

2023

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November 28, 2023

Matt Hertel, AICP  
Principal Planner  
City of Sacramento

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RE: 2040 General Plan Update: Missing Middle Housing & Maximum Floor Area Ratio

I am the Vice President of United Latinos, Promoviendo Accion Civica (United Latinos), which was founded in 2009 and organized under the California Nonprofit Public Benefit Corporation Law for charitable purposes. United Latinos is a community organizing network committed to building power for the poor and marginalized. Our community leaders seek to build conversations about equity issues, and explore common sense solutions that benefit those historically marginalized. We seek to build coalitions with groups whose interests are rooted in building a healthy and inclusive society.

We are particularly excited about the following measures recommended by staff:

1. Allow a Variety of Housing Types by moving to an FAR-based zoning, including as a part of the Missing Middle Housing policy recommendations;
2. Allow more homes near transit by increasing the FAR to 2.0 within ½ mile of transit stations.

While this approach will not address all affordable housing issues, we believe it sets the stage to open up neighborhoods that have historically excluded other housing types, which as we know, is rooted in racial discrimination and redlining practices. Allowing mixed housing types such as duplexes, triplexes, etc. provides opportunities for folks with middle to moderate income levels to live in high-opportunity neighborhoods which supports diversity and equitable access to great parks, schools and economic mobility. Furthermore, more housing in these areas means more people can take full advantage of Sacramento's transit and active transportation systems, so they can get around without having to rely on a single occupancy vehicle, which also support the reduction of transportation related green house gas emissions and our regional climate goals.

These two solutions will make big strides towards making Sacramento a more equitable, sustainable, affordable city so long as they are a part of a comprehensive strategy that also addresses displacement and the severe affordability crisis our city is facing, particularly for people of color. As such, we urge your support for these policies as we prepare to finalize the General Plan update in early 2024.

Regards,

Josie Morales  
Vice President, United Latinos