

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

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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

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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.

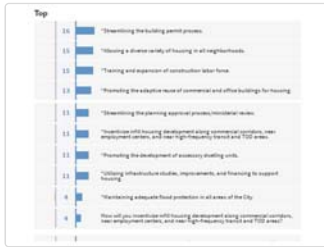
loosen land use designation restriction on units/acre in high-opportunity nbhds

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

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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

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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

33% 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

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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

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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

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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.	11	0
*Aging in place design choices for homes.	9	0
*Home preservation fund for lower-income seniors and disabled residents.	9	0
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	6	0
*Funding for housing for persons with disabilities.	6	0
*Reasonable accommodation ordinance.	6	1
*Set universal design, visitability, and accessibility goals.	6	2
*Require a larger percentage of accessible units in projects receiving City funding.	5	2
Allow neighborhood commercial in all zones	0	0

11%

Engagement

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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.

6%

Engagement

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Response