

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.