.7, H-1.8, H-4.1, H-4.2, H-4.4, H-5.1, H-5.3
- ❖ **Timeframe:** Initiate one specific plan or action plan every 1-2 years during the planning period, starting in 2021 with the Stockton Blvd Plan.
- ❖ **Responsible Department or Agency:** Community Development
- ❖ **Objective:** Facilitate infill housing through the development of specific plans.

Program H17. Fair Housing Education, Information, and Dispute Services



The City, with partner organizations, shall continue to provide fair housing services to tenants and landlords. Services include: the Renter's Help Line to direct referrals to legal counsel to prevent and rectify fair housing issues; fair housing trainings; and distribution of fair housing informational materials. The City shall expand its outreach and public education strategies on available tenant protection services to reach vulnerable and at-risk households by offering information in other languages, targeted social media efforts, combining information with other assistance programs, engaging youth or distributing resources through schools, seeking opportunities for ongoing dispute resolution services, and partnering with community-based organizations.

- ❖ **Implements which Policy(ies):** H-5.4
- ❖ **Timeframe:** Provide ongoing fair housing services; develop outreach and public education strategies by 2022.
- ❖ **Responsible Department or Agency:** SHRA (primary); Office of Innovation and Economic Development; Community Development
- ❖ **Objective:** Education of tenants and landlords in their rights and responsibilities under fair housing laws to promote increased housing stability and fair housing practices within rentals.

#029

Posted by **Jay** on **02/23/2021** at **2:11am** [Comment ID: 511] - [Link](#)

Agree: 0, Disagree: 0

I support this as it addresses some of the gaps and inequities around housing resources as well as opportunities for youth jobs.

030

Program H18. Support Collective Ownership Models



EQUITY & INCLUSION

The City shall identify ways to support and consider requests from organizations, including community-based organizations (CBOs), that are working to develop new forms of community-driven, collective ownership models and wealth building strategies for lower-income residents. The City shall work with communities at-risk of displacement to evaluate these ownership models.



PREVENTING DISPLACEMENT

032

- ❖ **Implements which Policy(ies):** H-4.1, H-4.2, H-4.3, H-5.5
- ❖ **Timeframe:** Initiate coordination in 2022 and provide ongoing support as appropriate.
- ❖ **Responsible Department or Agency:** Office of Innovation and Economic Development (primary); Community Development
- ❖ **Objective:** Connect lower-income residents to homeownership and equity-building opportunities in their communities using models supported by members of the resident groups to be served.

Program H23. Sacramento Tenant Protection Act



PREVENTING DISPLACEMENT

The City shall conduct outreach to raise awareness by tenants and landlords of the requirements and rights afforded to them under the Sacramento Tenant Protection Act (Sacramento City Code Chapter 5.156). Prior to the sunset of the current ordinance, the City shall collect data to review the effectiveness of the current ordinance and consider changes that would strengthen the effectiveness of the current ordinance.

034

- ❖ **Implements which Policy(ies):** H-5.2
- ❖ **Timeframe:** Prior to the sunset of the existing ordinance on December 31, 2024.

031

- ❖ **Responsible Department or Agency:** Community Development

033

- ❖ **Objective:** Continue to protect tenants who have resided in a rental unit for more than 12 months by maintaining limits on rent increases and prohibiting evictions without "just cause", while providing landlords with a fair and reasonable return on their investment through a petition and hearing process.

Program H24. Review Rent Escrow Ordinance



PREVENTING DISPLACEMENT

The City shall review and evaluate the feasible implementation and impacts of the Rent Escrow Account Program (Sacramento City Code Article XIV).

- ❖ **Implements which Policy(ies):** H-5.2
- ❖ **Timeframe:** 2025
- ❖ **Responsible Department or Agency:** Community Development
- ❖ **Objective:** To determine the feasibility of implementing the current Rent Escrow Account Ordinance.

#030

Posted by **Audrey Melendez** on **02/18/2021** at **7:48pm** [Comment ID: 287] - [Link](#)

Type: Question

Agree: 0, Disagree: -1

What about an old fashioned boarding house where meals are served/kitchen shared, rooms rented?

#031

Posted by **Matt** on **02/16/2021** at **8:46pm** [Comment ID: 84] - [Link](#)

Agree: 0, Disagree: 0

This should be strengthened. However, it must ABSOLUTELY be coupled with methods to increase housing supply. It cannot be done in isolation.

#032

Posted by **Matt** on **02/17/2021** at **4:14pm** [Comment ID: 104] - [Link](#)

Type: Question

Agree: 2, Disagree: 0

What does this look like? How are other cities innovating in this field? Co-op housing? Private equity shares in public housing for residents? Community land trusts? Be more clear here.

#033

Posted by **Dov Kadin** on **02/23/2021** at **9:43pm** [Comment ID: 538] - [Link](#)

Agree: 0, Disagree: 0

This program needs to be strengthened, with more resources dedicated to staff and capacity.

#034

Posted by **Tawny Macedo** on **02/22/2021** at **6:52pm** [Comment ID: 430] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This program needs to be strengthened, with more resources dedicated to staff and capacity

Program H28. Regional Analysis of Impediments to Fair Housing



The City shall continue to participate in a regional collaborative approach to analyzing and addressing fair housing issues through the five-year review and update of the regional Analysis of Impediments to Fair Housing Choice. The City shall take affirmative actions to further fair housing choice in the City by implementing the solutions developed in the Regional Analysis of Impediments to Fair Housing Choice (AI) to mitigate and/or remove fair housing impediments.

035

❖ **Implements which Policy(ies):** H-5.4

❖ **Timeframe:** 2025

❖ **Responsible Department or Agency:** Community Development (primary); SHRA

❖ **Objective:** Assess the City's efforts at reducing housing discrimination and enforcing fair housing laws, and advance equity in housing opportunities throughout the region.

039

037

038

Program H32. Research Options for a Rental Security Deposit Assistance Program



The City shall identify best practices for affordable alternatives to up-front payments of security deposits or other prepaid rent such as a low- or no-interest loan to the tenant, a direct grant issued to the landlord, or additional supportive services and case management.

❖ **Implements which Policy(ies):** H-5.1

❖ **Timeframe:** 2027

❖ **Responsible Department or Agency:** Office of Innovation and Economic Development (primary); Community Development

❖ **Objective:** Provide support to vulnerable individuals and households seeking access to rental housing.

036

Program H33. Review Condominium Conversion Ordinance



The City shall review and modify the Condominium Conversion Ordinance to make the process and regulations clearer to staff, applicants, and affected tenants, while maintaining oversight in order to avoid adverse impacts to the rental housing stock and tenants.

❖ **Implements which Policy(ies):** H-5.9

❖ **Timeframe:** Review and consider modifications to ordinance in 2028

❖ **Responsible Department or Agency:** Community Development

❖ **Objective:** Preserve rental housing in the City.

#035

Posted by **Jay** on **02/23/2021** at **2:00am** [Comment ID: 505] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I support H28 and suggest that it address barriers to housing encountered by many immigrants, including those who are undocumented.

#036

Posted by **Jay** on **02/23/2021** at **2:02am** [Comment ID: 507] - [Link](#)

Agree: 0, Disagree: 0

This is often a barrier for low-income persons, and documented and undocumented immigrants. I support this to help reduce the risk of these people becoming unhoused.

#037

Posted by **Tawny Macedo** on **02/22/2021** at **6:52pm** [Comment ID: 431] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

The city should embrace its role as a leader in the region on fair housing by ending exclusionary zoning and reducing discretionary approvals of multifamily housing. Other jurisdictions throughout the region should learn from Sacramento's approach and adopt similar policies.

#038

Posted by **Dov Kadin** on **02/23/2021** at **9:43pm** [Comment ID: 539] - [Link](#)

Agree: 0, Disagree: 0

The city should embrace its role as a leader in the region on fair housing by ending exclusionary zoning and reducing discretionary approvals of multifamily housing. Other jurisdictions throughout the region should learn from Sacramento's approach and adopt similar policies.

#039

Posted by **Matt** on **02/16/2021** at **8:47pm** [Comment ID: 85] - [Link](#)

Agree: 0, Disagree: 0

Make the Bay Area jealous of our leadership on this.

Program H37. First-time Homebuyer Assistance Program



EQUITY & INCLUSION



PREVENTING DISPLACEMENT

The City shall seek resources for local down payment assistance programs and continue to apply for funding to support first time homebuyer assistance programs. Available funding programs currently include the following: CalHome First-time Homebuyer Mortgage Assistance Program (CalHome), Building Equity and Growth in Neighborhoods Program (BEGIN), and Mortgage Credit Certificate Program (MCC). The City shall work with service providers and identify community partners to market these homeownership programs to residents in areas at risk of displacement and gentrification and to populations that have historically been excluded by discriminatory mortgage lending practices.

- ❖ **Implements which Policy(ies):** H-4.1, H-4.3, H-5.6
- ❖ **Timeframe:** Apply for funding annually
- ❖ **Responsible Department or Agency:** SHRA; Community Development; Office of Innovation and Economic Development, Community Partners
- ❖ **Objective:** Increase homeownership opportunities.

Program H41. Housing for Extremely Low-Income Households



AFFORDABLE HOUSING



PREVENTING DISPLACEMENT

041

SHRA shall use available housing resources, including both portable and project-based rental subsidies, such as local Housing Choice Vouchers (HCVs), federal Housing Assistance Payment contracts, Veterans Affairs Supportive Housing (VASH) vouchers, Mainstream vouchers, Emergency Solutions Grant, and State Mental Health Services Act (MHSA) funding for the provision of housing for extremely low-income households. SHRA shall continue to seek federal funding opportunities for rental operating subsidies and additional vouchers as they arise.

- ❖ **Implements which Policy(ies):** H-2.12, H-5.1, H-6.1
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department or Agency:** SHRA
- ❖ **Objective:** Ensure the availability and choice of housing for extremely low-income households.



HOUSING PRESERVATION

Program H45. Preserve Existing Supply of Affordable Housing 040



PREVENTING DISPLACEMENT



HOUSING PRESERVATION

SHRA shall preserve existing affordable housing at risk of losing affordability restrictions due to sale, termination, loan repayment, or public subsidy reduction.

- ❖ **Implements which Policy(ies):** H-5.1, H-6.1
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department or Agency:** SHRA
- ❖ **Objective:** Ensure the preservation of subsidized affordable housing.

#040

Posted by **ClaireK** on **02/22/2021** at **12:10pm** [Comment ID: 379] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I would hope preservation would also include upgrading where necessary.

#041

Posted by **Matt** on **02/17/2021** at **4:25pm** [Comment ID: 114] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

To clarify to make sure I'm reading this correctly: the future plan is to maintain the status quo that has been failing people for the better part of a decade? The voucher program, in it's current state is an abject failure of housing policy. Sitting on a wait list hoping for housing relief is not, in any way, helping connect people in need with affordable housing.

Program H47. Rental Home Inspection Program



PREVENTING
DISPLACEMENT



HOUSING
PRESERVATION

The City shall continue to implement the citywide Rental Housing Inspection Program (RHIP) where building inspectors inspect rental properties for interior and exterior to ensure compliance with building codes and safe, sanitary and habitable conditions and issue corrective notices. The City shall track and report annually on the number of units inspected, the number of violations, and the actions taken on those violations in order to ensure the effectiveness of the program. The City shall work with community-based organizations to provide culturally competent education to both tenants and landlords to better understand the program.

- ❖ **Implements which Policy(ies):** H-5.2, H-6.3
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department or Agency:** Community Development
- ❖ **Objective:** Conduct inspections annually to ensure sanitary and habitable conditions and improve education and outreach.

042

Program H48. Emergency Repair Program



PREVENTING
DISPLACEMENT



HOUSING
PRESERVATION

The City shall provide grants for low- and very low- income homeowners for emergency repairs and/or accessibility modifications to their homes and shall work to identify funding to expand this program to include loans for larger repairs and all electric modifications.

- ❖ **Implements which Policy(ies):** H-5.8, H-6.2
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department or Agency:** SHRA; Office of Innovation and Economic Development
- ❖ **Objective:** Provide grants for at least 150 emergency repair projects and 80 accessibility modifications annually and establish a loan program for more substantial repairs.

