

# Housing Supply in the Sacramento Area in 2020

(How much of which types do we have, and who is deciding which types of housing will be built in the next 10 years?)

# The Housing Problem

From the text of SB 10:

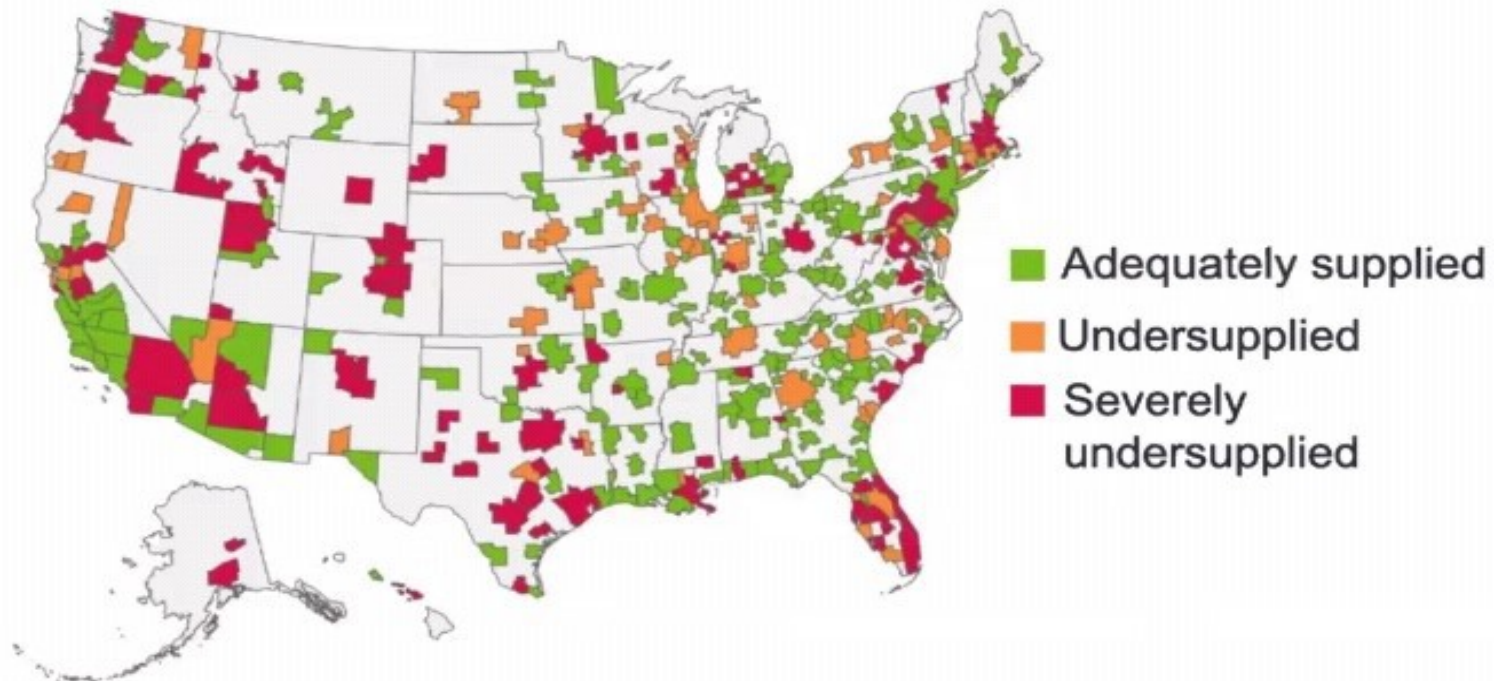
“The Legislature finds and declares that provision of adequate housing, in light of the severe shortage of housing at all income levels in this state, is a matter of statewide concern and is not a municipal affair as that term is used in Section 5 of Article XI of the California Constitution. Therefore, this section applies to all cities, including charter cities.”

