

Date: July 29, 2008
To: Tom Pace, Long-Range Planning Manager
City of Sacramento, Planning Department
915 I Street, 3rd Floor
Sacramento, CA 95814

From: Natomas Park Planning Committee (NPPC)

CC: Sacramento City Council Members

Subject: General Plan Request: Inclusionary Housing Rules & Directives

We the residents of Natomas Park, a community of approximately 12,000 residents, request the Sacramento City Council establish the following rules:

1. When inclusionary housing units are proposed to be built that are not in the City's existing housing plan, the same number of units will be removed from another planned inclusionary project within the community ("off-site offset").
 - Direct a 240-unit offset for the 240 Arena Seniors apartments, project, P08-013, approved in July 2008. Reduce the inclusionary requirement in another North Natomas project by 240.
2. Require market-rate housing be built *first* before the inclusionary element. Per Sacramento City code, 15% of market rate housing development is to be inclusionary housing. Zero percent of Zero = Zero.
 - Direct Staff to assess the economic impact of building large numbers of low-income rental units prior to the market-rate element. Is this a smart economic strategy?.

These requests arise from our need to reverse 2 dangerous development precedents:

- Willow Glen inclusionary apartments are being constructed now in the Natomas Meadows PUD *before* any market rate housing construction has been built (and while single family home development has been mothballed). Zero % of Zero should be Zero.
- The Arena Seniors project has been allowed to go forward by Staff without a market-rate element.

What has happened once will happen again. Our community needs to be economically compensated for the impact of inclusionary housing to our schools, our services and our economy. Natomas is having a tough enough time dealing with the economic impacts from flood insurance & home foreclosures.

We emphasize that we are not opposed to inclusionary housing. But we want policy to be implemented in a true, mixed use manner with sufficient services to help compensate for the impacts. We are tired of seeing all affordable housing condensed into large, 3-story complexes with no ownership opportunities.

For the Arena Seniors 240-unit offset, our preferred off-site location is for any proposed project site located within ½ mi. of the Natomas Charter School (Del Paso Blvd & Blackrock Rd). This area is becoming a growing community concern for both traffic & crime due to the high concentration of existing and future apartments around the school, and the future Twin Rivers School District mega-school as well.

We look forward to receiving a response to City Council representatives on our request above.

Sincerely

Chris Paro

Chris Paros
Chair, Natomas Park Planning Committee