043

#042

Posted by **ClaireK** on **02/22/2021** at **12:16pm** [Comment ID: 380] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Slum lords should have their properties taken away (managed by someone else or sold to another responsible party). There are people like Richard O'Brien Property who rent to criminals and totally ignore legal issues related to their properties or tenants.

#043

Posted by **James** on **02/18/2021** at **1:04am** [Comment ID: 234] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

The implementation of policies like this often are not done correctly. They tie project budgets to the size of the project. EX: consultant or SHRA gets 5% of the repair or loan. Please ensure the City does not do this. It needs to be a flat fee. Then the administrator or organization is not encouraged to make larger repairs or loans.



Goal 6: Preserving the Existing Housing Stock

Preserve, maintain, and rehabilitate existing housing to ensure neighborhood livability and promote continued housing affordability.

Policies

H-6.1 Preserving Existing Affordable Housing. The City shall prioritize the preservation of existing affordable housing at risk of loss of affordability covenants as a critical means of mitigating the displacement and loss of affordable housing units from the City's inventory.

H-6.2 Rehabilitation and Preservation. The City shall use preservation, conversion, and/or rehabilitation as tools to improve substandard single-unit homes and multi-unit affordable housing to preserve the existing housing stock and affordability.

H-6.3 Enhance Rental Housing Inspection Program. The City shall strive to increase awareness, outreach and language access related to the Rental Housing Inspection Program to help protect the most vulnerable tenants, including low-income residents, the elderly, and non-English speaking residents who are often most at risk of living in substandard housing conditions.

H-6.4 Preserve Existing Mobile Home Parks. The City shall support efforts by tenants and nonprofits to preserve existing mobile home parks.

H-6.5 No Net Loss of Housing Stock. The City shall ensure that sites being redeveloped for housing do not result in a net reduction in housing units.

H-6.6 Preserve Central City Single Room Occupancy Units. The City shall continue to preserve single room occupancy (SRO) units in the Central City.

#001

Posted by **Aaron Cantu** on **02/24/2021** at **2:27pm** [Comment ID: 541] - [Link](#)

Agree: 0, Disagree: 0

How does one apply for and begin the process of the emergency repair program?

#002

Posted by **Lorena Guerrero** on **03/01/2021** at **12:41am** [Comment ID: 638] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Consider also, if a mobile home park is converted or sold, an ordinance that the former tenants be guaranteed an option to rent/purchase one of the new units at an equivalent price.

#003

Posted by **Lorena Guerrero** on **03/01/2021** at **1:27am** [Comment ID: 644] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Also consider making a requirement to have purchasers of the mobile home land pay fair market value for the mobile home itself, as more likely than not, existing mobile homes will not be moved.

#004

Posted by **Mike Linad** on **02/25/2021** at **11:14pm** [Comment ID: 583] - [Link](#)

Agree: 1, Disagree: 0

Why don't we ban or severely restrict AirBnB and other short stay rentals? Why build more units if they don't go towards housing?

#005

Posted by **James** on **02/18/2021** at **1:06am** [Comment ID: 235] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

The City should work with the State to implement a "right of first refusal" if the mobile home park is being sold.

#006

Posted by **Matt** on **02/17/2021** at **2:46pm** [Comment ID: 90] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

Why are we spending money tearing down and re-developing existing housing instead of developing previously un-developed land? The 218 low income units at Twin Rivers being torn down so 218 low income and some market rate housing could be built in it's place seems like such a monumental waste of resources, doubly so in context of a massive housing shortage. Keep the old while building new.

#007

Posted by **Jim Micheaels** on **03/02/2021** at **2:14am** [Comment ID: 684] - [Link](#)

Agree: 1, Disagree: 0

Preserve maintain and rehabilitate existing housing stock not only to protect affordable housing, but to help preserve the character of neighborhoods and to support the many skilled contractors that maintain and renovate this older housing stock. It's a sustainable model. Retain older, modest and smaller homes in traditional neighborhoods to help keep the most affordable single-unit options available for first time home buyer programs for underrepresented populations.

#008

Posted by **E.S.** on **02/20/2021** at **1:28am** [Comment ID: 338] - [Link](#)

Agree: 0, Disagree: 0

The city should have, if it doesn't already, a complete rental database and inspection program. The city should know how many rentals they have, where they are, the owner, the rental price and how often it turns over. This way the city will be able to see what exist, manage what they have and plan for what is needed .

#009

Posted by **Lorena Guerrero** on **03/01/2021** at **12:42am** [Comment ID: 639] - [Link](#)

Agree: 0, Disagree: 0

A major unmet need is the availability of moderate income housing

#010

Posted by **ClaireK** on **02/22/2021** at **12:20pm** [Comment ID: 381] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This should be the first item considered in the Housing Element rather than rezoning and new construction. Conservation and potentially, conversion of existing housing stock, rather than demolition and rebuilding, should be the obvious choice due to carbon and ecological footprint of building at the current time. Primary manufacturing/production emissions, are huge relative to adaptive reuse. Construction emissions, including CO2, and PM need to be considered, and would be under CEQA, but streamlining could render such considerations null.

#011

Posted by **Mike Linad** on **02/25/2021** at **11:12pm** [Comment ID: 582] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

We all want rental units to meet the basic needs of tenants. But the current inspection program, with its fines and assessments, may prevent homeowners from adding ADUs into the housing market. The irony is that, because of the aggressive tactics of the inspection program, many owners of ADUs may be inclined to make these AirBnB units rather than housing for low to low-mod income persons.

#012

Posted by **Matt** on **02/16/2021** at **8:49pm** [Comment ID: 86] - [Link](#)

Agree: 1, Disagree: 0

Preservation is good, especially in historic areas. But we really should not be relying on it heavily, especially if it's more expensive than redevelopment.

IMPLEMENTATION PROGRAMS

Program H39. Asset Repositioning of Public Housing



013

SHRA shall implement the Asset Repositioning of the City’s public housing units through the acquiring and rehabilitating of Housing Authority properties. These activities will be implemented through a joint venture between the nonprofit organization established by the Housing Authority or through collaboration with an established non-profit developer. Projects will utilize a combination of mortgage revenue bonds, low income housing tax credits, state and federal funding and gap financing from SHRA’s funding resources to ensure no net loss of extremely low-income (ELI) units.

- ❖ **Implements which Policy(ies):** H-6.1
- ❖ **Timeframe:** Ongoing.
- ❖ **Responsible Department or Agency:** Community Development; SHRA
- ❖ **Objective:** Ensure the ongoing viability of the City’s public housing through strategic investment and rehabilitation, increasing the supply of affordable and mixed-income housing with no net loss of ELI units.

Program H40. Single Room Occupancy Ordinance



014

SHRA shall continue to implement the Single Room Occupancy (SRO) ordinance, providing funding and other resources for the rehabilitation of existing SRO units and the construction of new SRO units in the City.

- ❖ **Implements which Policy(ies):** H-6.6
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department or Agency:** SHRA
- ❖ **Objective:** Preserve 714 SRO units.

Program H41. Housing for Extremely Low-Income Households



SHRA shall use available housing resources, including both portable and project-based rental subsidies, such as local Housing Choice Vouchers (HCVs), federal Housing Assistance Payment contracts, Veterans Affairs Supportive Housing (VASH) vouchers, Mainstream vouchers, Emergency Solutions Grant, and State Mental Health Services Act (MHSA) funding for the provision of housing for extremely low-income households. SHRA shall continue to seek federal funding opportunities for rental operating subsidies and additional vouchers as they arise.

- ❖ **Implements which Policy(ies):** H-2.12, H-5.1, H-6.1
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department or Agency:** SHRA
- ❖ **Objective:** Ensure the availability and choice of housing for extremely low-income households.

#013

Posted by **Matt** on **02/17/2021** at **2:50pm** [Comment ID: 91] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Will SHRA redevelopment projects include the assessment of design alternatives that rehabilitate old units while adding new infill units to existing public housing stock?

#014

Posted by **Desiree** on **02/18/2021** at **9:55am** [Comment ID: 243] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

What are SROs? Can you please include a definition/example?

Program H45. Preserve Existing Supply of Affordable Housing



PREVENTING
DISPLACEMENT

SHRA shall preserve existing affordable housing at risk of losing affordability restrictions due to sale, termination, loan repayment, or public subsidy reduction.



HOUSING
PRESERVATION

- ❖ **Implements which Policy(ies):** H-5.1, H-6.1
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department or Agency:** SHRA
- ❖ **Objective:** Ensure the preservation of subsidized affordable housing.

Program H46. Affordable Housing Preservation Ordinance



HOUSING
PRESERVATION

The City shall encourage the preservation of regulated affordable rental developments that are converting to market rate. The City will continue to implement the City's Affordable Housing Preservation Ordinance (Sacramento City Code, Chapter 5.148), which requires notification to SHRA of proposed conversion of affordable units and allows SHRA priority to work with affordable developers to preserve such projects. SHRA shall continue to provide financial assistance, as available, and technical assistance, as needed to aid in the preservation of at-risk units, and shall reach out to affordable housing developers that have the capacity to preserve at-risk units. In addition, the City will ensure compliance with the "no net loss" provisions of the adopted Housing Authority Repositioning Strategy, ensuring that, during rehabilitation and revitalization of public housing properties, there is no net loss of units affordable to extremely low-income families.

- ❖ **Implements which Policy(ies):** H-6.1
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department or Agency:** SHRA
- ❖ **Objective:** Assist in the preservation of privately-owned affordable housing units and public housing units.

015

Program H47. Rental Home Inspection Program



PREVENTING
DISPLACEMENT



HOUSING
PRESERVATION

The City shall continue to implement the citywide Rental Housing Inspection Program (RHIP) where building inspectors inspect rental properties for interior and exterior to ensure compliance with building codes and safe, sanitary and habitable conditions and issue corrective notices. The City shall track and report annually on the number of units inspected, the number of violations, and the actions taken on those violations in order to ensure the effectiveness of the program. The City shall work with community-based organizations to provide culturally competent education to both tenants and landlords to better understand the program.

- ❖ **Implements which Policy(ies):** H-5.2, H-6.3
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department or Agency:** Community Development
- ❖ **Objective:** Conduct inspections annually to ensure sanitary and habitable conditions and improve education and outreach.

#015

Posted by **Audrey Melendez** on **02/18/2021** at **7:52pm** [Comment ID: 288] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

We had two pre-schoolers in our 1 bedroom apartment and were told to move to a 2 bedroom place. Consider increasing number of people in 1 family allowed in an apartment.

Program H48. Emergency Repair Program



The City shall provide grants for low- and very low- income homeowners for emergency repairs and/or accessibility modifications to their homes and shall work to identify funding to expand this program to include loans for larger repairs and all electric modifications.

- ❖ **Implements which Policy(ies):** H-5.8, H-6.2
- ❖ **Timeframe:** Ongoing
- ❖ **Responsible Department or Agency:** SHRA; Office of Innovation and Economic Development
- ❖ **Objective:** Provide grants for at least 150 emergency repair projects and 80 accessibility modifications annually and establish a loan program for more substantial repairs.





Goal 7: Housing for People Experiencing Homelessness

Prevent the occurrences of homelessness and address the housing needs of people experiencing homelessness.

Policies

H-7.1 Housing First Principles. The City shall prioritize solutions that are consistent with the notion that stable housing is the first, critical step towards addressing human needs.

H-7.2 Regional Coordination. The City shall coordinate with the region and work with the Continuum of Care, Sacramento County, SHRA, and partner agencies to develop strategies that address homelessness through a shared vision, coordinated programs, and joint funding opportunities.

H-7.3 Innovative Solutions. The City shall consider and employ innovative solutions that further collaboration and coordination of the homeless continuum of care. This will include effective responses and best practices for prevention services, emergency shelters, interim housing, permanent housing and ongoing housing stability to address the homelessness crisis.

H-7.4 Permanent Supportive Housing. The City shall facilitate and provide permanent supportive housing options that offer appropriate services so that people experiencing chronic homelessness can maintain permanent housing.

H-7.5 Prevention Resources. The City shall use data to focus on impactful solutions, long-term outcomes, and strategies that target those most at risk of homelessness by connecting them to affordable housing, prevention resources, workforce training, and supportive services that will help prevent them from losing their homes (e.g., rental assistance programs, tenant protections, and job assistance).

H-7.6 Rental Housing Assistance. The City shall prioritize and facilitate programs and strategies that work to help those experiencing homelessness, or who are at risk of homelessness, find appropriate rental housing and prevention services.

