

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.

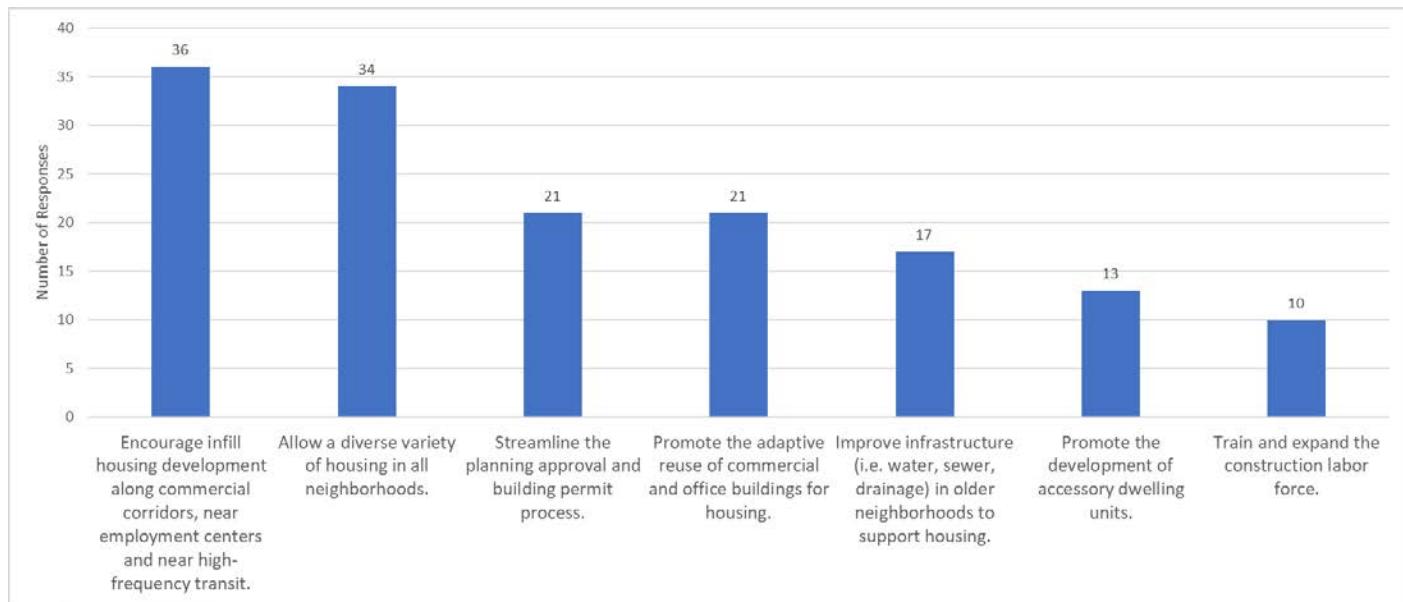
TOPIC 1 - INCREASE OVERALL HOUSING PRODUCTION

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.

