



Elmhurst Neighborhood Association
ElmhurstNeighborhoodAssocSac@gmail.com

Councilmember Eric Guerra
eguerra@cityofsacramento.org

December 14, 2020

Dear Councilmember Guerra:

As one of Sacramento's historic single-family neighborhoods, we urge that the General Plan 2040 provide for the continuation and protection of existing single-family neighborhoods. And we ask that you advocate for this.

We do not wish to see more urban sprawl, but also recognize that there are ample vacant parcels and buildings in already developed areas that can be used for housing. This includes several large vacant properties along Stockton Blvd and vacant commercial properties throughout Sacramento and the greater area, including malls.

Future development should prioritize denser housing, but this does not mean that existing single-family neighborhoods should be converted to multifamily. Offering single family housing as a housing option in the urban area is one important option in reducing sprawl pressure. Single family neighborhoods like ours are pedestrian and bike friendly as well as calmer and less transient than denser areas.

People have invested in existing single-family neighborhoods because they are single-family and the City has a responsibility to protect those investments and choices.

Further, existing single-family neighborhoods are not the cause of the lack of affordable housing.

The City Council must be aware that simply increasing densities or building more housing will NOT increase affordability. There has been substantial new residential development in Sacramento recently and it is not affordable. We have a perfect example in our neighborhood with the GEO building. Yes, it is higher density, but it is not affordable to those with lower incomes.

Assuring affordable housing necessitates specific mandates like inclusionary housing where developers are required to set aside a percentage of units to be low income.

Please let us know what you will be doing to ensure the protection of the existing single-family neighborhoods including those of your constituents.

Sincerely,

Board of Directors
Elmhurst Neighborhood Association

Cc KSaeteurn@cityofsacramento.org, MGrigsby@cityofsacramento.org, TPace@cityofsacramento.org,
planning@cityofsacramento.org, pdc.nicolina@gmail.com, RMendoza@cityofsacramento.org,
MHertel@cityofsacramento.org, CHodge@cityofsacramento.org