

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