

Midtown Neighborhood Association

Creating a strong community and a clean, safe and thriving neighborhood through partnerships

P.O. Box 162555
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Agenda Board of Directors

Date and Time: Wednesday, December 14, 2016, at 6:15 p.m.

Location: 919 20th Street (Midtown Business Association)

Approx. Time	Approx. Duration	Topic	Presenter
6:15	5 min.	Welcome and introductions	
COMMUNITY PARTNER UPDATES			
6:20	10 min.	Sacramento Police Department	Lt. Adam Green
6:30	10 min.	Councilmember Steve Hansen's Office	Pete Fenolio
COMMUNITY PRESENTATIONS			
6:40	20 min.	Downtown Specific Plan/Long-range planning	Greg Sandlund
7:00	10 min.	Community Land Trusts/Neighborhood Coalition	Katie Valenzuela
7:10	10 min.	Pony Express Marathon	Robert Daly
COMMUNITY COMMENTS			
7:20	5 min.	Member/community comments for items not on agenda	
BOARD BUSINESS			
7:25	5 min.	Consent Calendar: minutes; treasurer's report; bylaw amendments; 2017 meeting dates; website upgrade—see attachments)	
DISCUSSION & INFORMATIONAL ITEMS			
7:30	10 min.	Affordable Housing Committee update	Tim
7:40	10 min.	Conflict of interest	All
7:50	10 min.	Draft Communication/Recruitment Plan	Pilar/Jenelle
ACTION ITEMS			
8:00	10 min.	Strategic Planning update and new mission/vision/values/goals	Ange
8:10	10 min.	Proposed citywide development impact fees	Danny/Louis
BOARD COMMENTS			
8:20	5 min.	MNA board updates/comments for items not on agenda	
NEXT MEETING: Wednesday, January 11, 2017, at 6:15 p.m. at Midtown Association			

**Bold items are confirmed attendance*

All meetings are conducted according to the MNA Code of Civility

Attachments:

Attachment 1: Code of Civility

Attachment 2: Minutes

Attachment 3: Treasurer's report

Attachment 4: Proposed amendments to bylaws

Attachment 5: MNA Board of Directors 2017 Meeting Dates

Attachment 6: Website update cost change

Attachment 7: Mission, vision, values, goals

Attachment 8: Updates and upcoming events

Attachment 9: Copy of MNA comment letter 19J Mixed-use Project

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MIDTOWN NEIGHBORHOOD ASSOCIATION CODE OF CIVILITY

The Midtown Neighborhood Association seeks to ensure that our business is conducted in a respectful and courteous manner and in a way that generates respect and credibility for our association. Freedom of expression about public matters is a cornerstone of the democratic process. MNA welcomes diverse views and opinions as they relate to the issues before us. For these discussions to be meaningful and effective, we must treat others with respect and dignity. By participating in this meeting, attendees agree to:

1. Conduct themselves in a professional and civil manner at all times by always treating all people present with respect—even during differences of opinion.
2. Show courtesy to others by always turning phones off or to vibrate and not engaging in texting unless directly relevant to the meeting.
3. Not engage in private conversations or talk while another speaker has the floor until recognized by the meeting facilitator to speak.
4. Under no circumstances engage in or threaten to engage in any verbal or physical attack on any other individual.
5. Communicate ideas and points of view clearly, and allow others to do the same without interruption.
6. Not use language that is abusive, threatening, obscene, or slanderous; including profanities, insults, or other disparaging remarks or gestures.
7. Not use derogatory language about an individual's ethnicity, race, sexuality, age, disability, or religion.
8. Take responsibility for one's own actions, and work to find solutions to problems.
9. Abide by MNA meeting procedures and rules to create a safe and effective environment for conducting business.
10. Seek to present information truthfully, and not knowingly misrepresent, mischaracterize, or misquote information received from others.
11. Truly listen and hear other points of view and make the best possible effort to understand the issues before them.
12. Practice the art of being able to disagree without being disagreeable.
13. Be mindful of people's time by limiting comments to 2 minutes.

Attendees who do not conduct themselves in a courteous and respectful manner will be asked to leave the meeting.