H-7.7 Diversion Approach. The City shall work with and provide resources to partner organizations to prevent people from seeking shelter by helping them identify immediate alternate housing arrangements and connecting them with services and financial assistance to help them return to permanent housing.

H-7.8 Improve Connections Between Shelters and Housing. The City shall expand and improve the collaboration and connection between emergency shelters, temporary housing, and permanent housing in order to decrease the duration of homelessness and rehouse individuals quickly.

H-7.9 Remove Barriers to Accessing Shelters. The City shall strive to remove barriers to emergency shelter access.

H-7.10 Regular Reporting. The City shall use metrics and improve data quality to track and improve the efficacy of homeless service programs, and investments.

#001

Posted by **Jill Johnson** on **02/21/2021** at **9:32pm** [Comment ID: 372] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

How can we also include voices of those without homes.

#002

Posted by **Bill Motmans** on **02/24/2021** at **7:27pm** [Comment ID: 564] - [Link](#)

Agree: 0, Disagree: 0

If someone is homeless, what amount of "rent" would seem reasonable?

#003

Posted by **Audrey Melendez** on **02/18/2021** at **7:38pm** [Comment ID: 283] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Marriage counseling to help keep marriages together and prevent homeless single moms is needed; partner with private organizations.

#004

Posted by **ClaireK** on **02/22/2021** at **12:51pm** [Comment ID: 388] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

All the policies listed here are necessary, but what about ongoing encampments? If the City provides better/more permanent homeless solutions, can they also forbid encampments so that our town doesn't look like one large, homeless landfill, complete with human waste as well as debris?

#005

Posted by **MF** on **03/01/2021** at **8:37pm** [Comment ID: 658] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Is this referring to policies that allow some shelters to refuse service to those with drug abuse issues/positive drug test?

#006

Posted by **Aaron Winters** on **02/18/2021** at **3:24pm** [Comment ID: 268] - [Link](#)

Type: Question

Agree: 1, Disagree: -1

I've watched the police move masses of homeless out of relatively safe encampments in abandoned lots along Stockton Blvd only to leave them on the adjacent sidewalk. This increases the danger to them as well as to drivers.

Will the city please stop including this in their list of "immediate alternative options"?

#007

Posted by **Audrey Melendez** on **02/18/2021** at **7:35pm** [Comment ID: 282] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: -1

For immediate help, a campground arrangement with a minimal charge (\$1 per night), toilet facilities, picnic table, trash pickup done by residents for pay, fresh water, and campground host will help homeless gain dignity, avoid cholera, and get them used to paying a bill.

#008

Posted by **Kerrin West** on **02/17/2021** at **4:48pm** [Comment ID: 134] - [Link](#)

Agree: 1, Disagree: 0

Many solutions have been presented to the City, they need to start developing some of the concepts and not just talk about it. Listen to the Care providers! They know what works and what doesn't work. Sorry but City staff/Politicians need to rely on those who live and breath servicing the homeless because they know what works. Please let those who know what is needed help the City to be its best self by trusting professionals geared toward this type of work.

#009

Posted by **Kristina Rogers** on **01/30/2021** at **2:20pm** [Comment ID: 33] - [Link](#)

Agree: 5, Disagree: 0

Please be clear "stable transitional housing" mandatory services to support rehab, training, mental health support and other wrap-around services should be included. Then, when they have completed certain steps, help with permanent housing.

Reply by **aidan willett** on **02/22/2021** at **10:37pm** [Comment ID: 459] - [Link](#)

Agree: 0, Disagree: 0

doesn't that go against a "housing first" principle then? if those required services are not accessible, or worse yet, require outside payment, then those without homes are forced into endless loops of bureaucratization. why not just give housing to those that need it, while also providing health services?

#010

Posted by **Rick Eaton, Sacramento Area Congregations Together** on **02/22/2021** at **8:08pm** [Comment ID: 440] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

SacACT believes ending homelessness in our region is an attainable goal, but one that will only be achieved when strategies, policies, funding, and programs are shared and coordinated across all jurisdictions in the region. We believe that the starting point for achieving this must be a comprehensive, county-wide plan to end homelessness. Such a plan must be developed by an entity that is invested with the authority and has the funding to carry out the planning process. We think a plan could be created by:

- Sacramento Steps Forward and the CoC
- SHRA
- The not-yet-convened regional homelessness policy council
- A new Joint Powers Authority

Regardless of the organizational mechanism, it is imperative that the City forge a county-wide agreement on a way to move forward.

#011

Posted by **Chris Jones** on **02/20/2021** at **10:27am** [Comment ID: 342] - [Link](#)

Agree: 0, Disagree: 0

A Haven for Hope type campus can address most of these issues - too many times "Housing First" becomes "Housing Only" with no requirement to take advantage of any of the offered services or obey laws regarding substance abuse or public disturbances. I have personally spoken with the majority of the City Council and the County Board of Supervisors

and they are all supportive of the Haven for Hope model. We should pursue this model and have a real, data supported, solution for our regional homeless problem.

#012

Posted by **Susan E E Holbrook** on **02/28/2021** at **4:18pm** [Comment ID: 594] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Prevention Resources should include City-Wide Social Workers to put clients in touch with the agencies that can help them. There are many out there, and more are needed but this intervention step could save many from camping out at the river which is what we, as a city, are trying to avoid.

#013

Posted by **ClaireK** on **02/22/2021** at **12:47pm** [Comment ID: 385] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -1

I am under the impression from City staff that only about half of homeless people can be permanently "housed". The other half suffer from ongoing mental illness and are chronically homeless.

Reply by **aidan willett** on **02/22/2021** at **10:43pm** [Comment ID: 461] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

so lets provide mental health services then.

#014

Posted by **Jill Johnson** on **02/21/2021** at **9:32pm** [Comment ID: 371] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Thank you! We can't just provide housing. Services must be provided. Lots of them and we need to continually check for their effectiveness.

#015

Posted by **Kerrin West** on **02/17/2021** at **4:45pm** [Comment ID: 129] - [Link](#)

Agree: 4, Disagree: 0

Ultimately for every homeless person there is a different story, different situation that needs to be addressed. We have significant mental illness, drug abuse (often times caused by being homeless), those who prefer to be on the streets, some who are just down on their luck, kids who have aged out of foster care among others. All housing provided must be supportive to help individuals become self sustainable through the types of services they need to get and stay stable. It is very complex and shouldn't be looked at as a one size fits all.

#016

Posted by **Matt** on **02/16/2021** at **8:53pm** [Comment ID: 88] - [Link](#)

Agree: 2, Disagree: -1

I support all these. The best and most cost-effective solution to homelessness is to house people. Everything else (like sweeping people out) just worsens the problem (and is cruel).

#017

Posted by **Don Connor** on **02/17/2021** at **4:30pm** [Comment ID: 117] - [Link](#)

Agree: 2, Disagree: 0

Housing is only a piece of the homeless problem. Just because someone does not have a home does not mean they want one. With a home (shelter from the elements) comes guidelines and not all want to follow them. Prioritize

Reply by **Don Connor** on **02/17/2021** at **4:32pm** [Comment ID: 120] - [Link](#)

Agree: 2, Disagree: 0

treatment options for the underlying issues that lead to homelessness. provide intervention.

Reply by **aidan willett** on **02/22/2021** at **10:42pm** [Comment ID: 460] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

wouldn't a solution be to just provide housing for those that need and/or want it without requiring strict guidelines or wacky 12 step programs? sure maybe a couple people like living nomadically but that doesn't mean housing should be kept away from those who need it and only given to those that go through arbitrary motions

#018

Posted by **Jon Kaye** on **02/17/2021** at **6:20pm** [Comment ID: 171] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Compassion 365 is one small solution to these complex issues. I have helped build small houses through Adventure Christian Church of North Natomas. Here are two links as a reference for what is being done.

1. <https://www.facebook.com/compassion365/>
2. <https://www.adventurenatomas.com/ministries/compassion-365/>

Reply by **Jon Kaye** on **02/17/2021** at **6:43pm** [Comment ID: 177] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Here is one more link regarding emergency housing and long term transitional housing. You can find it through Adventure's website too.

<https://cityofrefugesac.com/>

<https://cityofrefugesac.com/refuge-housing-info>

#019

Posted by **MF** on **03/01/2021** at **8:33pm** [Comment ID: 657] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

The language doesn't specify so I want to suggest that these preventative services not be means-tested to avoid excluding those who may need the services but not meet arbitrary eligibility requirements. They should be provided as-needed.

#020

Posted by **E.S.** on **02/20/2021** at **1:33am** [Comment ID: 339] - [Link](#)

Agree: 0, Disagree: 0

Why hasn't the city implemented the Haven for Hope principle as found in San Antonio. It has been proven to work well for the homeless. Is there no will, no leadership, lack of funds, or what? The city is throwing money away everyday on consultants writing reports that say and do nothing.

#021

Posted by **Brandon** on **03/01/2021** at **5:16pm** [Comment ID: 655] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

The approach should be regional in nature, but this goal does not take into account the many other municipalities that are dealing with the issue as well. In addition to Sacramento County, each city within the county and perhaps neighboring counties should also be engaged. A holistic approach on this will be the best way to move forward.

#022

Posted by **ClaireK** on **02/22/2021** at **12:48pm** [Comment ID: 387] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This is very much needed.

#023

Posted by **Carol Voyles** on **02/17/2021** at **5:03pm** [Comment ID: 145] - [Link](#)

Type: Suggestion

Agree: 3, Disagree: 0

I believe the first priorities for the homeless are safe spaces with sanitation, social/medical services and food provided while waiting for the housing plan to meet it's longer term goals. Porta potties and regular food distribution and trash pickup at a minimum. Simply put, campgrounds. The homeless and our neighborhoods cannot wait for buildings to be built. We need help NOW.

Reply by **Aaron Winters** on **02/18/2021** at **3:20pm** [Comment ID: 267] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

1000% agree. This is a NOW problem... 8 years is a long time to be on the street.

#024

Posted by **Laura West** on **02/17/2021** at **6:59pm** [Comment ID: 183] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

This goal needs to be moved to a higher number. Like number 3. There need to be more professional Social Workers on the streets (not the Police) helping homeless get resources for mental health, addiction, etc.

#025

Posted by **Dov Kadin** on **02/23/2021** at **9:44pm** [Comment ID: 540] - [Link](#)

Agree: 0, Disagree: 0

These policies are critical for ensuring safe and dignified living for unhoused people in Sacramento. The city must follow a cohesive, non-punitive policy in collaboration with unhoused residents, while working towards an abundant supply of safe housing for people at all income levels.

#026

Posted by **anon.** on **02/17/2021** at **11:46pm** [Comment ID: 224] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

Yes

#027

Posted by **Bill Motmans** on **02/24/2021** at **7:26pm** [Comment ID: 563] - [Link](#)

Agree: 0, Disagree: -1

This is one of those statements that sounds good, but is ultimately meaningless.

#028

Posted by **ClaireK** on **02/22/2021** at **12:48pm** [Comment ID: 386] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Councilperson Harris has proposed 20 acres for homeless housing/support/infrastructure at Cal Expo, which I strongly support.

#029

Posted by **Steve** on **02/17/2021** at **4:54pm** [Comment ID: 140] - [Link](#)

Agree: 0, Disagree: -3

Housing is not the issue. Not one person on the streets is there because of some factory closing and almost none are from Sacramento. They are all there for mental health and drug/alcohol issues. Wasting tax dollars to give them a new tiny house will not solve those issues. Homeless flock here because we continue to promise them free things without holding them accountable for anything.

Reply by **Bill Motmans** on **02/24/2021** at **7:25pm** [Comment ID: 562] - [Link](#)

Agree: 0, Disagree: 0

If the underlying reasons for homelessness are not addressed, no amount of "housing" will alter the situation.

#030

Posted by **Matt** on **02/16/2021** at **8:51pm** [Comment ID: 87] - [Link](#)

Agree: 2, Disagree: 0

I am a physician and I cannot express how badly unstable housing affects the medical care I can provide to people. Housing first will pay off in many ways.

