COMMUNITY KNOWLEDGE FOR ENVIRONMENTAL JUSTICE

Initial Conversations to Inform Sacramento's General Plan

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Executive Summary

In 2016, the California legislature passed SB1000, which requires municipalities take environmental justice into account when writing their general plans, and allocate funds to neighborhoods that are experience disproportionately from environmental hazards. To enact SB1000 in the City of Sacramento, the City will need to revise its general plan to consider environmental justice. In preparation of this revision, the Sacramento Neighborhood Coalition (SNC) and Valenzuela Garcia Consulting (VGC) conducted a workshop series with the support of the California Endowment. The Professional Skills class (CRD250) of UC Davis Community Development Graduate Program (CDGG) partnered with SNC and VGC to facilitate and record findings from the workshops. SNC and VGC identified disadvantaged neighborhoods and conducted community engagement workshops with these neighborhoods. The result was a total of three community workshops held in the Oak Park, Meadow View/Valley Hi and Southeast Sacramento neighborhoods. In these workshops, community stakeholders learned about general plans and environmental justice issues and offered perspectives and feedback on the concerns and wants related to the topics of health, transportation, food access, and housing. The role of CDGG in these workshops was primarily that of facilitation. CDGG students helped with space set-up (moving tables and chairs, hanging slides for the gallery walk, food set up, kids corner) and prepared for known accommodations. During each workshop, as applicable, students facilitated group discussions, took notes, took photos, and reported results. This report compiles workshop notes, findings, reflections, process analysis, outcomes, and recommendations on policy and zoning.

General Plan

A General Plan is the local government's principal document that contains a set of regulations and policies designed to administer the physical development of local communities. Required by California law--Government Code Section 65300--the General Plan serves as a long-term guideline to regulate future local government actions and decisions toward communities' growth (Fulton et al, 2012).

General plans identify communities' development challenges in different areas, including housing, transportation, water, waste management, and conservation, and create guidelines in such areas (Fulton et al, 2012). As such, zoning ordinances, subdivision regulations, and all other regulatory tools must be consistent with the general plan.

The State of California provides a guide to assist local governments in formulating their general plans (Governor's Office of Planning and Research, 2003). According to this guide (2003), every jurisdiction's general plan is legally required to include the following:

1) **Land Use Element:** The land use element includes guidelines on how the city will manage its land in the future. Usually displayed in the form of a diagram or map, this element is connected with all other elements because it shows where each land use (for example, housing, commercial areas, conservation areas, and industrial areas) should be located. It also specifies the location of public facilities. City zoning ordinances are generally based on land use elements.

2) **Circulation Element:** The circulation element is an infrastructure plan that sets policies on how people, goods, energy, water, sewage, storm drainage, and communications will be arranged and circulate throughout the community.

3) **Housing Element:** Every local government must evaluate the availability of housing and build a plan to guarantee housing for all levels of income (calculated according to the area median income of each community). Since the housing element is based on projected need within each community, each jurisdiction should elaborate policies that will guarantee housing affordability for all levels of income, for instance rent control, rent stabilization, subsidies to the construction of affordable housing. The housing element is subject to update every five years and to mandatory review by a state agency.

4) **Conservation Element:** The conservation element addresses the use, management, and protection of natural resources within a community. This could include the management of agricultural land and its potential conversion to other purposes.

5) **Open Space Element:** The open space element guides the amount of open space that should exist within a community, as well as how that existing open space can be preserved and improved.

6) **Noise Element:** The noise element assesses environmental noise pollution impact and its sources in different parts of the community.

7) **Safety Element:** The safety element plans to protect the community from floods, earthquakes, and wildfire hazards. This element is connected to the conservation element and with climate change laws that aim to address future risks to the community.

There is no state law that requires a specific timeframe in updating the general plan (although the housing element must be updated every five years). The update of the general plan is a long-term process that requires data analysis, policy development vis-à-vis future challenges, and public participation.

2035 Sacramento General Plan

The current Sacramento general plan titled "2035 Sacramento General Plan" was adopted on March 3, 2015. The 2035 General Plan serves as the City of Sacramento's policy guide for future development and resource preservation from the city's physical boundaries to its economic growth and physical development. As such, the plan includes the aforementioned elements and the following additional ones: Historic and Cultural Resources, Economic Development, Public Health and Safety, Environmental Resources, and Environmental Constraints. The general plan is the principal tool for the city to evaluate municipal service improvements and land-use proposals.

The General Plan also regulates the impact of development projects on their communities, evaluating potential impacts such as: ability to meet zoning ordinances, subdivision regulations, and design guideline requirements. At the same time, it also has the flexibility to guide the development of unforeseen projects that may emerge.

Public outreach plays a significant role in General Plan development, making it a lengthy process. For the 2035 General Plan, the outreach initially started in 2012 and ended in 2015. The public outreach programs include public workshops, community meetings, open house, public review period, and stakeholders meeting with community groups and individuals. Because general plans are regularly updated, and certain elements may be updated separately, the outreach process is iterative and ongoing. Although the current general plan was only recently adopted, the City of Sacramento will again begin outreach on general plan updates in 2018.