**Midtown Neighborhood Association (MNA)
Regularly Scheduled Board Meeting Minutes
November 9, 2016**

Board Members present: Angela Tillotson (Chair), Danny Yost (Vice Chair), Matthew Piner (Immediate Past Chair), Bill Rothwell (Treasurer), Betsy Rothwell (Secretary). Louis Mirante, Jessica Sorenson, Marshall Stetson, Aaron Ward.

Excused: Tim Schmelzer, Caity Maple and Natalie Vicencia.

Absent: Ed Donaghy.

Meeting held at Midtown Business Association office at 919 20th Street and called to order by Chair Angela Tillotson, at 6:17 p.m. Brief introductions were completed.

COMMUNITY PARTNER UPDATES:

The Sacramento Police Dept., and Councilmember Steve Hansen's Office gave updates. See <http://www.midtownsac.org/community-updates/november-2016-community-updates> for more details.

BOARD BUSINESS:

❖ **Consent Calendar:**

- A motion to approve the October Board Meeting Minutes, and the Treasurer's report was made by Danny (Vice chair) and was **unanimously approved by voice vote**.

DISCUSSION & INFORMATIONAL ITEMS:

❖ **Strategic Plan Update:**

Angela reported on the strategic planning committee's last meeting of October 26 and the resulting core values that were developed as a result. The three core values of Diversity, Connectivity, and Sustainability will enable MNA to formulate a set of goals and develop a mission statement.

Housing and Affordability Committee Update:

The committee will hold their next meeting Tuesday, November 15th at Tim's house, he will email with updates.

ACTION ITEMS:

❖ **MNA Participation in Sacramento Neighborhood Coalition (SNC):**

Angela shared information about the SNC which includes several neighborhood associations, Sacramento Area Bicycle Advocate, AARP, and Environmental Council of Sacramento, to name a few along, with one of their goals to use vacant city parcels and turn them into community land trusts. The land trusts would then be leased to residents to help them establish equity. Although, Midtown does not currently have any vacant parcels available for this project it is a worthwhile cause and the Coalition is requesting the board to consider membership.

Danny (Vice Chair), so moved that MNA join the Sacramento Neighborhood Coalition.
Motion approved by unanimous voice vote.

BOARD COMMENTS:

- ❖ Betsy reported that Article VIII, Section 5, under (The Treasurer's responsibilities) of the MNA bylaws needs to be amended under the second to the last responsibility, which states, "Prepare and distribute every **SEPTEMBER** the annual dues solicitation message and membership form." The discussion suggested the one-word change could be done by an email vote.
- ❖ Angela informed the board that MBA would be willing to allow MNA to continue to use their boardroom for our monthly meetings on the second Wednesday of the month from June through January, and the second Thursday of the month from February through May. Availability may change as MBA works to move to a larger location.

The Management Academy should start accepting enrollment applications in November/December; and the Planning Academy typically begins accepting applications in December/January. Interested members check the city website for more details.

Angela and Megan at CLARA discussed the possibility of MNA and CLARA having a monthly community dinner (potluck style) at CLARA. The board discussed looking into possible ways it could be done without creating too much demand on resources or time.

Angela reminded members to start thinking about possible recommendations for our Community Partnership Awards.

An Uber/SacPD pilot project utilizing "[Designated Loading Zones](#)" was initiated recently at 10th Street and L and 28th and J. The pilot will provide users a designated pick up spot for rides. If this pilot project is successful Uber will likely expand to 16th and L as well as 20th K.

- ❖ Matt gave accolades to Danny for his outstanding contribution regarding the parking information he developed on MNAs website. Kudos Danny!

December 8-Planning and design Commission meeting

November 19- Preservation Quarterly Roundtable held and the public is invited

Angela, (chair) adjourned the meeting at 8:25 p.m.

Attachment 3

Treasurer's Report: To be added upon completion

DRAFT Amendments November 26, 2016:
for Adoption at December 14, 2016 Board of Director's Meeting

MIDTOWN NEIGHBORHOOD ASSOCIATION

BYLAWS

Approved : ~~March 11, 2009~~ December 14, 2016

Article I NAME

Amended: March 11, 2009 The name of this organization shall be the Midtown Neighborhood Association (MNA or "Association").