IMPLEMENTATION PROGRAMS

Program H13. Homeless Plan

034



The City shall work with the Continuum of Care, its members, service providers, and jurisdictions, on a coordinated response plan that is updated regularly. 036

- ❖ **Implements which Policy(ies):** H-7.2
- ❖ **Timeframe:** Consider the creation and adoption of a plan by 2022 and update as needed. 032
- ❖ **Responsible Department or Agency:** City Manager's Office (Office of Community Response, Homeless Services Division) in coordination with the Office of Innovation & Economic Development, and the Continuum of Care for Sacramento County
- ❖ **Objective:** Ensure continued regional coordination on homelessness issues.

Program H14. Developing and Reporting on Homeless Program Metrics

033



The City shall develop a series of metrics and indicators in coordination with Sacramento County, Sacramento Steps Forward, and the Continuum of Care to track the efficacy of programs and investments to address homelessness. These metrics will be presented each year in a publicly available annual report.

- ❖ **Implements which Policy(ies):** H-7.10
- ❖ **Timeframe:** Develop metrics by early 2022 and begin production of annual reports starting in 2023. 031
- ❖ **Responsible Department or Agency:** City Manager's Office (Office of Community Response, Homeless Services Division) in coordination with the Office of Innovation and Economic Development, the Sacramento Continuum of Care, Sacramento Steps Forward and Sacramento County
- ❖ **Objective:** Provide metrics to regularly monitor and track investments and programs focused on homelessness and provide transparency in reporting.

035

#031

Posted by **Sharon Wieland Ph.D.** on **02/17/2021** at **5:51pm** [Comment ID: 166] - [Link](#)

Type: Suggestion

Agree: 2, Disagree: 0

Metrics and indicators do nothing to address the real problem of homelessness--despair, the absence of hope, depression, despondence, a retreat from reality. Let's begin at the beginning: why are people homeless in the first place? Let's deal with that.

#032

Posted by **Janice Nakashima** on **02/23/2021** at **4:34pm** [Comment ID: 520] - [Link](#)

Type: Suggestion

Agree: 1, Disagree: 0

I agree with all these programs. But, while these are being discussed and planned for, we need immediate campsites that are safe and have services, and are spread out so not one area is impacted. The Mayor has asked for all council areas take part in this. The homeless need immediate help while all those other plans are being worked on.

#033

Posted by **crystina** on **02/23/2021** at **1:30am** [Comment ID: 494] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -1

This is a complicated issue that goes beyond City planning and should be treated as such. The metrics should go beyond housing and consider wages and job availability, health and healthcare access, and the State and Federal policies that affect us locally.

#034

Posted by **Tawny Macedo** on **02/22/2021** at **6:53pm** [Comment ID: 433] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

These policies are critical for ensuring safe and dignified living for unhoused people in Sacramento. The city must follow a cohesive, non-punitive policy in collaboration with unhoused residents, while working towards an abundant supply of

safe housing for people at all income levels.

#035

Posted by **Audrey Melendez** on **02/18/2021** at **7:39pm** [Comment ID: 284] - [Link](#)

Agree: 1, Disagree: 0

My husband drives a bus and says the homeless destroy the toilets in the public buildings like Amtrack.

#036

Posted by **Steve** on **02/17/2021** at **4:57pm** [Comment ID: 142] - [Link](#)

Agree: 0, Disagree: 0

Every area where you have opened a shelter or temporary warming/cooling center has been ruined by the clientele. They flock to the area for the free resources while littering, camping, stealing and ruining that area. Check out a before and after of Railroad Dr.



Goal 8: Increasing Accessible Housing

005

Promote greater universal access in housing and support efforts that provide seniors and people with disabilities the option to stay in their homes and neighborhoods.

001

Policies

H-8.1 Universal Design in New Housing. The City shall strive to achieve universal design in new residential housing units to provide housing for people with disabilities and allow seniors to age in place.

006

009

008

012

H-8.2 Reasonable Accommodation Ordinance. The City shall ensure people with disabilities have equal opportunity to use and enjoy their housing by providing a process to request modification to a land use or zoning standard, regulation, policy, or procedure.

H-8.3 Encourage Accessible Housing Near Transit and Amenities. The City shall encourage the development, rehabilitation, and preservation of accessible housing, particularly in neighborhoods that are accessible to public transit, commercial services, and health and community facilities.

010

H-8.4 Financial Assistance for Accessible Affordable Housing. The City shall prioritize financial assistance for affordable housing and permanent supportive housing projects that exceed the minimum accessibility provisions of State and Federal law.

H-8.5 Partner with Community Based Non-profit Organizations. The City shall continue to support and partner with community-based organizations that develop affordable housing, retrofit existing housing, and provide supportive services for seniors and people with disabilities.

004

002

H-8.6 Emergency Home Repairs and Accessibility Retrofits. The City shall continue to provide low- and very low-income seniors and persons with disabilities with grants for emergency repairs and/or accessibility modifications to their homes and seek ways to expand this program with community-based organizations, providing affordable loans for larger repair and retrofit needs.

003

011

IMPLEMENTATION PROGRAMS

Program H20. Universal Design Ordinance



ACCESSIBILITY

The City shall review and update the Universal Design Ordinance to provide clarification on how and when the ordinance is applied. The City shall partner with AARP and Resources for Independent Living to increase awareness of the City's Universal Design Ordinance.

- ❖ **Implements which Policy(ies):** H-8.1
- ❖ **Timeframe:** 2023
- ❖ **Responsible Department or Agency:** Community Development
- ❖ **Objective:** Increase awareness of the Universal Design Ordinance.

#001

Posted by **Bruce Pierini** on **03/01/2021** at **4:12pm** [Comment ID: 650] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Where is any language that would show concrete measures to increase buyer equity in low income housing, not just rent?

#002

Posted by **Audrey Melendez** on **02/18/2021** at **7:27pm** [Comment ID: 281] - [Link](#)

Agree: 0, Disagree: 0

My 84 year old mother is in a Mercy Housing independent living apartment. They are wonderful with the seniors.

#003

Posted by **PATTY WAIT** on **02/17/2021** at **5:38pm** [Comment ID: 162] - [Link](#)

Agree: 0, Disagree: 0

Please adjust the document as the funding allows to replace the descriptor senior with older adults.

#004

Posted by **Bill Motmans** on **02/24/2021** at **7:31pm** [Comment ID: 565] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

The city gives too much money already to non-profits without demonstrable results. Before any money is given to a non-profit, they must agree to an audit, and periodic updates on what they have accomplished.

#005

Posted by **Joanne Vinton** on **02/02/2021** at **12:59pm** [Comment ID: 46] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

In case you haven't seen the housing goal in the Master Plan for Aging, here's the URL:

<https://mpa.aging.ca.gov/Goals/1>.

#006

Posted by **Joanne Vinton** on **02/02/2021** at **1:03pm** [Comment ID: 47] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: -1

I don't know what Universal Design is. Hopefully it's detailed enough to require improvements in building codes, especially related to impact noise in floors/ceilings in multi-family, multi-story housing. Somewhere, the city needs to get into the details of how new housing is designed and built, so that we don't end up with a lot of junk. Developers can't be trusted.

#007

Posted by **cristina** on **02/23/2021** at **1:31am** [Comment ID: 495] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Some of the proposed policies are in direct conflict with this goal. Reducing parking requirements and removing height and setback restrictions reduces accessible housing.

#008

Posted by **ClaireK** on **02/22/2021** at **12:52pm** [Comment ID: 389] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

All good ideas.

#009

Posted by **Mike Linad** on **02/25/2021** at **10:57pm** [Comment ID: 581] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Universal design is a no-brainer. With an aging population, we need more universal design. Further, with new construction, there is little to no cost-premium associated with universal design - whereas renovation of an existing home is very costly.

#010

Posted by **Tawny Macedo** on **02/22/2021** at **6:53pm** [Comment ID: 434] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

I support these policies. It is critical that new housing accommodates seniors and people with disabilities. Please work with advocates and community representatives to strengthen the city's universal design ordinance.

#011

Posted by **Matt** on **02/16/2021** at **8:55pm** [Comment ID: 89] - [Link](#)

Agree: 0, Disagree: 0

I'm currently building an ADU and am trying to use Universal Design concepts. There's a chance that I'll need to use it for aging family members and there really isn't enough senior housing. It would be helpful to have more guidance on this.

#012

Posted by **PATTY WAIT** on **02/17/2021** at **5:36pm** [Comment ID: 161] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Universal design benefits many different age and ability cohorts. I recommend encouraging it's use because it removes physical barriers. The older adults and disabled folks are not the only groups. It is limiting and a disparaging premise to site these 2 groups alone as benefiting from this design

¡Queremos escuchar su opinión!

Las metas y políticas se elaboraron con una amplia participación de la comunidad y reflejan la ambición de la ciudad de crear vecindarios equitativos e inclusivos, y de brindar oportunidades de acceso a diversos tipos viviendas en todos los niveles de asequibilidad para satisfacer las necesidades actuales y futuras de todos los residentes. Comparta sus opiniones con nosotros y ayúdenos a mejorar aún más las metas, las políticas y la implementación.

SECCIONES DE LAS METAS DEL ELEMENTO DE VIVIENDA

El Elemento de Vivienda incluye ocho metas que crean el marco para la manera en que la ciudad de Sacramento abordará las necesidades de vivienda durante el período de planificación. Dentro de cada sección de las metas, las políticas explican la manera en que la Ciudad alcanzará esa meta. Además, hay un conjunto de programas de implementación que la Ciudad y sus agencias asociadas se comprometen a poner en marcha durante el período de planificación de 8 años para cumplir con las metas de vivienda.

Meta 1: Aumentar la producción general de viviendas.

Meta 2: Aumentar la producción de viviendas asequibles y de viviendas para trabajadores.

Meta 3: Promover las unidades de vivienda accesorias (accessory dwelling units, ADU).

Meta 4: Fomentar la equidad y la inclusión.

Meta 5: Proteger a los residentes del desplazamiento.

Meta 6: Preservar el inventario de viviendas existentes.

Meta 7: Viviendas para las personas sin hogar.

Meta 8: Aumentar las viviendas accesibles.

(Nota: Algunos programas se repiten más de una vez en este documento, ya que ayudan a implementar más de una de las metas de vivienda).

Preguntas para guiar sus comentarios

Mientras lee el siguiente contenido, considere si las políticas y los programas que se incluyen en este proyecto son efectivos para alcanzar las metas de vivienda de la ciudad. Puede hacer comentarios generales sobre todo el documento o sobre cualquier tema o término específico que llame su atención. A continuación, se incluye una serie de preguntas que debe tener en cuenta al revisar el documento.

1. ¿Tiene el enunciado de la meta un impacto en usted?
2. ¿Se puede fortalecer el enunciado de la meta?
3. ¿Son las políticas y los programas adecuados para lograr la meta?
4. ¿Está en desacuerdo con alguna de las políticas o programas?
5. ¿Existen maneras de fortalecer las políticas y los programas?
6. ¿Faltan ideas?

#001

Posted by **Dario R. Martin / PIRAMID-ALL** on **02/17/2021** at **5:15pm** [Comment ID: 150] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

CIUDAD DE SACRAMENTO

“ Elemento de vivienda 2021-2029 ”

Estimado Tom Pace

Director del Departamento de Desarrollo Comunitario de la Ciudad

Asunto : INNOVACIÓN - Ofrezco " Casa del Futuro ", auto abastecida con energías renovables

Estimados, después de tantos terremotos , huracanes y desastres naturales ocurridos en varias partes del mundo y la nueva tendencia del uso de las Energías Renovables y la llegada del COVID 19, vi la oportunidad de aportar algo a la sociedad.

Luego de varios meses de trabajo y espera, ya he terminado de: desarrollar, calcular, registrar y patentar en varios paises, esta Casa del Futuro, que llamé PIRAMID-ALL.-

Básicamente es una casa piramidal, de gran resistencia al sismo y huracanes , eficiente, inteligente (domótica) y auto abastecida con energía renovable (Solar + Eólica + Termo solar).-

También tiene cargador de energía para vehículos eléctricos, próximos a llegar al mercado.