([https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill\\_id=202120220SB10](https://leginfo.legislature.ca.gov/faces/billNavClient.xhtml?bill_id=202120220SB10))

# Housing Shortages

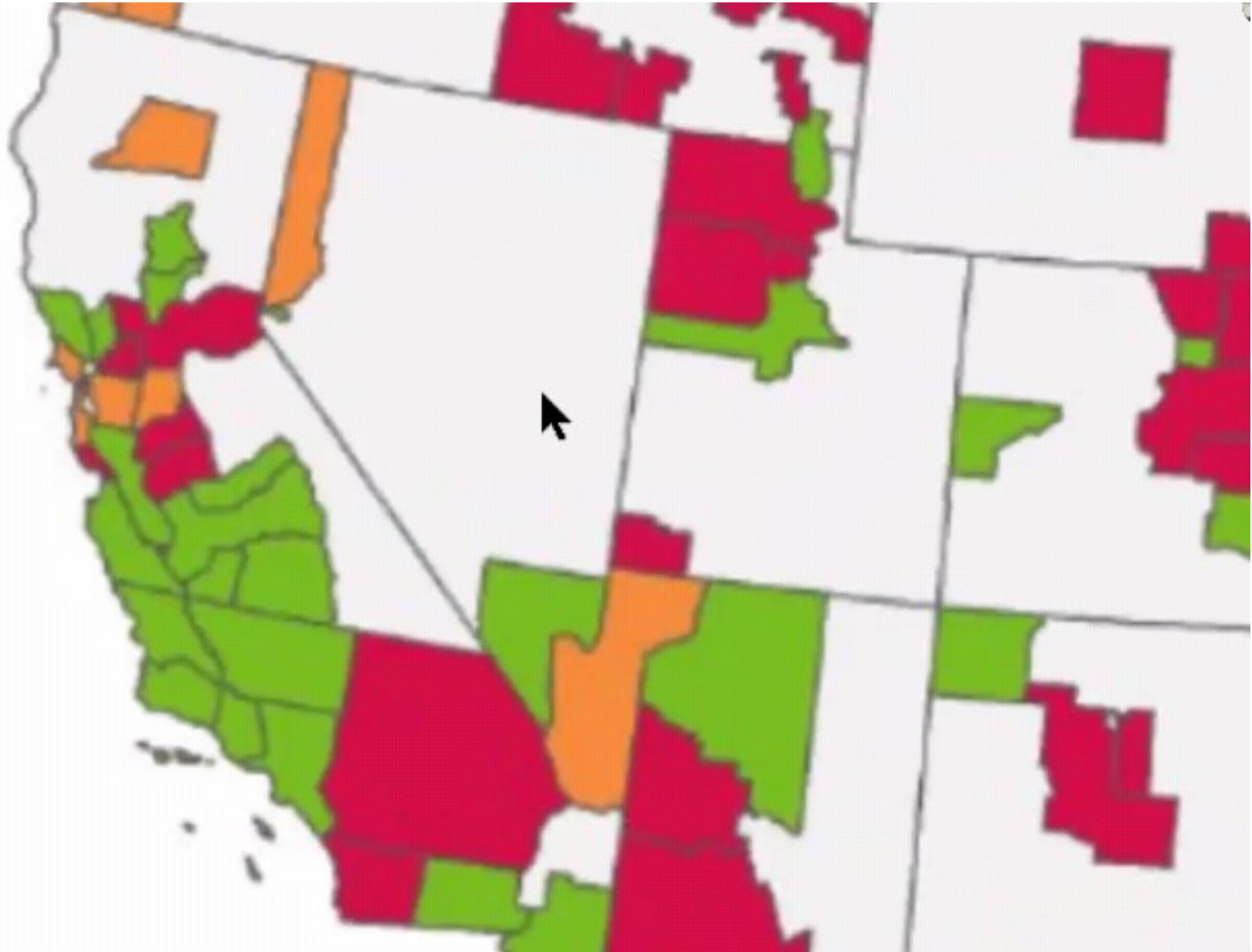
(<https://www.moodyanalytics.com/-/media/article/2021/assessment-of-the-american-housing-and-economic-mobility-act.pdf>)

