

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

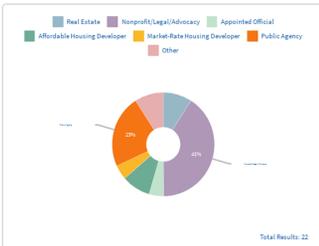
22

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

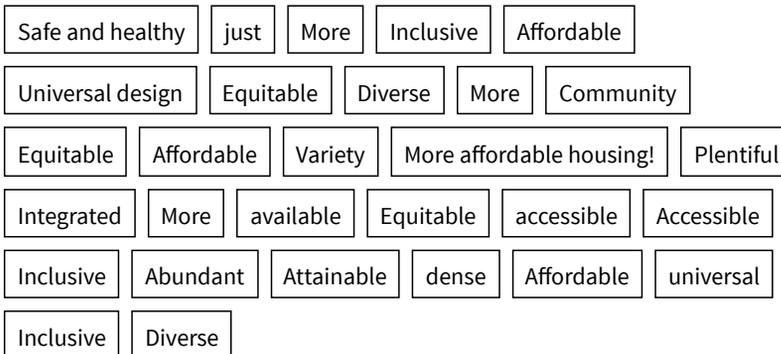
22

Responses

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



Responses

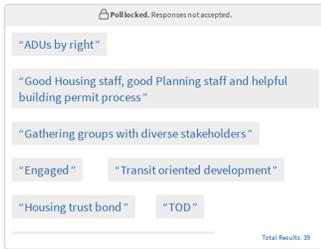


Engagement

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

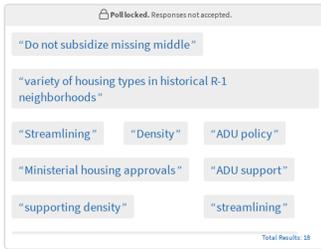
80%

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

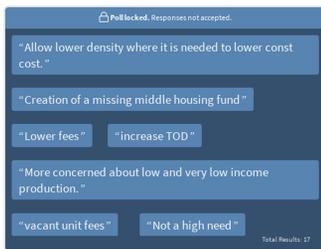


Engagement

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

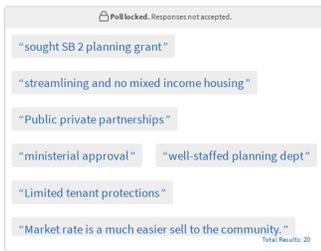


Engagement

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



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

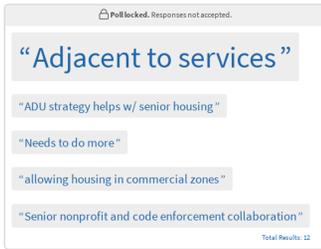


Responses

- 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



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

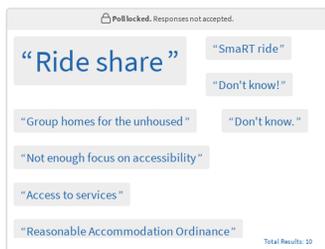


Engagement

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.