Esta casa es ideal para: Hotel Rural, Cabañas, viviendas sociales, desarrollos urbanos residenciales auto sustentables , zona aisladas o conectada a la red eléctrica, zona cordillerana , rural , Eco Aldeas, semi urbana, islas y otros.-

Es muy útil para la Generación Distribuida y a los nuevos Prosumidores.-

Publicaciones:

<https://www.elmundo.es/economia/vivienda/2018/01/05/5a4f3d94e2704e414e8b45d1.html>

<http://www.innovacion.cl/entrevista/crean-prototipo-de-la-casa-del-futuro-que-sera-autoabastecida-por-energias-renovables-y-tendra-tecnologia-anti-desastres-naturales/>

<https://ecoinventos.com/casa-del-futuro-autosuficiente-piramid-all/>

<http://www.revistaenergia.com/?p=14579>

<http://inneuquen.info/nota-principal/piramid-all-es-la-casa-del-futuro-antisismica-eficiente-y-autosustentable-con-energias-renovables-solar-eolica-termosolar>

<http://www.rionegro.com.ar/propiedades/la-casa-del-futuro-ya-esta-en-neuquen-GF3025239>

<http://www.apertura.com/realstate/Un-argentino-invento-la-casa-del-futuro-resiste-terremotos-y-es-autosustentable-2018-0108-0001.html>

https://www.youtube.com/watch?time_continue=9&v=yJGnawB2IS8 (TV Canal 9 de Mendoza, Argentina)

<https://www.pv-magazine-latam.com/2018/02/27/un-ingeniero-argentino-crea-la-casa-del-futuro>

Si este proyecto es de su interés, o necesita mas info. , no dude en comentarme.-

Nota: Estimo que con la llegada del COVID 19 , ya esta cambiando la forma de vida de la sociedad, huyendo de las grandes urbes a zonas rurales, buscando mas seguridad y mejor forma de vida.

Esta casa es ideal para zonas rurales o aisladas donde no llegan los servicios ya que se auto abastece con energias renovables, tambien tiene gran resistencia al sismo y huracanes.-

Si este proyecto es de su interés para la ciudad de Sacramento y necesitan mas información, no duden en comentarme.-
LA PATENTE ESTA REGISTRADA EN USA Y EN OTROS PAISES

Saludos

PIRAMID-ALL

Ing. Civil - Darío R. Martín
Neuquén - Patagonia Argentina
Tel: +54-9-299 6330083
<https://www.piramidall.com>
dariormartin@gmail.com

ENGLISH TRANSLATION

CITY OF SACRAMENTO

"Housing element 2021-2029"

Dear Tom Pace

Director of the City's Community Development Department

Subject: INNOVATION - I offer "" Casa del Futuro "", self-supplied with renewable energy

Dear friends, after so many earthquakes, hurricanes and natural disasters that have occurred in various parts of the world and the new trend in the use of Renewable Energies and the arrival of COVID 19, I saw the opportunity to contribute something to society.

After several months of work and waiting, I have finished: developing, calculating, registering and patenting in several countries, this House of the Future, which I called PIRAMID-ALL.-

Basically it is a pyramidal house, highly resistant to earthquakes and hurricanes, efficient, intelligent (home automation) and self-supplied with renewable energy (Solar + Wind + Solar thermal) .-

It also has a power charger for electric vehicles, which are about to hit the market.

This house is ideal for: Rural Hotel, Cabins, social housing, self-sustainable urban residential developments, isolated area or connected to the electricity grid, mountain range, rural area, Eco Villages, semi-urban, islands and others.-

It is very useful for Distributed Generation and new Prosumers.

Publications:

<https://www.elmundo.es/economia/vivienda/2018/01/05/5a4f3d94e2704e414e8b45d1.html>

<http://www.innovacion.cl/entrevista/crean-prototipo-de-la-casa-del-futuro-que-sera-autoabastecida-por-energias-renovables-y-tendra-tecnologia-anti-desastres-naturales/>

<https://ecoinventos.com/casa-del-futuro-autosuficiente-piramid-all/>

<http://www.revistaenergia.com/?p=14579>

<http://inneuquen.info/nota-principal/piramid-all-es-la-casa-del-futuro-antisismica-eficiente-y-autosustentable-con-energias-renovables-solar-eolica-termosolar>

<http://www.rionegro.com.ar/propiedades/la-casa-del-futuro-ya-esta-en-neuquen-GF3025239>

<http://www.apertura.com/realstate/Un-argentino-invento-la-casa-del-futuro-resiste-terremotos-y-es-autosustentable-20180108-0001.html>

https://www.youtube.com/watch?time_continue=9&v=yJGnawB2IS8 (TV Canal 9 de Mendoza, Argentina)

<https://www.pv-magazine-latam.com/2018/02/27/un-ingeniero-argentino-crea-la-casa-del-futuro>

If this project is of your interest, or you need more info, do not hesitate to tell me.-

Note: I estimate that with the arrival of COVID 19, society's way of life is already changing, fleeing from large cities to rural areas, seeking more security and a better way of life.

This house is ideal for rural or isolated areas where services do not reach since it is self-supplied with renewable energy, it also has great resistance to earthquakes and hurricanes.

If this project is of your interest to the city of Sacramento and you need more information, do not hesitate to tell me.

THE PATENT IS REGISTERED IN THE USA AND IN OTHER COUNTRIES

Greetings

PIRAMID-ALL

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dariormartin@gmail.com "

ATTACHMENT B:
**ALL VERBATIM RESPONSES RECEIVED ON DRAFT HOUSING ELEMENT DOCUMENT AND
GENERAL DISCUSSION BOARD**

JANUARY 2021

PUBLIC REVIEW DRAFT



City of Sacramento
2021-2029
HOUSING ELEMENT
AN 8-YEAR HOUSING STRATEGY



21% of residents suggested a greater variety in housing for residents at all income levels was needed, including services for those experiencing homelessness.

On a scale of 1 (poor) to 5 (good), only 7% of respondents characterized housing choice in Sacramento as good, **while 47% rated housing choice as a 1 or 2.** 001

Community Plan Area Workshops

During Phase II of the General Plan Update, City staff facilitated an online Community Plan Area (CPA) self-guided workshop for community members to learn about and provide feedback on key strategies for topics including land use, mobility, housing, and park access.

A separate dedicated section on the Housing Element allowed community members to review draft housing goals and give feedback on potential actions to shape the Housing Element goals, policies, and implementation programs.

This virtual workshop was active between October 6, 2020 and October 20, 2020. The Housing Element section had a total of 185 individual participant responses and 557 responses all together. The virtual workshop materials for the Housing Element section were available in English, Spanish, and Chinese. A summary of the workshop and feedback received is included in Appendix H-8.

KEY THEMES OF COMMUNITY FEEDBACK

- ❖ Allow a greater array of housing types in single family zones.
- ❖ Establish an inclusionary requirement or strength the Mixed Income Housing Ordinance.
- ❖ Develop an affordable housing bond or tax structure.
- ❖ Expand tenant protections.
- ❖ Prioritize neighborhood-specific planning processes.

Internal Housing Working Group and Housing Policy Working Group

In 2019 and 2020, the City established two working groups to vet and gather feedback on housing-related planning and policies on an ongoing basis.

Internal Housing Working Group

The Internal Housing Working Group (IHWG) is comprised of approximately 16 staff from the following offices and divisions: Planning Division, Office of Innovation & Economic Development, Office of the City Manager, Sacramento Housing and Redevelopment Agency, Office of the Mayor, Sacramento Area Council of Governments, and three City Council Representatives. The City met with the IHWG throughout the process to engage the group on specific elements of the Housing Element Update.

Housing Policy Working Group

The Housing Policy Working Group (HPWG) is comprised of approximately 40 individuals representing a wide range of perspectives, including City staff, real estate representatives, housing advocacy groups, housing developers, staff from State agencies and departments, Planning and Design Commissioners,

#001

Posted by **India** on **02/01/2021** at **5:45pm** [Comment ID: 40] - [Link](#)

Agree: 0, Disagree: 0

A startling statistic!



CHAPTER 3 | Summary of Land Available for Housing

A key component of the Housing Element is demonstrating how the City will meet its fair share of the regional housing need.

Regional Housing Needs Allocation

The Regional Housing Needs Assessment (RHNA) is the California State-required process that seeks to ensure cities and counties are planning for enough housing to accommodate all economic segments of the community. The State assigns each region in California a regionwide housing target that is distributed to jurisdictions through a methodology prepared by the regional councils of Government. For this 2021-2029 Housing Element, the State issued a target of 153,512 housing units for the entire Sacramento Region.

The City of Sacramento’s share of the regional housing need was determined through a methodology prepared by the Sacramento Area Council of Governments (SACOG). The City must plan to accommodate a total of 45,580 housing units between June 30, 2021 and August 31, 2029. This is equal to a yearly average of 5,581 housing units. Table 3-1 below shows the City’s RHNA by income category. Of the 45,580 total units, the City must plan to accommodate 10,463 units for extremely low- and very low-income households, 6,306 units for low-income households, 8,545 units for moderate-income households, and 20,266 units for above moderate-income households.

Table 3-1 Regional Housing Needs Allocation, City of Sacramento 2021-2029

Income Category	Units	Percent of Total
Extremely Low- and Very Low-Income	10,463	23.0%
Low-Income	6,306	13.8%
Moderate-Income	8,545	18.7%
Above Moderate-Income	20,266	44.5%
TOTAL	45,580	100.0%

Source: Sacramento Area Council of Governments, Regional Housing Needs Plan, 2021-2029. Adopted March 2020.



#002

Posted by **Lorena Guerrero** on **03/01/2021** at **1:05am** [Comment ID: 643] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

A definition of these income categories should be provided.

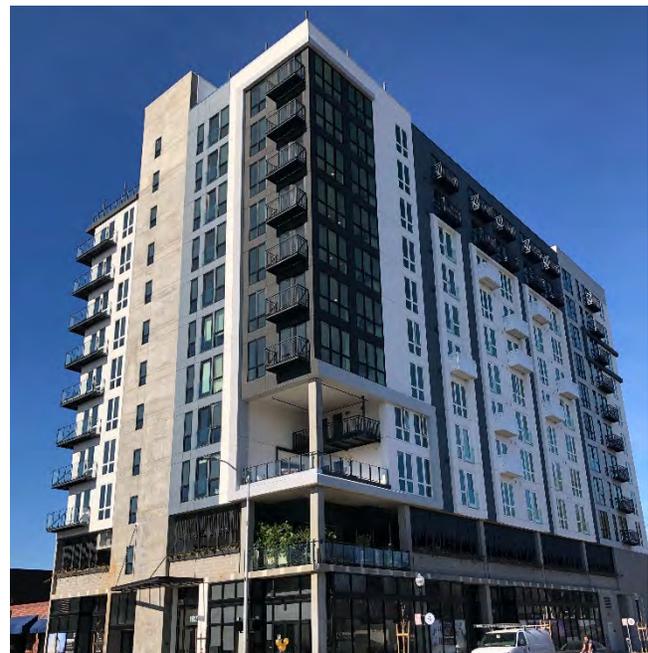
Policies

- H-1.1 Ensure Adequate Supply of Land.** The City shall maintain an adequate supply of appropriately zoned land to accommodate the projected housing needs.
- H-1.2 Expand Housing Types in Single-Unit Zones.** The City shall allow for a greater array of housing types in all neighborhoods, including small multi-unit developments, such as duplexes, triplexes, and fourplexes in traditionally single-unit zones.
- H-1.3 Adopt Floor Area Ratio-based Intensity Regulations.** The City shall shift from unit-based (units per acre) to floor area ratio-based intensity controls citywide to increase housing capacity and variety throughout the City.
- H-1.4 Reduce Time and Expense of Planning Approval Process.** The City shall continue to reduce the time and expense of the planning approval process by offering ministerial/staff-level review of infill housing.
- H-1.5 Reduce Time and Expense of Building Permit Process.** The City shall continually strive to streamline and simplify the building permit process using best practices from other cities to improve aspects of the process, including coordination with departments, consistency, and timeliness, to make the development experience as efficient and certain as possible.
- H-1.6 Facilitate Infill Housing Development.** The City shall facilitate infill housing along commercial corridors, near employment centers, and near high-frequency transit areas as a way to revitalize commercial corridors, promote walkability and increased transit ridership, and provide increased housing options.
- H-1.7 Facilitate Development Through Specific Plans and Commercial Corridor Action Plans.** The City shall prepare specific plans and action plans in infill areas and along commercial corridors through a process that includes significant citizen

participation and facilitates infill residential development, affordable housing production, and accommodates more “by-right” housing development in these areas with reduced processing time and costs, while protecting existing residents and businesses from displacement.