## Chart 2: Shortages Across the Country



Sources: Census Bureau, Moody's Analytics

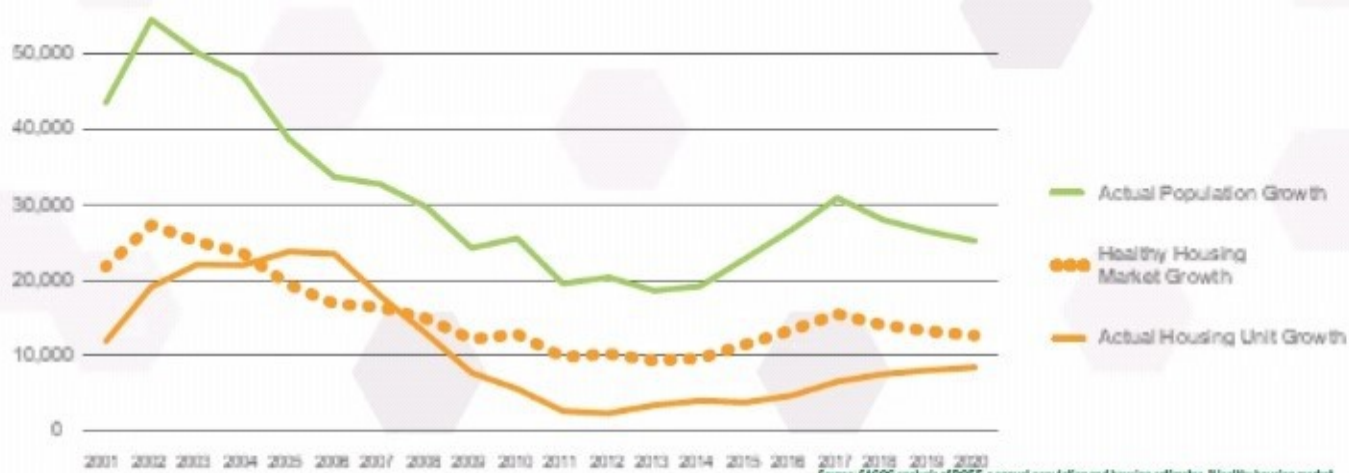
# The California Close-Up



# SACOG Housing Unit Growth

(ECOS Mtg. 9/29/21)

## Annual Population and Housing Unit Growth in Sacramento Region



Source: SACOG analysis of DOFE-5 annual population and housing estimates. "Healthy housing market growth" is defined as 1 new housing unit to 2 new residents or 0.5 new units per new resident using a static 5% vacancy rate assumption.

Who We Are

Economic Prosperity

Vibrant Places

Connected Communities

# Recent Housing Production in the City of Sacramento

(Oct. 5, 2021 Law & Legislation Committee Mtg.)