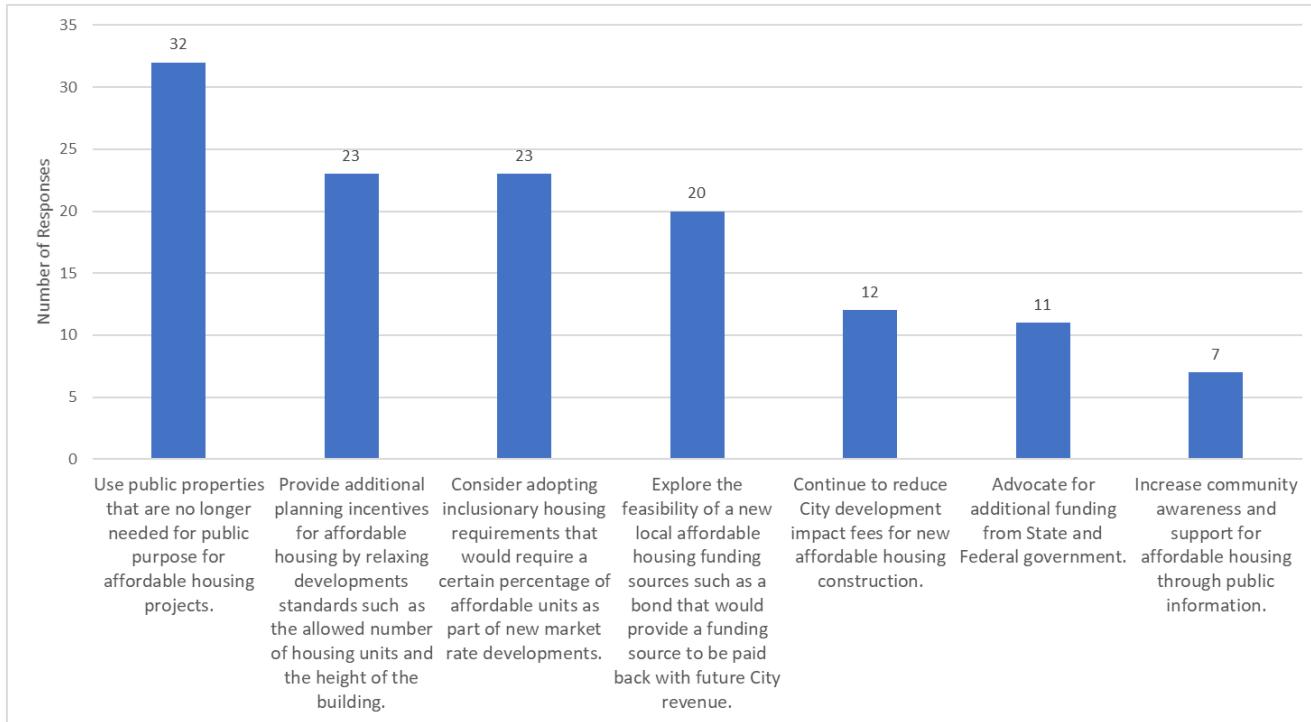
TOPIC 2 - INCREASE AFFORDABLE HOUSING PRODUCTION

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

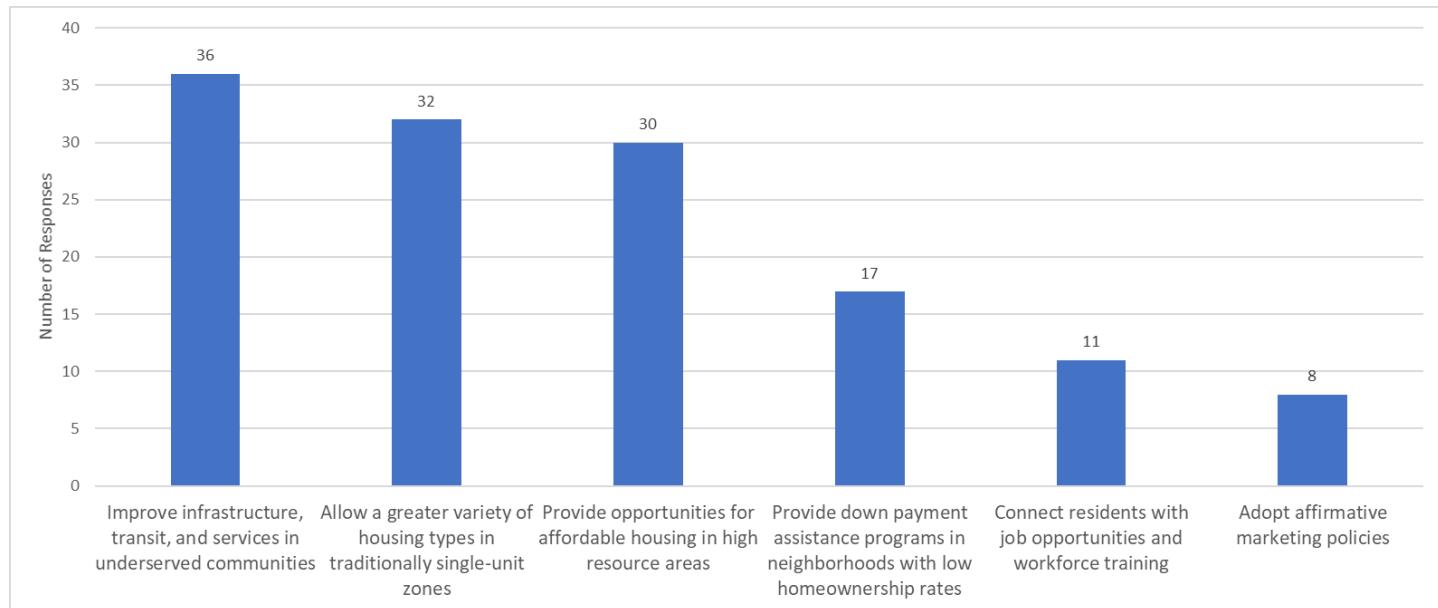
- Expand/eliminate single-family zoning (2 responses)
- Promote ADUs
- Utilize old mobile-home parks and old motel structures