- H-1.8 Support Infrastructure Improvements in Targeted Infill Areas.** The City shall identify infrastructure needs in infill areas; seek new sources of funding for planning and financing infrastructure improvements; and prioritize investments to lower construction costs and catalyze new housing development, particularly in historically underserved communities.
- H-1.9 Encourage Adaptive Reuse.** The City shall promote and facilitate the conversion of commercial, office, industrial, and parking structures for housing and mixed-use developments.
- H-1.10 Support Workforce Pathways into Sacramento’s Construction Industry.** The City shall support local efforts to expand the construction workforce.

003



19J in Downtown provides 173 studio and one-bedroom apartments on 0.29 acres – a density of 597 units/acre.

#003

Posted by **Gibbspj** on **02/17/2021** at **8:10pm** [Comment ID: 187] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

What is planned for all the office space that is currently vacant due to Covid-19, since it will most likely never be used again for office space now that people and companies have adapted to telecommuting? Is this being looked at as possible conversion to housing, most likely higher-density such as apartments or townhouses etc.? I'm sure the landlords would be open to discussing income generation on these properties rather than going bankrupt.

Policies

H-2.1 Provide Opportunities for Affordable Housing Throughout the City. The City shall ensure that there are sites zoned appropriately for affordable housing in each of the City's 10 community plan areas, especially high resource areas.

H-2.2 Maximize Use of Public Properties for Affordable Housing and Shelters. The City shall make City-owned properties that are no longer needed for current or foreseeable future public operations available for the development of affordable housing and emergency shelter space to the maximum extent feasible, and shall encourage other public entities to do so as well.

H-2.3 Assist in the Development of Affordable Housing. The City and SHRA shall assist affordable housing developments through site identification, direct funding, supporting funding applications, land donation, expedited permit review, and other incentives.

H-2.4 Provide Deferrals and Zero-Dollar Impact Fees for Affordable Housing. The City shall continue to offer deferrals of City-controlled impact fees and consider the continuation of zero-dollar impact fees for affordable housing units.

H-2.5 Create Additional Local Funding for Affordable Housing. The City shall strive to create additional local funding for affordable housing.

H-2.6 Advocate for State and Federal Legislative Changes. The City shall advocate for additional financial resources and legislative changes from the State and Federal government to support the production of affordable housing.

H-2.7 Commercial Linkage Fee. The City shall continue to require new commercial

development to meet the housing demand they generate, particularly the need for affordable housing for lower-income workers.

H-2.8 Support Innovative Construction Methods. The City shall support and encourage the development and construction industries to implement new technologies and opportunities to build housing that is more affordable by design. 

H-2.9 Shared and Intergenerational Housing. The City shall encourage micro-unit housing in combination with significant shared community space and new shared and intergenerational housing models to help meet the housing needs of aging adults, students, and lower-income individuals.

H-2.10 Awareness and Support. The City shall work to increase community awareness and support for affordable housing citywide.

H-2.11 Conversions to Affordable Housing. The City shall explore new strategies to convert abandoned and blighted properties into affordable housing.

H-2.12 Housing Choice Vouchers. The Sacramento Housing and Redevelopment Agency (SHRA) shall continue to educate, market, and provide incentives for landlords to participate in the Housing Choice Vouchers program to provide affordable housing opportunities throughout the City. Based on funding availability, SHRA may use Housing Coordinators and other best practices in assisting participants with leasing housing and maintaining landlord partners.

H-2.13 Affordable Housing Set-Aside in Enhanced Infrastructure Financing Districts. The City shall require a 20 percent set-aside for affordable housing in all new enhanced infrastructure financing districts to the extent permissible by State law.

#004

Posted by **Gibbspj** on **02/17/2021** at **8:25pm** [Comment ID: 188] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Are any projects planned using pre-fab housing? It can be greener, less expensive, easier to maintain, and using state of the art tech. Smaller carbon footprint, both in construction and ongoing energy/maintenance costs. And construction is much faster than traditional building practices. There are already CA based companies experienced in multi-unit construction of this type.

Policies

H-4.1 Invest to Create Equitable

005

Neighborhoods. The City shall invest in historically underserved communities to transform racially and ethnically concentrated areas of poverty into areas of opportunity, while working to promote housing stability and provide new stable housing opportunities for current residents to stay and enjoy the neighborhood investments.

H-4.2 Promote Mixed Income

006

Neighborhoods. The City shall promote mixed income neighborhoods with an equitable distribution of housing types for people of all incomes throughout the City by encouraging new affordable housing in high resource areas and promoting homeownership opportunities throughout the City, particularly in low resource areas.

H-4.3 Support Wealth-building Activities for Low-income Residents.

The City shall support efforts to connect low-income residents in affordable housing developments with financial empowerment resources, homeownership programs, small business assistance, living wage jobs, and workforce training resources and services.

H-4.4 Amplify Community Voices Through Neighborhood Planning.

The City shall work with representative groups of community residents, including non-English speakers, to identify housing needs and implement solutions at the neighborhood level, particularly in areas targeted for inclusive economic and community development.

H-4.5 Affirmative Marketing Strategy for New Developments.

The City shall require private housing developers to ensure marketing materials for new multi- and single-unit developments are designed for and representative of renters and buyers, regardless of race, ethnicity, gender, disability, and familial status.

H-4.6 Housing for Justice-Involved Residents.

The City shall strive to promote housing options and address barriers for individuals who were justice-involved in locating, obtaining, and maintaining affordable housing.

DEFINITIONS

❖ Inclusive Economic Development

Investment(s). Investments that expand economic opportunities that benefit underserved and underrepresented communities, thereby reducing social, racial, health, and economic disparities in these communities. Through public and private actions that are responsive to community need and build on resident assets, these investments foster small business growth, increase quality jobs, stabilize people in safe and affordable homes, prepare residents of all ages to fill jobs, improve neighborhoods, and increase household wealth.

❖ **Priority Neighborhoods.** Neighborhoods already having a federal, state, or local designation (could include City Priority Neighborhood, federal Promise Zone, federal Opportunity Zone, Health Need Assessment Focus Communities, etc.) or neighborhoods experiencing a cost of living that outpaces the incomes of the residents, lagging commercial and residential investment, increased poverty and gentrification pressures; limited access to services and amenities, substantial change due to major development and/or public infrastructure improvements and local business displacement.

❖ **Justice-Involved.** Having had interactions with the criminal justice system (having been arrested, convicted, or incarcerated).

#005

Posted by **Peggy Gibbs** on **02/21/2021** at **9:56pm** [Comment ID: 373] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

How, specifically, will the city promote housing stability? The real estate prices in Oak Park have already sky-rocketed. I see daily listings for houses in Oak Park already more than \$500K, and have seen some significantly higher. Prove to us that you can affect/stop/slow gentrification. Start in Oak Park.

#006

Posted by **Peggy Gibbs** on **02/21/2021** at **10:03pm** [Comment ID: 374] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

How, specifically, will you promote affordable housing? Be specific please. The GP 2040 only encourages NEW housing in existing Single Family R1 neighborhoods, not new AFFORDABLE housing. New housing built in existing neighborhoods usually comes in at market prices. Unless the 2040 GP MANDATES low-income affordable housing, how exactly will adequate amounts of affordable housing be built?

Although most older adults own their homes, often unencumbered by debt, many may be in a situation characterized as “house rich and cash poor.” In other words, a person may have large equity in a home, but still be forced to live on a minimal fixed income. Selling the home may not be an available option, because the cost to rent a housing unit may override the income made available by the home sale.

The vast majority of older adults desire to live an independent lifestyle as long as possible. Housing and assistance programs for older adults should put priority on independent living, attempting first to maintain these persons in their own homes. Other housing options are accessory dwelling units and duplexes that allow older adults to live near extended families while maintaining privacy.

As Sacramento’s population continues to age, there will be increasing demand for age-friendly housing built with universal design principles. A few universal design elements include: zero-step entrances, single-floor living, wide halls and doorways, and electronic controls reachable from a wheelchair. Housing design features that increase accessibility and safety can allow those with mobility disabilities much more independence in their home.

SACRAMENTO: AN AGE-FRIENDLY CITY

The Mayor’s Initiative on an Age-Friendly City is a new effort by the Mayor’s Office to prepare for Sacramento’s growing aging population and become a more livable city for residents of all ages and abilities. The City is partnering with AARP to host listening sessions and conduct extensive outreach, as a part of the 2040 General Plan Update, to inform the development of an Age-Friendly Action Plan for Sacramento.

007

KEY FACTS

- ❖ The older adult population has increased **27%** between 2010 and 2018.
- ❖ Older adult headed households made **78%** of the citywide median household income.
- ❖ About **13%** of older adults are below the federal poverty line.
- ❖ In 2018, **65%** of older adults were homeowners.
- ❖ Over **57,000** Sacramento residents over age five (about **11%** of the population) had one or more disability.

DEFINITIONS

- ❖ **Universal Design.** The design of buildings, products, and environments that make them accessible and safe to all people regardless of age, size, ability, or disability.

#007

Posted by **Peggy Gibbs** on **02/21/2021** at **10:18pm** [Comment ID: 375] - [Link](#)

Agree: 0, Disagree: 0

Nice!

Program H6. Develop a Web-based Land Inventory



The City shall develop and maintain a web-based inventory of housing element sites that is updated regularly to identify sites appropriate for housing. The inventory will also track remaining capacity to meet the RHNA in compliance with no-net loss requirements to maintain adequate capacity for lower- and moderate-income housing throughout the Housing Element Planning Period. The inventory will also highlight surplus City-owned sites and other public lands that would be appropriate for affordable housing.

- ❖ **Implements which Policy(ies):** H-1.1, H-2.2
- ❖ **Timeframe:** Develop web-based sites inventory in 2021; maintain regularly through ongoing updates.
- ❖ **Responsible Department or Agency:** Community Development; Office of Innovation and Economic Development
- ❖ **Objective:** Assist in the development of housing by providing information on land availability. Ensure transparency in the maintenance of adequate sites throughout the Housing Element Planning Period.

Program H7. Expand Housing Types in Single-Unit Zoning



The City shall amend the General Plan Land Use Element and the Planning and Development Code to remove maximum densities from specific zones, adopt a floor area ratio-based intensity approach, update development standards for missing-middle housing types, and allow greater housing capacity and variety of housing types throughout the City, including within single-unit residential zones.

- ❖ **Implements which Policy(ies):** H-1.2, H-1.3
- ❖ **Timeframe:** 2021-2023
- ❖ **Responsible Department or Agency:** Community Development
- ❖ **Objective:** Allow additional units in residential and mixed-use zones to encourage smaller and more affordable units.

Program H8. Revisions to Parking Requirements



The City shall consider further eliminating City-mandated parking minimums and explore instituting parking maximums along transit corridors.

- ❖ **Implements which Policy(ies):** H-1.6
- ❖ **Timeframe:** 2021-2022
- ❖ **Responsible Department or Agency:** Community Development (primary); Public Works
- ❖ **Objective:** Increase financial feasibility of residential development by allowing more of the site to be used for housing.

#008

Posted by **PATRICIA GREGORY** on **02/20/2021** at **12:40pm** [Comment ID: 345] - [Link](#)

Type: Question

Agree: 1, Disagree: 0

Was a parking garage provided for the residents of Pensione K or other existing or proposed multiplexes?

How far away are the schools of these multiplexes? How far away is the closest market. What is average number of people live in the studio apartments? Does the city think that if they don't provide parking, then people will get rid of their cars? I don't think there was any mention of the impact on Sacramento's Water Table, nor air quality. The Air Quality Commission has very good design recommendations for housing that improves air quality in intensive housing multiplexes.

Program H18. Support Collective Ownership Models



The City shall identify ways to support and consider requests from organizations, including community-based organizations (CBOs), that are working to develop new forms of community-driven, collective ownership models and wealth building strategies for lower-income residents. The City shall work with communities at-risk of displacement to evaluate these ownership models.

- ❖ **Implements which Policy(ies):** H-4.1, H-4.2, H-4.3, H-5.5
- ❖ **Timeframe:** Initiate coordination in 2022 and provide ongoing support as appropriate.
- ❖ **Responsible Department or Agency:** Office of Innovation and Economic Development (primary); Community Development
- ❖ **Objective:** Connect lower-income residents to homeownership and equity-building opportunities in their communities using models supported by members of the resident groups to be served.