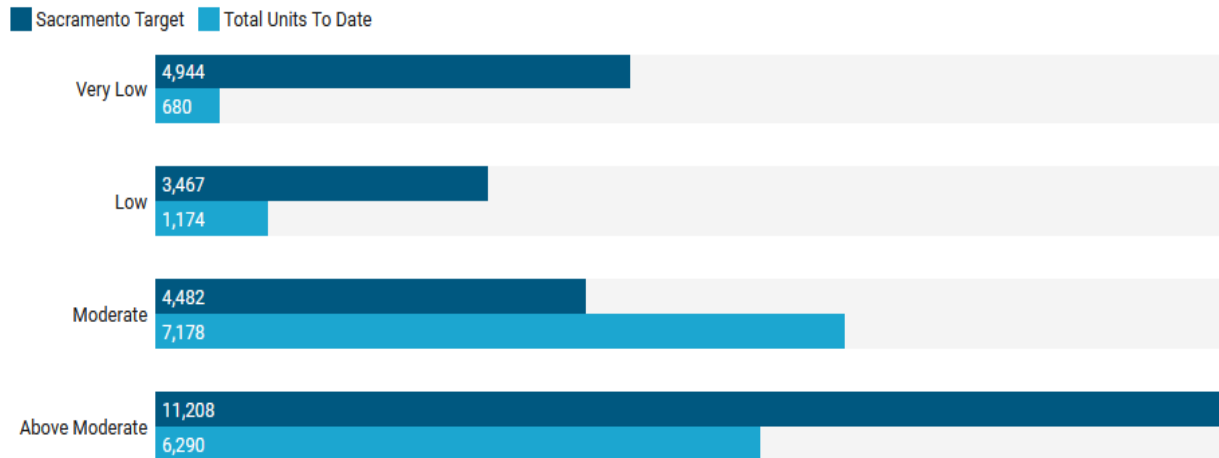


# CapRadio April 23, 2021

https://www.capradio.org/articles/2021/04/23/while-sacramento-housing-construction-was-strong-in-2020-affordable-housing-still-lags/ 110%

## Sacramento Not Meeting Goals For Building Affordable Housing

While the number of units built in the last eight years for very low income residents only reached 14% of the state's goal for the city, the number built for moderate income residents exceeded the goal at 160%.



Total units to date are taken from 2013-2020. Sacramento Target from RHNA allocation figures.  
Chart: Tara Gnewikow | CapRadio • Source: City of Sacramento • [Get the data](#) • Created with [Datawrapper](#)

In 2020, the region produced 425 units aimed at residents making less than 50% of the area's median income or \$43,150 for a family of four. That's a dramatic increase over recent years, but is just 14% of the state's goal for the city.

The city did better with units targeting the "low" income category — people making between 50 and 80% of the median income — with developers building 688 units or 34% of the housing goal for that income group.

In the moderate-income category — households making 80 to 120% of median income — developers produced 1,370 units, or 160% of the housing goal for that income category.

Some 70% of the new housing built is targeting those at or above the median income level.

# Who was in the closed working groups for the Sacramento Housing Element?

4 of 70 Automatic Zoom

**Housing Policy Working Group**

Jenna Abbott, Executive Director (*River District Property Business Improvement District*)

Paul Ainger, Senior Development Director (*Volunteers of America*)

Katherine Bardis-Miry, Co-Founder/Owner (*Bardis Homes*)

Brandon Black, Director of Public Policy (*Sacramento Metro Chamber*)

Keith Bloom, Director of Acquisitions (*Mutual Housing*)

Cornelius Burke, Director of Legislative Affairs (*North State Building Industry Association*)

Emilie Cameron, Public Affairs and Communications Director (*Downtown Sacramento Partnership*)

Damon Conklin, Legislative Advocate (*Sacramento Regional Builders Exchange*)

Cathy Creswell, Board Member (*Mutual Housing California*)

Shawn Danino, Senior Housing Policy Analyst (*California Department of Housing and Community Development*)

Stephan Daues, Regional Director of Housing Development (*Mercy Housing*)

Rick Eaton, Community Organizer (*Sacramento Area Congregations Together*)

Sotiris Kolokotronis, Owner (*SKK Development*)

Kendra Lewis, Executive Director (*Sacramento Housing Alliance*)

Frank Louie, Executive Director (*Stockton Boulevard Partnership*)

Ansel Lundberg, Co-Chair (*House Sacramento*)

Aaron Marchand, Vice President (*Turton Commercial Real Estate*)

Paul McDougall, Housing Policy Manager (*California Department of Housing and Community Development*)

Paul Menard, President (*AIA Central Valley*)

Leah Miller, President/CEO (*Habitat for Humanity*)

Nikky Mohanna, Principal (*Mohanna Development*)

Noah Painter, Partner (*KMP Strategies*)

Jameson Parker, Director of Advocacy and Capital Improvements (*Midtown Association*)

Sarah Ropelato, Managing Attorney (*Legal Services of Northern California*)

Fabrizio Sasso, Executive Director (*Sacramento Central Labor Council*)

Wendy Saunders, Executive Director (*Capitol Area Development Authority*)

Charlene Singley, Sacramento Residential Realtor

Mallori Spilker, Government Affairs Director (*California*)



# CalYIMBY/ House Sacramento Vision of Housing for Sacramento

(from <https://www.housesac.org/sac-general-plan-2040>)

<https://www.housesac.org/sac-general-plan-2040>



# Summarizing the CaYIMBY Vision

Only families making more than \$124,910/year in Sacramento will be wealthy enough to afford a yard with grass and trees.

