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Dear Elmhurst Neighborhood Association:

Thank you for helping to educate our neighborhood about the proposed General Plan 2040, particularly its proposed elimination of single-family zoning by allowing duplexes, 3-plexes and 4-plexes on any residential lot in Sacramento. Since as many as two Accessory Dwelling Units are permitted by right on any residential lot, six-unit apartments could be built on single family lots in Elmhurst.

I strongly oppose this change to the density and character of historic Elmhurst.

This proposal will *not* increase affordable housing nor will it right the wrongs of past housing discrimination.

What it *will* do is radically change existing and historical lower density single family neighborhoods, resulting in increased development, demolition of small and medium sized homes, increased gentrification and even resident displacement in some. The zoning change will benefit investors and absentee landlords while decreasing homeownership opportunities by encouraging conversion from single-family units to rental housing, altering permanently the very nature and attractiveness of many historical neighborhoods like Elmhurst.

The beauty and charm of these historical neighborhoods and homes are primary hallmarks of Sacramento. They continue to distinguish our city from so many other similar communities in the valley and in California. These neighborhoods are irreplaceable...and the proposed zoning change will gradually but permanently change that very nature forever. Once lost, these neighborhoods will never be the same, nor will our city.

I also believe infrastructure in our historical neighborhoods like Elmhurst is already stretched to the breaking point. Sewer, water delivery, schools, streets, and parking will not easily accommodate a significant resident increase without additional investment in upgrades by the City. These upgrades *must* be addressed before zoning changes are even considered.

What this zoning proposal is intended to do is to significantly increase densities in existing single-family neighborhoods like Elmhurst. It will impact existing single-family units by allowing these beautiful historic homes to be boxed in with two- and three- story bulky buildings that can have as many square feet as the lot itself. It will reduce the diversity of neighborhoods, squeezing out families and residents with modest incomes.

I support the well-planned addition of multifamily units on the many large vacant lots in Sacramento, as well as commercially zoned and empty or underutilized structures, especially those near rapid transit. Such developments can be designed for higher density and affordable housing without destroying our beautiful and historic neighborhoods. I also support the construction of Accessory Dwelling Units (ADUs), as well as the streamlining of the permitting process for construction. City architectural review is also critical to ensure our historical neighborhoods retain their beauty, charm, and design consistency.

I support all our Sacramento neighbors having a choice of housing in lower density, predominately single-family neighborhoods like Elmhurst. I do not aspire to be the Bay Area with respect to our neighborhoods and urge you to recognize that and protect the homes we and our families treasure so much.

Sincerely,



Michael D Leonard
East Sacramento native and Elmhurst resident since 2005