009

Medium-Term (2023-2025)

Program H19. Affordable Housing Educational Campaign



The City shall develop an educational campaign to bolster community support for affordable housing. The campaign could include social media content about housing needs, challenges, new developments, and available resources; information available on the City website; and outreach to local journalists, media outlets, and community organizations.

- ❖ **Implements which Policy(ies):** H-2.10
- ❖ **Timeframe:** 2023
- ❖ **Responsible Department or Agency:** Office of Innovation and Economic Development (primary); Community Development; SHRA
- ❖ **Objective:** Increased community support for affordable housing.

Program H20. Universal Design Ordinance



The City shall review and update the Universal Design Ordinance to provide clarification on how and when the ordinance is applied. The City shall partner with AARP and Resources for Independent Living to increase awareness of the City's Universal Design Ordinance.

- ❖ **Implements which Policy(ies):** H-8.1
- ❖ **Timeframe:** 2023
- ❖ **Responsible Department or Agency:** Community Development
- ❖ **Objective:** Increase awareness of the Universal Design Ordinance.

#009

Posted by **Peggy Gibbs** on **02/21/2021** at **10:26pm** [Comment ID: 376] - [Link](#)

Agree: 0, Disagree: 0

?



H-2

Land Inventory

Figure H 2-4: Greenbriar Land Use Plan



Source: Greenbriar PUD Development Guidelines, January 2019.

The Panhandle

The Panhandle PUD is a mixed-use community located at the easterly edge of the North Natomas Community Plan, which was annexed into the City in June of 2019. The Panhandle includes 1,662 single-unit dwellings, 18 acres of parks, 36 acres of parkways and open space, and an elementary school site (Figure H 2-5). The Panhandle project plans three categories of lot sizes: estate lots (6000-14,500 square feet), traditional lots (4,500-7,500 square feet), and village lots (3,000-6,000 square feet). House sizes will generally be in the range of 1,200 to 3,500 square feet. The Panhandle’s Mixed Income Housing Strategy requires the project to pay housing impact fees (approximately \$7.7 million) and construct 16 affordable units dispersed throughout the project. Due to a high demand for single-unit homes and the proximity of the area to multiple schools and parks, it is assumed that all units have the potential to be built during the projection period.

#001

Posted by **Midtown Squinter** on **02/19/2021** at **12:27pm** [Comment ID: 309] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Where's the "community center" on this map, as described in the color key?

Figure H 2-9: Central City CPA Sites



#002

Posted by **PATTY WAIT** on **02/17/2021** at **5:45pm** [Comment ID: 163] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Old Marshal school is a great renovation opportunity for multifamily housing. It's owned by Sac City Schools, and could become a partnership project



H-5

Constraints

Total Development Costs

Table H 5-1 summarizes total costs per site square footage, including construction and soft cost estimates for the eight residential prototypes compiled by EPS in the feasibility analysis of proposed impact fee changes. Based on the cost estimates for the residential prototypes shown in Table H 5-1, the cost to construct a single-unit home in Sacramento ranges from approximately \$177 to \$195 per square foot for a 2,000 square foot home. The cost to construct an apartment project in the City range from \$305 to \$331 per square foot for a 1,000 square foot unit. These estimates do not account for the cost of land².

<i>Housing Type & Location</i>	<i>Square Footage (sf)</i>	<i>Average Construction Costs (\$/sf)</i>	<i>Average Soft Costs (\$/sf)</i>	<i>Total (per sf)</i>	<i>Average Cost Per Unit¹</i>
SU Dwelling – East Sacramento	2,000	\$122	\$24	\$195	\$391,024
SU Dwelling – North Natomas	2,000	\$112	\$22	\$193	\$386,844
SU Dwelling – North / South Sacramento	2,000	\$112	\$22	\$177	\$353,693
SU Dwelling – West Broadway	1,000	\$132	\$26	\$222	\$221,936
SU Dwelling – North / South Sacramento	1,600	\$99	\$20	\$158	\$253,537
MU Dwelling – Central City	800	\$264	\$52	\$386	\$308,601
MU Dwelling – South Sacramento	1,000	\$206	\$41	\$305	\$305,410
MU Dwelling – 65 th Street	1,000	\$221	\$44	\$331	\$331,108

Sources: (EPS) Economic & Planning Systems, Inc. 2020.

¹ This does not include the cost of land. Development cost includes direct building construction, fees/permits, soft costs, and construction financing.

The increased cost to construct housing in recent years has led to a significant increase in the number of luxury multi-unit developments, as developers must fetch high rents to cover the increasing costs to build. Additionally, the market for multi-unit housing varies greatly from one area of the city to another. The Housing Element sites inventory includes several sites along commercial corridors outside the urban core, such as the Florin Road corridor and the Stockton Boulevard corridor. While land costs in these areas are relatively more affordable and allowable densities are relatively high, market rents are much lower in these locations. Despite low land costs, the high cost of labor and construction materials means market rate multi-unit development is not necessarily profitable in these locations under current market conditions.

5.2.3 Requests for Housing Developments at Reduced Densities

State law requires the Housing Element to include an analysis of requests to develop housing at densities below those anticipated in the sites inventory. In Sacramento, properties generally develop at or above the allowed density (such as with a density bonus). The City has implemented several measures to streamline residential development projects, which limits opportunities for public opposition to result in reduced densities.

5.2.4 Length of Time between Project Approval and Applications for Building Permits

State law requires an analysis of the length of time between receiving approval for housing development and submittal of an application for building permit. On average the time between the approval of a housing development application and submittal of an application for building permits is between three to four months .

5.2.5 Federal Emergency Management Agency Natomas Basin Flood Zone Designations

In 2005, the US Army Corp of Engineers and the Sacramento Area Flood Control Agency (SAFCA) commissioned the Natomas Levee Evaluation Study (NLES). The NLES final report concluded that considerable improvements were necessary along the Natomas Basin, specifically along the south levee of the Natomas Cross Canal, the east levee of

#001

Posted by **Gwynnae Byrd** on **02/21/2021** at **11:18pm** [Comment ID: 377] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

This cost information is the most impt thing to focus on - the cost per unit is outrageous! We must take measures to reduce these costs, or it appears that so-called affordable housing will be impossible to achieve. All aspects of costs should be evaluated - including the third rail topic of prevailing wages. I am very pro-labor, but I'm not sure the current union wage is reasonable, from what I've seen. I think the current prevailing wage agreements need to be re-negotiated or we will never get to a place where this plan is feasible.



H-6

Opportunities for Energy Conservation

- ❖ **Electrification of Existing Buildings:** Transition 25 percent of existing residential and small commercial buildings to all electric by 2030.

Section 4.2.4 below, describes the City of Sacramento’s current new building electrification efforts.

6.2.2 2040 General Plan Update

The City is in the process of preparing the 2040 General Plan Update. The 2040 General Plan will guide future development in a manner consistent with the SACOG Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS), which emphasizes smart land use, infill development, environmental quality, livability, equity and inclusion, and resiliency and climate action.

The City has adopted a set of Guiding Principles identifying key themes and priorities to set the tone for the General Plan Update including: Sustainable and Responsible Growth; Resiliency and Climate Action; Safety, Equity, Inclusivity, and Justness; Economic Growth; Livability; and Accessibility. The following is a summary of the guiding principles for the City’s efforts towards sustainable responsible growth and resilient climate action:

- ❖ **Sustainable and Responsible Growth:** The 2040 General Plan seeks to concentrate new growth within Sacramento’s existing footprint to promote a compact development pattern. Active transportation such as pedestrian, bicycle and transit options will be prioritized over single-occupant vehicles. The City will continue to cultivate a broad mix of housing types, foster “complete neighborhoods” providing residents’ daily needs within easy walking or biking distance, and promote sustainability through the adaptive reuse of existing buildings as well as the careful conservation of energy, water, open spaces, trees, and other natural resources. Additionally, the City will guide robust investment in utility infrastructure to support sustainable growth with an emphasis on serving disadvantaged communities. 003
- ❖ **Resiliency and Climate Action:** The City will take bold actions to achieve carbon neutrality by 2045 by facilitating the use of innovative approaches, new technologies, and economic development to reduce per capita energy use, waste, and pollutants. In this effort, the City will prioritize the most vulnerable and underserved communities in developing climate solutions and take action to build resilience on all levels. The City plans to develop infrastructure to support zero emission transportation and provide viable options for lower-income households. Ultimately, the City will be proactively preparing for the effects of climate change by collaborating across City departments and public agencies to effectively address environmental hazards and promote environmental health and resilience throughout the community. 004 002

6.2.3 Sacramento Climate Action and Adaptation Plan

In coordination with recommendations from the Mayor’s Commission on Climate Change, the City of Sacramento is currently (2020) updating the Sacramento Climate Action and Adaptation Plan (CAAP) in tandem with the 2040 General Plan Update process. The City first adopted a Climate Action Plan (CAP) in February 2012 to reduce GHG emissions and adapt to climate change.

The CAAP will include strategies, measures, and actions for reducing community wide GHG emissions to 40 percent below 1990 levels by 2030 and achieve carbon neutrality by 2045. To reach these climate action targets, including carbon neutrality by 2045, the CAAP will include various programs and implementation measures specific to each emission sector. Key measures in the CAAP that will reduce GHG emissions association with energy use in the built environment include:

- ❖ Eliminate natural gas in new construction by developing and adopting an electrification ordinance that requires all new construction under four stories to be all-electric by 2023 and all construction to be all-electric by 2026⁴; 005
- ❖ Gradually transition existing buildings away from natural gas to electric and assist low-income residents by offering financial incentives; 001

⁴ Ibid.

#001

Posted by **Luree Stetson** on **02/25/2021** at **2:05pm** [Comment ID: 574] - [Link](#)

Type: Question

Agree: 0, Disagree: 0

Describe how you would transition existing housing. Would you require ANY remodel projects to convert existing gas appliances to all electric, thus increasing the costs of the remodeling project? This would put a significant burden on a home owner.

#002

Posted by **Wendy** on **02/17/2021** at **10:12pm** [Comment ID: 209] - [Link](#)

Agree: 0, Disagree: 0

It is also of paramount importance that the city on the whole commit to moving away from using chemical pesticides, fungicides, herbicides and rodenticides that pose extreme harm to wildlife, beneficial insects and household pets, and the runoff from which endanger the overall ecological health of the area.

#003

Posted by **Wendy** on **02/17/2021** at **10:00pm** [Comment ID: 201] - [Link](#)

Agree: 1, Disagree: 0

Emphasis should be on using trees and landscaping to ensure adequate shade in the summers, and it would be amazing if the city would plant some urban edible forests, places where seasonal fruits/vegetables can be grown with the understanding that residents are welcome to harvest the bounty freely growing in their communities (thus also promoting health among the residents, who may struggle with access to fresh produce). Community gardens containing native plants species would also be wonderful to help local wildlife thrive and give residents contact with nature.

#004

Posted by **Wendy** on **02/17/2021** at **10:01pm** [Comment ID: 203] - [Link](#)

Agree: 0, Disagree: 0

This is really critical to all planning moving forward.

#005

Posted by **Wendy** on **02/17/2021** at **10:03pm** [Comment ID: 205] - [Link](#)

Agree: 0, Disagree: 0

It's not really mentioned here, unless I missed it, but I would absolutely hope that the generation of electricity would ultimately be from green, sustainable and renewable energy sources.

- ❖ Increase the amount of electricity produced from local resources and work with Sacramento Metropolitan Utility District (SMUD) to install 246 MWh local energy storage by 2030; and
- ❖ Support infill growth to ensure that 90 percent of growth is in the established and center/corridor communities and 90 percent small-lot and attached homes by 2040, consistent with the regional Sustainable Communities Strategy. Project-level vehicle miles traveled (VMT) should be 15 percent below (or 85 percent of) the regional average.



6.2.4 Energy Efficiency Building Requirements

Title 24, Part 6, of the California Code of Regulations (Building Energy Efficiency Standards for Residential and Nonresidential Buildings) contains California's building standards for energy efficiency. These regulations respond to California's energy crisis and need to reduce energy bills, increase energy delivery system reliability, and contribute to an improved economic condition for the state. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits. The standards, prepared by the California Energy Commission, were established in 1978 in response to a State legislative mandate to reduce California's energy consumption. The standards are updated periodically to consider and incorporate new energy efficiency technologies and methods.