Article II BOUNDARIES

Amended: March 11, 2009 January 12, 2016 From 15th Street to 29th Street and J Street to R Street.

Article III MISSION & GOALS

The Association's mission is to create a strong community and a clean, safe and thriving neighborhood through partnerships. The Association's goals include but are not limited to the following:

Section 1. Serve as a liaison between the neighborhood and local government and advocate for policies and actions that will benefit the neighborhood.

Section 2. Provide a non-partisan forum for discussion of neighborhood concerns of mutual interest and opportunities for political representatives and candidates for office to meet area residents.

Section 3. Maintain communication within the neighborhood on issues of concern including but not limited to historic preservation, planning updates, rezoning proposals, community problems, variance requests, disposal of public property, traffic flow, health and safety, and other government and/or private actions that would affect neighborhood residents.

Section 4. Establish, monitor, and/or participate in civic programs that benefit residents.

Section 5. Monitor City of Sacramento notices for new projects/development within MNA boundaries.

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Article IV POLICIES

MNA manages its activities and conducts business in accordance with the following policies:

Section 1. The Board of Directors shall be responsible for acting on behalf of the Association.

Section 2. Neither the name of MNA nor the names of any individual members in their official capacities shall be used in connection with any commercial promotion or partisan interest or for any purpose not appropriately related to the objectives of the Association.

Section 3. The Board of Directors shall not release contact information for Association members to other organizations.

Section 4. E-mail communications disseminated to MNA members shall be brief and pertaining only to matters of timely importance.

Section 5. The Secretary shall not disseminate e-mail to non board members without prior Board approval.

Section 6. No member of the Association shall claim to speak on behalf of MNA without prior Board approval.

Section 7. The designated public spokespersons for MNA are the Chair, Vice Chair, and Member Emeritus. Other Board members shall refer inquiries to these members and shall not claim to represent the Board in public forums without prior Board approval.

Section 8. The Board of Directors shall approve all expenditures from the MNA Treasury. However, the Treasurer may expend up to \$75.00 without prior authorization (with receipts) to cover the Association's normal costs of doing business and shall report all such expenditures in the monthly Treasurer's report. The Treasurer shall make all disbursements by check.

Section 9. By a two-thirds vote, the board of Directors may recall the election of any officer or Board member for (a) violation of any provision of these Bylaws, and/or (b) four or more unexplained absences from regularly scheduled Board meetings during any 12-month period.

Section 10. When a Board member misses three or more consecutive Board meetings due to illness or injury, or other personal circumstances, but wishes to remain on the Board, he or she shall petition the Board to request being placed on inactive status for three months. After four months of inactive status, this Board member shall be automatically removed from the Board and

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be ineligible for reinstatement during the current term. A Board member on inactive status has no voting authority.

Section 11. Unless otherwise specified, all decisions shall be by vote of a simple majority of active Board members. Neither the Board nor any committee may vote upon any motion unless a quorum of the active members of the Board or any committee exists when more than 50 percent [+1] of all elected or appointed active members of the body are present.

Section 12. Members of the Board may register votes via e-mail under specified conditions. Voting via e-mail is permissible when any or all of the following conditions prevail:

- Any board member may request an e-mail vote, but the request must be seconded by the Chair or Vice Chair prior to conducting an e-mail vote.
- The issue at hand is time-sensitive requiring the Board to act prior to the next regularly scheduled Board meeting.
- Proposed single expenditures or reimbursements exceed the Treasurer's \$75.00 authority.
- Referenda conducted via e-mail pass only if a majority of all active members vote in favor.
- The Board member who requests an e-mail vote is responsible for (i) securing a "second" from the Chair or Vice-Chair prior to circulating an e-mail request for a vote; (ii) explaining why the vote cannot wait until the next regularly schedule Board meeting, (iii) ensuring that the necessary number of "aye" votes is received before acting on the motion; and (iv) providing a summary of the email motion and a record of the e-mail vote to the Secretary for inclusion inn the minutes of the next regularly scheduled Board meeting.

