



**ECOS Land Use Committee Meeting Agenda  
Monday July 25th, 2016  
Mogavero Architects 2012 K Street  
6:00 – 7:30 pm**

The only agenda item is vertical housing in the central city.

In the course of the approvals for the Railyards, and the appeal of Yamanee, several issues emerged which are of great interest to ECOS. Everyone, including the General Plan, seems to agree that the central city needs more housing for people of all incomes. Everyone also seems to agree that in order to support better transit service, higher densities are needed everywhere transit serves. Meanwhile, outside the City, proposals are emerging to build more sprawl development to the east (Cordova Hills), south (near Elk Grove), and north ("North Precinct"). We believe the market for large-lot, single-family homes is shrinking, and the market for compact, urban housing is expanding.

The City of Sacramento is the only jurisdiction capable of catering to this new market, but these new households will buy in the suburbs if that is the only choice. We believe the city has been rather timid in attracting high-rise development in those areas where it is already zoned, and now there will be attempts to build high-rise where it is not already zoned (e.g., Yamanee in midtown), while attempts to build low-density, suburban style homes within the city (e.g., Sutter Park) are meeting with success. We have been urging the developers of the Railyards to include high-rise housing for several reasons, including the absence of neighbors and the absence of potentially inconsistent low-rise buildings nearby, not to mention the favorable zoning.

The obvious place for high-rise housing is the Railyards, where the developers have no interest at this time. We are concerned about the likelihood that the approval of Yamanee will cause property values all over downtown to increase even more rapidly, resulting in undesirable speculation, development delays and unwanted changes in development patterns that are not consistent with the general plan.

Most of this activity is going on at market rate. Affordable housing, while more prevalent downtown than in some other locations, is still inadequate by close to 10,000 units (according to the recent RHNA update).

This is the crux of the discussion we would like to have. Why is this not the perfect time to establish a feasible plan to have high-rise housing and development for all incomes, consistent with the general plan as well as the inclusionary housing ordinance?

We are also inviting representatives of the Sacramento Housing Alliance and Preservation Sacramento. We hope to have a meaningful discussion of the ways in which all our interests can be addressed cooperatively, thereby shrinking the incentives for sprawl outside the City as well.