Everyone else making less money per year will be in some kind of stack and pack situation without a yard and trees.

The poorer you are, the more stacked and packed you will be with less access to healthy fresh air, sunlight, and plants.

# Who is buying Sacramento residential real estate?

Wall Street Landlords, California X +

https://antievictionmap.com/wallstreet/

120%

About Take Action Resources / Recursos Reports / Writing

## Anti-Eviction Mapping Project

- BLACKSTONE/INVITATION
- COLONY STARWOOD (PRE-INVITATION ...)
- STARWOOD WAYPOINT (PRE-INVITATIO...)
- AMERICAN HOMES 4 RENT
- TRICON
- SILVER BAY
- HOME PARTNERS OF AMERICA
- PROGRESS RESIDENTIAL

ALL SELECTED

BLACKSTONE/INVITATION	3.4k
COLONY STARWOOD (PRE-INVIT...	447
STARWOOD WAYPOINT (PRE-INVI...	96
TRICON	94
AMERICAN HOMES 4 RENT	60
OTHER	52

SEARCH IN 8 CATEGORIES

County by Units

ALL SELECTED	
SACRAMENTO	3.7k
PLACER	192
SOLANO	136
YOLO	77

Transfer Date

4.4K SELECTED

Contact

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# ...and the South Sacramento close-up.... (<https://antievictionmap.com/wallstreet/>)

Wall Street Landlords, California X +

← → ↻ 🏠 🔒 📄 https://antievictionmap.com/wallstreet/ 120% ☆ 🛡️ ⬇️ 📄 ☰

About Take Action Resources / Recursos Reports / Writing

### Anti-Eviction Mapping Project

ALL SELECTED

BLACKSTONE/INVITATION	1.1k
COLONY STARWOOD (PRE-INVITATION ...)	184
STARWOOD WAYPOINT (PRE-INVITATIO...)	44
TRICON	36
AMERICAN HOMES 4 RENT	9
OTHER	3

🔍 SEARCH IN 8 CATEGORIES

County by Units

ALL SELECTED	
SACRAMENTO	1.4k
YOLO	26

🔍 SEARCH IN 33 CATEGORIES

Transfer Date 1.4K SELECTED

Contact

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# Let's be honest about the current housing shortage in the Sacramento Area-

- We need low-cost and affordable housing to be built!
- We need programs that will encourage home ownership of lower- and middle-class residents!
- SB 9, 10, & 478 do none of these.

# Affordable Housing in Sacramento

- County - “The Affordable Housing Ordinance requires that developers of market rate, residential dwelling units pay a set fee, dedicate land, or comply with an existing Affordable Housing Plan. The fees that will be collected will be used to construct affordable housing units.”

(<https://planning.saccounty.net/applicants/Pages/HousingInformation.aspx>)

- No inclusionary mandates for affordable housing in every housing development at either the city or county level.

# Next Steps:

- **BRAND-HUANG-MENDOZA  
TRIPARTISAN LAND USE  
INITIATIVE**
- The home page is:  
<https://ourneighborhoodvoices.com/>
- The Initiative is at: <https://ourneighborhoodvoices.com/wp-content/uploads/2021/11/Filed-version-of-Initiative-10.1.21-1.pdf>
- **Please donate and assist with gathering signatures.**

# Other Concerned Organizations

- In Favor of SB 9, 10, and 478

- CalYIMBY <https://cayimby.org/>

- House Sacramento <https://www.housesac.org/>

- Opposed to SB 9, 10, and 478

- United Neighbors <https://www.unitedneighbors.net/>

- Save Sacramento Neighborhoods

<https://no2rezone.wordpress.com/>

- Livable California <https://www.livablecalifornia.org/>