The 2019 California Building Code (including Title 24, Part 6, described above) went into effect in the City on January 1, 2020, see Chapter 15.04 of the City's Code. All new construction must comply with the standards in effect on the date a building-permit application is submitted.

The California Building Code also includes green building regulations, referred to as CALGreen, to encourage more sustainable and environmentally friendly building practices, require low pollution emitting substances that can cause harm to the environment, conserve natural resources, and promote the use of energy efficient materials and equipment. There are mandatory measures, which apply statewide, and voluntary measures, which can be adopted locally. Voluntary measures are organized into 2 tiers with their own respective prerequisites and elective measures: Tier 1 prerequisites set a higher baseline than CALGreen mandatory measures while Tier 2 prerequisites include all of Tier 1 prerequisites plus some enhanced or additional measures.

Sacramento Building Electrification Ordinance

Following the passage of SB100, which mandates that California utilities provide carbon-neutral electricity by 2045, local governments began passing ordinances that are variations on the theme of prohibiting fossil fuel energy sources in new construction.

Decarbonization through electrification is one of the key strategies for reducing GHG emissions highlighted both in the Mayor's Commission on Climate Change Final Report and the City's CAAP. In order for Sacramento to reach carbon neutrality, the majority of the buildings in the City will need to be carbon neutral. All-electric buildings have been shown to be cost-effective for new construction and the electrification of new low-rise residential construction is expected to reduce the overall cost to build new housing. Avoiding the cost of gas infrastructure provides significant savings, and most electric appliances have similar or lower operating costs compared to natural gas appliances.

In August 2020, the City Council directed staff to begin the process of adopting an ordinance that would make local amendments to the California Building Standards Code requiring all new low-rise construction of three stories or less to be all-electric by 2023 and all new buildings of four-stories or more to be all-electric by 2026 (provided that all-electric high-rise construction has been determined to be cost-effective and the technology has shown to be feasible). Electrification allows buildings to use 100 percent carbon neutral electricity.

The City also anticipates making a local amendment to the Building Code to require 20 percent electric vehicle (EV) capable charging spaces and at least one installed, operational Level 2 EV charger in new low-rise multi-unit and nonresidential development (three stories or less) by 2023, and all building by 2026. Adding EV capacity requirements in new construction is also cost effective when compared to the cost of retrofitting to add EV capacity later. The electrification of new construction will have the co-benefit of improving indoor and outdoor air quality.

#006

Posted by **Luree Stetson** on **02/25/2021** at **2:06pm** [Comment ID: 575] - [Link](#)

Type: Suggestion

Agree: 0, Disagree: 0

Include the cost to SMUD customers to increase its supply of electricity.

#001

Posted by **J graham** on **02/17/2021** at **4:37pm** [Comment ID: 123]

Agree: 2, Disagree: -1

If you allow multi unit housing in what is now single housing zones, the parking will be a horrendous problem. My street already has issues with that. In particular my block which is 1/2 block from a school is impossible when the school starts, ends or has an event. Please rethink this idea.

#002

Posted by **PATTY WAIT** on **02/17/2021** at **5:53pm** [Comment ID: 167]

Agree: 2, Disagree: 0

There are housing types which served our country in the past and may now. There is the rooming house which has been reimagined by several companies into lively, affordable communities. One of these companies is Common. Another version of housing could be college dorms, or prefab cottages around a common space.

#003

Posted by **T Hill** on **02/17/2021** at **10:05pm** [Comment ID: 207]

Agree: 1, Disagree: 0

Like another comment said, while that idea sounds good on paper, the follow through for consideration of parking, crowding, etc will be an issue because what rules will be implemented and actually followed? If you're bringing in individuals from terribly run public housing for instance.. the indifferent attitude they carry is coming with them. So expect abandoned/damaged cars taking up space, garbage and half eaten food/drinks everywhere... Instead of trying to condense space and crowd everyone in (which is a bad idea) consider making rent that's ACTUALLY affordable. Pay attention to the market vs what most people are being paid. Stop allowing astronomical rental amounts which produces frustration and hopelessness, leading to defeat and indifference. That would really help!

There's plenty of vacant areas for the duplex, tri and fourplex to be in without infringing on single family home areas. There's a reason that's set up the way it is. Personally, I'm looking for a home to get away from poorly run apartments and those dwelling in it. I'm not paying more out of pocket, only to be greeted by what I'm trying to escape from.

#004

Posted by **Casey G. Young** on **02/18/2021** at **4:05pm** [Comment ID: 271]

Agree: 2, Disagree: -1

The usual bureaucratic verbiage. Having lived 4 people to a room (no heat in Illinois, w/ only a toilet & a sink shared with the neighbor), in a housing project, in a VW, etc. I recognize the all-form-&-no substance political B.S. that always whittles intentions away when monied, powerful interests get involved. Poor people are political props. A new way is needed, not more hackneyed self-serving words that are more prevalent than common sense & GENUINE action. What a waste of my time. Ya strain alphabet

soup & it isn't alphabet soup. That's what is obviously going to happen to this.

#005

Posted by **Jacqueline Whitelam** on **02/22/2021** at **1:53am** [Comment ID: 378]

Agree: 1, Disagree: 0

I was responsible for CADA's rent assistance program and for assuring CADA met its inclusionary mandate from 1978 to 2013. CADA's inclusionary mandate requires CADA maintain at least 25% of all housing built on State owned land in the Capitol Area as affordable to low income households. To assure CADA's mandate is met, a compliance check is prepared whenever actions are taken that affect the affordability of the housing inventory. Such actions include the construction of new housing, as well as the setting of market rate rent schedules and annual rent increase limits for residents of CADA managed housing.

The CADA rent assistance program is key to CADA's success in meeting its inclusionary mandate. Because the cost of writing down the rents for 25% of the apartments CADA manages has always been built into its budget as an operating expense the subsidies CADA provides its residents are not dependent upon the availability of federal or state funds. Additionally, because the program is self-funded, CADA has the ability to amend the program (i.e. increase the number of rent assisted units, change/refine qualifying household criteria) to address the needs of the neighborhood as it has evolved over time.

It is with this experience that I offer comments on Implementation Program H1: Review Mixed Income Housing Ordinance; and Implementation Program H23: Sacramento Tenant Protection Act.

Program H1: Review Mixed Income Housing Ordinance

- Given the City's social equity objectives, the ordinance should be applied citywide, rather than a distinction being made between the requirements for new growth areas and the existing urban fabric (as was the case in the Mixed Income Housing Ordinance that preceded the current ordinance.)
- Developers of new housing must have flexibility in how they contribute to the provision of mixed income housing – in some cases, affordable housing for lower income households on-site may be achievable, but setting a mandatory inclusionary housing component on each site will constrain the development of housing. That said, if affordable housing for lower income households is not provided on-site, a meaningful contribution to the City Housing Trust Fund must be required.

New housing developments in the Capitol Area do not have to meet the 25% area-wide mandate on a per-site basis so long as CADA assures the mandate is met when the new units are built and occupied. If federal or state affordable housing funding is not available and/or the incorporation of affordable units into new housing developments is infeasible, CADA assures the area-wide mandate is met by increasing the number of units in its rent assistance program or by building new affordable units itself.

Program H23: Sacramento Tenant Protection Act

- To avoid displacement and stabilize neighborhoods, a more effective ordinance must be put in place. The current allowable increase of 5% plus the CPI, not to exceed 10% per year is too high because it is unlikely that residents will have this kind of annual salary increase.

If rent increases were capped at a figure closer to the CPI, developers of new construction or significantly rehabilitated projects could take this lower projected increase into account when setting the initial rent levels at which the units are placed on the market.

Reply by **KirkVyverberg** on **02/28/2021** at **8:25pm** [Comment ID: 633]

Agree: 0, Disagree: 0

Thank you, JW for your shared experience and wisdom. Portland required 10% Affordable units in new projects with no In-kind Fee alternative. Total housing production dropped 64% over 2 years. Alternatives are necessary. Also your final comment on Rent Control displacement is spot on. The 10% ceiling is too high. Developers can accommodate a change, they just need to know it when they set base rates.

#006

Posted by **Citizens For Positive Growth & Preservation** on **02/22/2021** at **7:36pm**

[Comment ID: 438]

Agree: 2, Disagree: 0

Following are comments and questions from Citizens For Positive Growth & Preservation:

1. There is not adequate infrastructure in place to handle the increased population density contemplated by the Plan. For example, the combined sewer system is already over capacity. Developers should be required to pay their fair share of the costs of developing appropriate infrastructure, not by paying fees, but through use of the land from which they profit.
2. This seems to be an attempt to impede on the rights of owners of single-family properties. The rights of these homeowners need to be protected.
3. There is nothing in the Plan that ensures new multiplexes have affordable rents. Where is the evidence that this will result in affordable rents?
4. Developers used to be required to designate 20 percent of construction projects as affordable housing. Without reinstatement of a similar requirement, there is no evidence that affordable housing or diversity will be created.
5. R-1 currently enables homeowners to know what neighbors can do with their property. These changes threaten to destroy the benefits of R-1, including the value of R-1 property and the views and privacy that homeowners in R-1 enjoy.
6. If 6 units can be built on lots in R-1, what percentage of the lots may those units occupy?

Reply by **KirkVyverberg** on **02/28/2021** at **8:15pm** [Comment ID: 626]

Agree: 0, Disagree: 0

Q6 is on target. How can we fit an additional 1700 sqft of ADU on a lots and maintain 50% Open Space required by Zoning. It is apparent that either the City or the State will eliminate Residential Zoning restrictions in favor of density, in spite of their promises to keep them and a neighborhood's character Intact. Today SB9 & SB10 are in committee and will accomplish that deed if passed. The consequence of that one action could put 50% of our precious tree canopy at risk.

#007

Posted by **Heather Fargo** on **02/24/2021** at **8:57pm** [Comment ID: 566]

Agree: 0, Disagree: 0

/Users/heatherfargo/Desktop/housing options 2021 b.pdf

#008

Posted by **Heather Fargo** on **02/24/2021** at **9:40pm** [Comment ID: 567]

Agree: 2, Disagree: 0

While it is important to add more housing it's also important to build neighborhoods and a sense of community. The city has spent a lot of time figuring out how to add housing to commercial sites but not how to add neighborhood serving businesses to housing areas. The former is important in employment rich areas like the central city; the latter is important in housing rich areas like South Sac and South Natomas. I would like to see the options of mini-marts, child care centers, senior day care, and even book stores, pubs and cafes allowed in large apartment complexes in suburban areas. The Woodlands is the largest apartment complex in Sacramento with almost 900 units. It's a long walk down W. El Camino to get to a grocery store, pharmacy or restaurants. I think a mini-mart or the other uses listed above would serve the 2500 people who live there very well if designed and built to be an asset. I don't think it could be approved today. We have tried so hard to protect housing and separate it from any commercial uses that we have failed to develop complete neighborhoods or foster a sense of community and opportunities to gather. That 15 minute neighborhood is a fantasy that won't happen under the current rules., except in our older traditional neighborhoods like Land, Curtis, Oak and River Parks, East Sac, and the Central City. What about the rest of the city?

Reply by **KirkVyverberg** on **02/28/2021** at **8:06pm** [Comment ID: 624]

Agree: 0, Disagree: 0

Thank you for your clear thoughts, HF. Complete Neighborhoods are requisite elements of Livable Cities. This was a fundamental element of the 2035 General Plan, yet abandoned in the current Update. This seems to be remarkable as this process is long-range planning ideally characterized by progression rather than complete strategic transition. Has our long range vision

be hijacked and redefined by crisis management?

#009

Posted by **KirkVyverberg** on **03/02/2021** at **12:58pm** [Comment ID: 686]

Agree: 0, Disagree: 0

I want to thank the City Planning & Community Development Staff for the quality of work put into this platform. Community engagement and process transparency are difficult to achieve, yet this group has made a series of meaningful improvements over the last several years with new websites, streaming workgroups, and informational videos. So please continue to leave this platform for exchange open. Perhaps we can even add zoom recording of your neighborhood Q&A sessions. Without ongoing community conversation, how would we manage the multiple crisis we face in the present, as well as envision our future? These are complex issues that will benefit from an informed public if we allow for the wisdom of the crowd to make its contribution in the necessary act of self-determination. Thank you.