Section 13. All MNA members may and are encouraged to attend regularly scheduled meetings of the Board of Directors.

Section 14. The Board shall approve an annual budget for each year, beginning July1, at the regularly scheduled Board meeting in June.

Section 15. The MNA Board shall not take a public position on an issue or project that does not effect the MNA neighborhood if the MNA Board's position would contradict the position of the neighborhood association representing that area.

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Section 16. MNA supports strong neighborhood associations and alliances, offering organizational advice and support to other neighborhood associations, when asked, and initiated and/or participating in collaboration among neighborhood associations when collaborations in everyone's best interest.

Article V MEMBERSHIP, VOTING & DUES

Section 1. Membership in MNA is open to all individuals or businesses in the following categories:

- Neighborhood residents and businesses, whether owners or renters.
- Non-residents who own property within the neighborhood. ➤ Commercial tenants who lease within the neighborhood.

Section 2. Only members who are current in paying their dues are eligible to vote.

Section 3. The Board of Directors shall set the annual dues.

Section 4. The Association shall collect dues annually during elections.

Article VI ACCOUNTS & RECORDS

Section 1. The Board shall keep financial records sufficient to establish all sources of income and amount and purpose of all disbursements.

Section 2. The Board shall record the names of members and attempt to maintain current contact information current.

Article VII BOARD OF DIRECTORS / OFFICERS / COMMITTEES

Section 1. The Board of Directors shall have the duty to manage the affairs of the Association in accordance with these Bylaws.

Section 2. The Board of Directors shall consist of no fewer than five (5) and no more than fifteen (15) individual Board Members.

Section 3. Whenever the number of Board Members reaches 13 to 15, one of that number, but not more than two, may represent an institution or other member-based organization located

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within MNA's boundaries. Whenever the number of Board members falls below 13, however, not more than one Board Member may be an institutional or organizational representative.

Section 4. Institutional or organizational representative Board Members may be elected to serve on the Board whether or not they reside within MNA's boundaries. All other Board Members, to be eligible for election to the Board, must reside within the geographical area defined as the Midtown Neighborhood

Section 5. Officers of the Board shall include Chair, Immediate Past Chair, ViceChair, Secretary, and Treasurer.

Section 6. Board Members are encouraged to become actively involved in activities and projects approved by the Board.

Section 7. The Board shall create committees as the preferred means by which to address complex issues and work-intensive projects.

- Committees are defined as 2 or more Board members that have been assigned to address a particular project or complete a specific activity.
- The Board may appoint chairpersons of committees as needed.

Section 8. If in the opinion of the Board of Directors, an individual has demonstrated unique and outstanding service as a member of the Board, the Board may designate such individual as MNA's Board member Emeritus. He or she shall have the full powers of Board membership. The Board Member Emeritus shall not be included in the limitation on the number of Board Members (15) as specified in Article VII, Section 2. In other words, the designation of a Board Members Emeritus may raise the total number of Board members to not more than 16.

Article VIII DUTIES OF THE OFFICERS

Section 1. The Chair's responsibilities shall include but are not necessarily limited to the following:

- Preside at all meetings of the Association and the Board. ➤
- Prepare an agenda for Board meetings.
- Affix his or her signature to the Association's official correspondence
- Represent as the Association's primary contact person.

Section 2. The Chair may delegate any of the above or other duties assigned to the chair to another Board member.

Section 3. In the absence of the Chair, the Vice Chair shall assume the duties of the Chair.

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Section 4. The Secretary's responsibilities shall include but are not necessarily limited to the following:

- Keep accurate minutes of all meetings of the Board and be prepared to refer to minutes of previous Board meetings.
- Include in the minutes of the next regularly scheduled meeting a record of votes the Board conducted via e-mail since the prior Board meeting.
- Notify Association members via e-mail and/or regular mail general membership meetings.
- Provide to all Board members via e-mail or regular mail a copy of any proposed amendment(s) to these Bylaws at least one week prior to the Board meeting at which the amendment(s) will be considered and voted upon.