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)

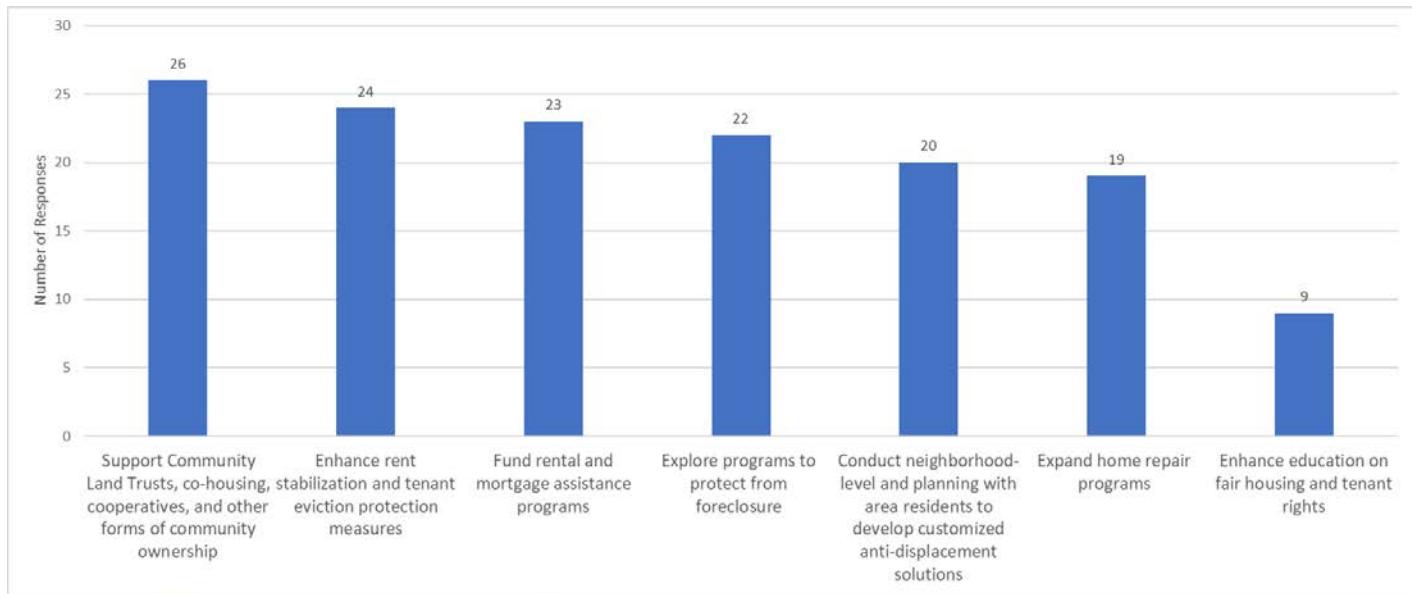
TOPIC 4: PROTECT RESIDENTS FROM DISPLACEMENT

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 set backs. 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 accommodation 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 these 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 breaks 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 these 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 build the necessary number of residences.
- Sacramento needs to utilize fair share and effectiveness principles to integrate public housing throughout Sacramento. Sacramento government 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 where 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 an accessory structure, allow me 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 disadvantaged 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 (it's 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 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 programs to supplement rent on the lowest levels. Educate tenants on existing rental rights, use them in conjunction with more development. Create a framework 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 landlord 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 them 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.