



January 29, 2021

TO: SACOG Region Planning Directors

**FROM: Kendra Lewis, Executive Director &
Cathy Creswell, Board President**

**RE: Recommended 2021 Housing Element Affordable Housing Policies
& Programs**

The Sacramento Housing Alliance recommends that every local government in our region consider adopting the following foundational affordable housing strategies. The strategies are designed to get people off the streets, keep people in their homes and increase and preserve the affordable housing supply. While local governments in the region vary significantly in size, conditions and resources, the strategies recommended below can all be adopted, with variations to reflect those conditions. In addition, robust and meaningful public engagement should be conducted when considering adoption of policies to ensure all voices in the community are heard.

All local governments must also take meaningful actions to affirmatively further fair housing that, when taken together, will address significant disparities in housing needs and in access to opportunity for all groups protected by state and federal law. Such actions should replace segregated living patterns with integrated and balanced patterns; transform racially and ethnically concentrated areas of poverty into areas of opportunity, without displacement; and foster and maintain complicate with civil rights and fair housing laws. All programs and strategies should be designed and implemented to further these goals and addressing the continuing impacts of historic racial injustices.

In addition, the continuing affordable housing impacts of the Pandemic are felt throughout the region and exacerbate the current crisis. Specific programs and policies should be included in the housing element to address those impacts.

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Get People and Families off the Street:

- Decriminalize Homelessness.
- Expedite sheltering and housing of at-risk individuals and families, including supporting safe ground, safe parking lots and self-governance. Support provision of services including for mental health.
- Create opportunities for development of permanent supportive housing for people experiencing homelessness, including families, by identifying sites and properties and prioritize local funding and incentives for that use.
- Require 10 percent of all new affordable rental communities be set aside for people experiencing homelessness.
- Create and fund rehousing plans to move people from emergency COVID sheltering to permanent affordable housing, including acquiring units being used for shelter to convert to permanent supportive housing.

Keep People in their Homes:

- Adopt tenant protections to prevent unjust evictions and stabilize rent increases. Adopt and maintain emergency evictions protections because of COVID-19 impacts.
- Provide Rental Assistance: fund rental assistance and work with tenants, nonprofit affordable housing providers, advocates and the state to find solutions on rent that keep tenants out of debt, prevent displacement, and sustain financial security of nonprofit housing providers. Examples of funding resources include local housing authority resources, and other federal funding resources like HOME and COVID funds.
- Adopt policies to prevent displacement including strategies to protect senior and low-income homeowners such as targeting home repair programs and no-net loss policies for existing affordable housing and condo conversion ordinances.
- Adopt a condominium conversion ordinance that includes relocation assistance and an option for long term leases for very low income and senior tenants.

- Adopt or strengthen pro-active Rental Housing Inspection Programs to maintain the existing housing stock.
- Establish targeted rehabilitation programs in neighborhoods that have suffered from historic disinvestment.
- Advocate and ensure public lenders continue to show forbearance and flexibility to address COVID 19 related hardships for existing affordable housing communities. Work to get private sector lenders to provide similar forbearance.

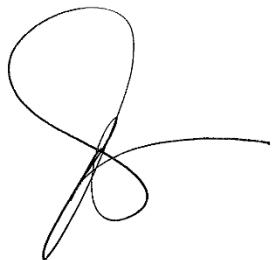
Increase and Preserve the Affordable Housing Supply

- Create or strengthen local housing trust funds with local revenue sources (in lieu fees, commercial impact fees, real estate transfer tax, document record fee, luxury tax, or local affordable housing bonds, etc.). Adequate local funds for leverage are critical to effectively competing for State housing funding.
- Require housing developers to set aside a specific percentage of units in all new developments for lower income households or dedicate land and pay fees to build a comparable number of units.
- Update zoning ordinances to increase densities for affordable rental homes near transit, schools, medical services and employment opportunities.
- Update zoning ordinances to allow duplexes, triplexes, and fourplexes in single family neighborhoods.
- Create loan and grant programs to support development of ADUs reserved and affordable to lower income people.
- Provide targeted first-time homebuyer programs in neighborhoods that have suffered from historic disinvestment including use of State homeownership funds through CalHFA and HCD.
- Incentivize resource and energy efficient affordable housing to support development of affordable homes and environmental goals.

- Monitor and support preservation of existing regulated affordable homes at risk of converting to market rents.
- Maintain and increase investment in the current affordable housing pipeline. It is important that current proposed housing developments are not stopped because of gaps left from lenders backing out or from reduced tax credit pricing resulting from COVID related uncertainty.

We look forward to partnering with you to support communities in your jurisdiction. Please feel free to email us with any questions at kendra@sachousingalliance.org, or call at 916-213-9123.

Sincerely,

A handwritten signature in black ink, appearing to read "Kendra Lewis".

Kendra Lewis, Executive Director
Sacramento Housing Alliance

A handwritten signature in black ink, appearing to read "Cathy Creswell".

Cathy Creswell, Board President
Sacramento Housing Alliance