Section 5. The Treasurer's responsibilities shall include but are not necessarily limited to the following:

- Receive all moneys for the Association.
- Deposit all moneys the Association receives in a bank approved by the Board.
- Keep itemized accounts of all receipts and disbursements.
- Prepare and present a written report of receipts and disbursements at each meeting of the Board, indicating year –to date receipts and disbursements relative to the prior year.
- PAt least one month before the start of elections, pprepare and distribute ~~every September~~ the annual dues solicitation message and membership form.
- Serve as an ex officio member of the Board's Budget Committee.

Article IX NOMINATION, ELECTION & TERMS OF BOARD MEMBERS

Section 1. Annually-at least one month prior to the start of elections, the Secretary shall notify all MNA members via e-mail of the opportunity to volunteer for service on the Board of Directors.

Section 2. All volunteers shall have their names placed in nomination for election to the Board of Directors.

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Section 3. Annually before April, the Board shall administer – to MNA members only – a secret ballot for election of Directors. The 15 nominees receiving the highest number of votes shall be elected to the Board.

Section 4. Board members shall serve one-year terms beginning at the first board meeting in April and terminating at the beginning of the first board meeting after March 31 of the following year.

Section 5. A vacancy, or vacancies, on the Board shall be deemed to exist if one or more of the following conditions exists:

- A current member dies, resigns, or is removed by the Board.
- The Board amends the Bylaws to increase the authorized number of Board members.

Section 6. The Board may appoint members to fill vacancies on the Board as they arise. Each Board member so appointed shall hold office for the remainder of the expired term and shall be eligible for nomination and election in the immediately following standard process for nominating and electing Board members.

Article X ELECTION OF BOARD OFFICERS

Section 1. Annually at the first board meeting after March 31 ~~in February~~, the newly seated Board Members shall elect officers of the Board.

Article XI MEETINGS

Section 1. The Association shall hold a minimum of one (1) general membership meeting a year. General meetings shall be held at a time and place selected by the Board. Notice of the meeting shall be given to all members at least seven (7) days prior to each meeting.

Section 2. The Board shall hold regularly scheduled monthly meetings at a usual place and time selected by Board members.

Section 3. Special meetings of the Board or Association may be called at any time by the Board Chair or by a quorum of the Board. The Secretary shall notify Board members via e-mail of the time, place, and date of special meetings at least twenty-four (24) hours in advance of the meeting.

Section 4. Standing agenda items for each Board meeting shall include:

- Approval of prior meeting's minutes.
- Approval of Treasurer's Report.

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- Report of any e-mail votes taken since prior meeting.

Article XII AMENDMENTS TO THE BYLAWS

Section 1. Any member of the Association may propose an amendment to these Bylaws at any regular or special meeting of the Board of Directors.

Section 2. At any general membership meeting, any amendment approved for proposal by majority vote shall be considered and acted upon at the next regularly scheduled meeting of the Board of Directors.

Section 3. Upon receiving a favorable vote by the majority of members of the Board of Directors, any proposed amendment to these Bylaws shall be adopted. -

2017 Midtown Neighborhood Association Board of Directors Meeting Dates

Wednesday, January 11, 2017
Thursday, February 9, 2017
Thursday, March 9, 2017
Thursday, April 13, 2017
Thursday, May 11, 2017
Wednesday, June 14, 2017
Wednesday, July 12, 2017
Wednesday, August 9, 2017
Wednesday, September 13, 2017
Wednesday, October 11, 2017
Wednesday, November 8, 2017
Wednesday, December 13, 2017

Note: These dates are subject to change. MNA monthly board of directors meetings are usually the second Wednesday of the month, but due to the City's planning and management academies, which usually run February through May, MNA meetings are moved to the second Thursday during those months.

Proposed Change to Budget for Internet Expenses

Internet Expenses Budget	Current Budget	Proposed Budget	Proposed Budget Increase	Spent to Date	Additional Spending for this Budget
Weebly	\$ 120.00	\$ 276.00	\$ 156.00	\$ 60.00	\$ 216.00
Google Apps/Email	\$ 45.00	\$ 45.00	\$ -	\$ 45.00	\$ -
Domain	\$	\$ 19.95	\$ 19.95	\$ 19.95	\$ -
Total	\$ 165.00	\$ 340.95	\$ 175.95	\$ 124.95	\$ 216.00

Reasons: Approval of the requested budget change will allow MNA to upgrade from the Starter Weebly Plan to the Pro Weebly Plan. The main benefit of this is that it will allow us to create additional website administrators who will be able to help maintain our website. The MNA website is our main information hub and communication tool. It is critical to facilitating membership drives and is a central element in our marketing, averaging about 300 unique visitors and 1,500 page views per week. Specifically, this upgrade would allow us to add editors with restricted access (interns and select board members) to update content. We will also be able to add a search bar feature and add video backgrounds.

We are currently paying \$60 every six months, which equals \$10 per month. This new plan will be for two years and will have a cost savings of \$1 per month. The new plan will have higher up-front costs, but it will result in a total savings of \$24 over the two years. Next year, our Internet expenses will reduce to just the cost of Google Apps/Email and the domain.

The domain expenses were not included in the budget. That expense was already paid per the MNA Bylaws, which allow the Treasurer to cover normal business expenses up to \$75 without prior authorization from the Board.

MNA Mission/vision/values/goals work group

December 7, 2016

Board Members Present: Danny Yost, Ange Tillotson, and Louis Mirante. MNA student intern Jenelle Pickard also participated in the work group.

During the strength, weaknesses, opportunities and threats exercise, the group determined that MNA serves its membership: residents, property owners, and businesses within MNA's physical boundaries.

The December 7 work group reviewed the values identified during the October 26 work group, discussed the values, revised the values and created the proposed mission, vision and goals. (Revisions to the values are noted later on this page.)

Proposed mission

MNA's mission is to nurture our livable, vibrant, and evolving Midtown community through respectful collaboration among all classes, identities, and cultures.

Proposed vision

Our vision is to make Midtown America's most healthy, inclusive, and sustainable mixed-use community.

Values

The values identified during the October 26 work group were *diversity, connectivity and sustainability*. During the December 7 work group, Respect was added, and connectivity was changed to interdependence.

1. Respect

- Transparency
- Inclusiveness
- Communication

2. Interdependence

- Partnership
- Collaboration
- Technology
- Safety
- Transportation

3. Diversity

- Membership
- History
- Cuisine
- Recreation
- Culture
- Entertainment
- Architecture

4. Sustainability

- Environment
- Climate Change
- Prosperity
- History
- Smart growth
- Innovation
- Safety
- Transportation

Goals

1. To foster respectful dialogue and build collaboration to address major community issues.
2. To provide a credible information hub.
3. To represent the community authentically.
4. To expand our partnerships and membership.
5. To engage the community.

Updates and Upcoming Events

Prepared December 7, 2016

Updates and past events

- November 10, Angela Tillotson attended the [Affordable Housing Summit](#).
- November 11, Angela met with Nikky Mohanna about [19J](#).
- November 16, Angela Tillotson attended the annual MBA Board meeting at their future location at 21st and N streets.
- November 17, Angela Tillotson, Danny Yost, Jessi Sorensen and Matt Piner attended [Planning and Design Commission](#) meeting to speak in support of 19J Project.
- November 19, Angela Tillotson, Louis Mirante and Matt Piner attended the [Preservation Roundtable](#).
- November 19, Angela Tillotson met with Will Bassett of Sophia Properties (20th and N streets).
- November 21, Angela Tillotson attended the [Central City Neighborhoods Council meeting](#).
- November 29, Tim Schmelzer hosted MNA Housing/Affordability Committee members for kick-off meeting. Participants included Danny Yost, Angela Tillotson, Jessi Sorensen, Matt Piner, Caity Maple and Gabriela Chavez.
- November 30, Angela Tillotson and Matt Piner attended the [Truitt Bark Park Groundbreaking](#).
- December 3, MNA board members Angela Tillotson, Danny Yost, Bill Rothwell, Betsy Rothwell, Jessi Sorensen, and Louis Mirante attended the Marshall School/New Era Park Holiday Party.
- December 7, Angela Tillotson attended [Assemblymember McCarty's Holiday Reception and Toy Drive](#).
- December 7, Angela Tillotson, Danny Yost, Louis Mirante and Jenelle Pickens participated in MNA Strategic Planning Work Group.
- December 8, Danny Yost and Angela Tillotson will meet with developer for [Golden Road Brewery](#) and residents near the project site.
- December 9, Angela Tillotson and Jessi Sorensen will meet with Megan at CLARA and Christina Marie at Indie House to discuss the possibility of a collaborative project.
- December 10, Angela Tillotson will attend [Steve Hansen's swearing-in party](#).
- December 11 Angela Tillotson will attend Mayor-Elect Steinberg's "[Great Giving Back](#)."
- December 12, Angela Tillotson will attend [Downtown Specific Plan](#) Focus Group.
- December 13, Angela Tillotson will attend [Mayor-Elect Steinberg's swearing-in party](#).
- December 13 and 14, Angela Tillotson will attend the [California Economic Summit](#).

Upcoming schedule and events

- December 18, Phil Kline's [Unsilent Night](#): Fremont Park, 6 pm.

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October 22, 2016

VIA EMAIL

Mr. Michael Hanebutt, Assistant Planner
City of Sacramento Community Development Department
300 Richards Boulevard, 3rd Floor
Sacramento, CA 95811

Re: Support for DR16-202 (19J Project)

Dear Mr. Hanebutt:

The Midtown Neighborhood Association (MNA) supports the 19J project, and we appreciate the opportunity to share our comments with you. We also thank you and the other Planning and Design staff who worked with our association during the last several months as this project progressed.

For several months, Ms. Mohanna and her team have worked with our board and made themselves readily available to us as we shared project information with our community. Our association posted the developer's narrative on our website's "developments" page. We also posted all City staff reports for the project, and links to the September 8 Planning and Design Commission review and comment meeting. In addition, we posted links to the information on our Facebook page as well as reposted news articles on the project. The public has the ability to leave comments on both our Facebook and website pages. Our website averages about 400 unique visitors per week. More than 800 people have indicated that they "like" our Facebook page, and more than 700 people are registered within the Midtown boundaries on Nextdoor. We also have an email list of more than 400 people.

On multiple occasions over the last several months, the 19J development team met informally with various MNA board members, and Ms. Mohanna and her team were always responsive whenever questions or concerns arose, dedicating unlimited time to discuss matters and have an open dialog with us. Some of our board members also attended the 19J community meeting held in August at the former Metro Electronics building.

On October 10, MNA held a special 19J community meeting in the auditorium of the E. Claire Raley Performing Arts Center. This meeting focused solely on the 19J project to ensure we allowed adequate time for the developer to present the project and that the community had ample time to ask questions and voice concerns. We announced the meeting on our Facebook page, where it was "shared" by several people. We also posted the announcement on Nextdoor and sent a meeting announcement to all recipients on our email list. City Planning Staff attended the meeting to answer any city-related questions that arose. The developer gave her presentation, and afterward, community members engaged in a Q&A with Ms. Mohanna, who also answered community questions that MNA received by email before the meeting. We gave every attendee at the meeting a survey to complete after the presentation, asking their opinion of the project and if they had any follow-up questions or concerns for the developer, MNA or city staff. We counted 24 people at the meeting, and after the meeting, we received nine completed surveys. Of those, seven people said they support the project, and two said they had no opinion. No one indicated they had any questions or concerns that required any follow up. At

our October 13 monthly board meeting, the MNA board discussed the project and the community responses, after which our board voted to support the project.

We have numerous reasons for supporting this project, but the primary reason is that it provides much-needed housing. As you know, our nation is in a severe housing crisis, and Sacramento has some of the most rapidly increasing rents in the nation. In addition, Midtown is a diverse community that includes not only established middle- and high-income residents but also many workforce residents and people who are working entry-level positions. We need diverse housing stock for our diverse community, and this is the first nonsubsidized project to attempt to bring housing that is attainable to many of our residents and workers who have not been able to find or afford housing in our area. This project also helps the City meet its goal of adding 10,000 housing units to the Central City.

California is the global leader for adopting policies to address climate change. This project aligns with Senate Bill 375, the Sustainable Communities and Climate Protection Act of 2008, which Mayor-elect Darrell Steinberg authored while he was in the California Senate. SB 375 supports California's goals to address climate change by reducing greenhouse gas (GHG) emissions by coordinating transportation and land use planning to create more sustainable communities. According to the Air Resources Board, transportation contributes about 40 percent of the state's GHG emissions. Creating housing near jobs reduces our vehicle miles traveled, and if jobs and housing are close enough to each other, it can help eliminate vehicle dependency.

The 19J project also aligns with the Sacramento Area Council of Government's (SACOG) *Metropolitan Transportation Plan/Sustainable Communities Strategy* that "supports the Sacramento Region Blueprint, which implements smart growth principles, including housing choice, compact development, mixed-use development, natural resource conservation, use of existing assets, quality design and transportation choice. It also provides increased transportation options while reducing congestion, shortening commute times, and improving air quality."

The 19J project will bring an attractive design to J Street, one of the Central City's main transportation arteries, and Ms. Mohanna has stated that the building will be a net-zero energy building. The energy efficiency of the building not only will help conserve natural resources, but it will help 19J's residents with utility costs. The environmental benefits were one of the many selling points of the project, and as such, we would like to see some assurance that the final project indeed has all the energy efficiencies that are proposed.

Many residents in the Central City are deeply loyal to our small, independently owned businesses. Ms. Mohanna stated that she will encourage small retail businesses in the project. We ask that to help ensure that the neighborhood retain its charm, preference be given to small, local, independent businesses.

We heard three primary concerns from the community: the limited parking, the uncertainty that the units would remain "affordable," and the height deviation.

The concern we heard most was over parking, which has been and will continue to be a challenge in the Central City. People seemed to understand the challenges of parking when considering the cost and square footage required for parking (approximately 350 sf each space), once they were explained. Many people seemed to understand that each parking space built increases rent cost and means one less housing unit. Furthermore, the project site is in front of the J Street bus line and across from the proposed streetcar. It is also walking distance to many of the area's restaurants, shops, services and job centers. Ms. Mohanna has stated that she will offer incentives to people who do not own cars, and that the 19J building will include car, bike, and scooter sharing. As people move toward a less vehicle-dependent lifestyle, including several of our own board members, we are confident Ms. Mohanna will find no shortage of people who do not own cars or who are

willing to abandon their vehicles to live in 19J. To protect our existing residents, we ask that strategies to address the parking concerns, including car, bike, and scooter sharing be part of the project's entitlements.

The second most commonly voiced concern was that there is no guarantee the units will remain "affordable." Ms. Mohanna explained to the community that these units will be "affordable by design." This means that the units will be market rate, but smaller square footage than the typical market-rate units that have been built or entitled, and therefore, even if market rates increase, the rent for these smaller units will be less than the larger units we've seen to date.

The third concern we heard, though not voiced as often as the two previously mentioned concerns, was regarding the height and density. We found that most often, when the economics of creating housing without subsidies were explained and that the density and height helped the project "pencil out," contributing to the "affordability," most people found the height and density more tolerable.

To support the goals of SB 375 and SACOG's *Sustainable Communities Strategy*, we ask that people who work within the Central City be given priority at 19J so that we can continue to reduce vehicle miles traveled.

We also ask that no major construction be permitted on Sundays or before 8 a.m. on Saturdays to give residents breaks to enjoy quiet.

We applaud Ms. Mohanna's excellent community engagement and her forward thinking and innovative way of bringing attainable housing to our workforce while helping create a more sustainable community.

Thank you for your time and the opportunity to comment. We hope the City will approve this much-needed project to bring attainable housing to our community.

Sincerely,



Angela Tillotson, Chair

cc: Steve Hansen, Councilmember, Sacramento City Council District 4
Jose Bodipo-Memba, Chair, Sacramento Planning Commission
Cornelius Burke, Vice-chair, Sacramento Planning Commission
Douglas Covill, Commissioner, Sacramento Planning Commission
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