Environmental Justice and SB 1000

In the last few decades, the concept of Environmental Justice (EJ) has transformed from a grassroots movement to a nationally recognized and government-funded priority. Defined as "the fair treatment and meaningful involvement of all people regardless of race, color, national origin, or income with respect to the development, implementation, and enforcement of environmental laws, regulations, and policies" (EPA, NIEHS), the EJ movement arose from the recognition that environmental risk factors and social determinants of health interact to place certain populations at greater risk for disease and worse health outcomes than others.
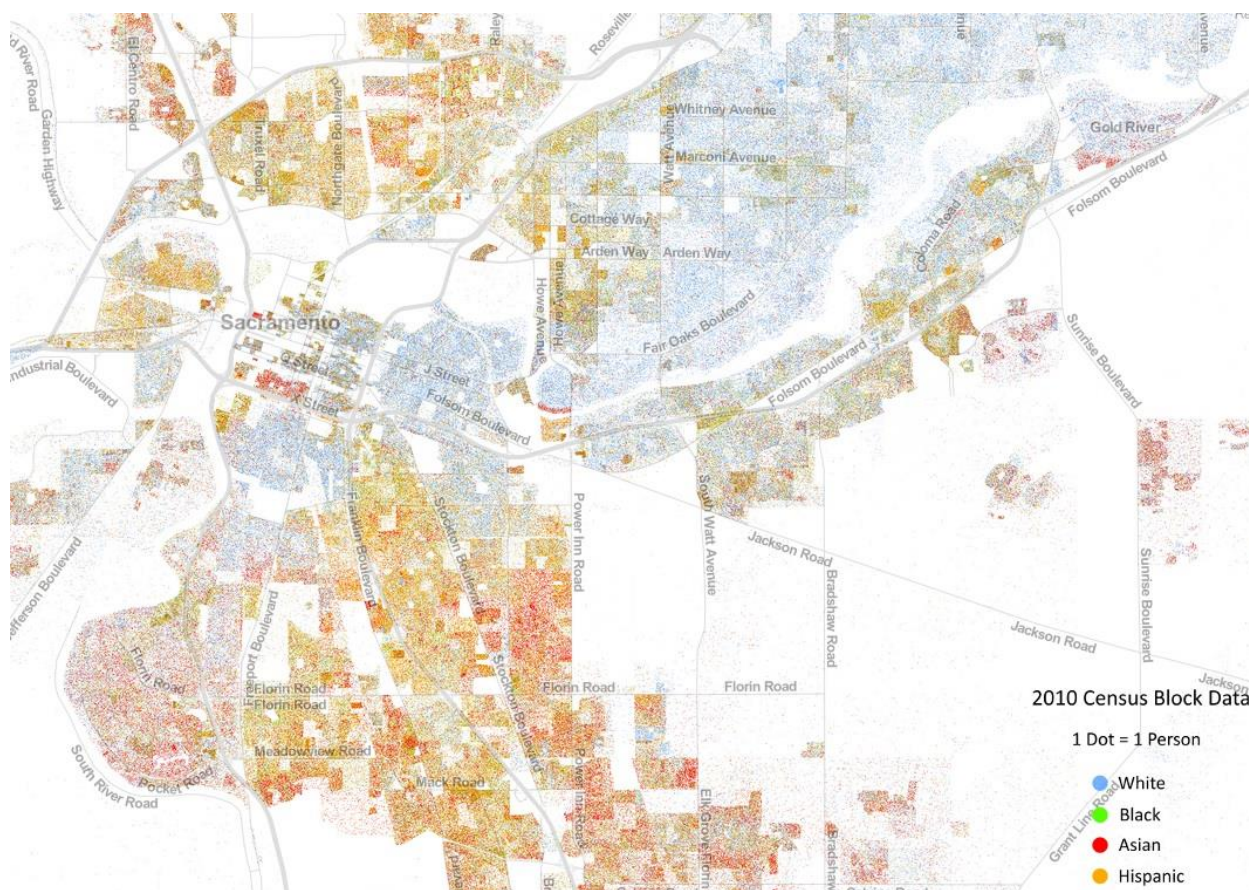
FIGURE 1. SOURCE: WELDON COOPER CENTER FOR PUBLIC SERVICE

Social, economic, and political forces throughout history have created structural conditions that disproportionately expose racial and ethnic minorities, tribal communities, and the poor to environmental conditions that can harm their health. In the early 1980s, community leaders and organizers began recognizing and speaking out against these disproportionate burdens, and subsequent investigations provided unequivocal documentation that "commercial hazardous waste facilities were more frequently located in communities with a preponderance of racial and ethnic minorities". In 1992, the U.S. EPA established the Office of Environmental Justice, and in the proceeding years EJ has become increasingly institutionalized in state and federal government activities. Despite these efforts, significant disparities continue to exist. As recently as 2013, the Cal EPA Office of Environmental Health Hazard Assessment (OEHHA)'s CalEnviroScreen tool indicated that, when combining 17 indicators of vulnerability to environmental health hazards, the odds of living in one of the 10% most affected communities was still higher for all non-white groups (Hispanics, Native Americans, Pacific Islanders, African-American, and multiracial) than for whites.

In recognition that disadvantaged communities continue to bear a disproportionate burden of pollution and environmental hazards, California Senate Bill 1000 (SB 1000) requires every city and county in California to incorporate an EJ element into its General Plan. SB 1000 requires every city and county to either adopt an EJ element or review their existing EJ element upon revision or adoption of the housing element on or after

CalEnviroScreen 2.0 Overall Scores
Normed to the 6-County Sacramento Region

Tracts with the highest scores

CalEnviroScreen 2.0 Score
- Sacramento region

- Highest scores (Top 10%)
- 81-90%
- 71-80%
- 61-70%
- 51-60%
- 41-50%
- 31-40%
- 21-30%
- 11-20%
- Lowest scores (Bottom 10%)
- No data

Source: CalEnviroScreen 2.0
Created by Sara Watterson, Sep 2015
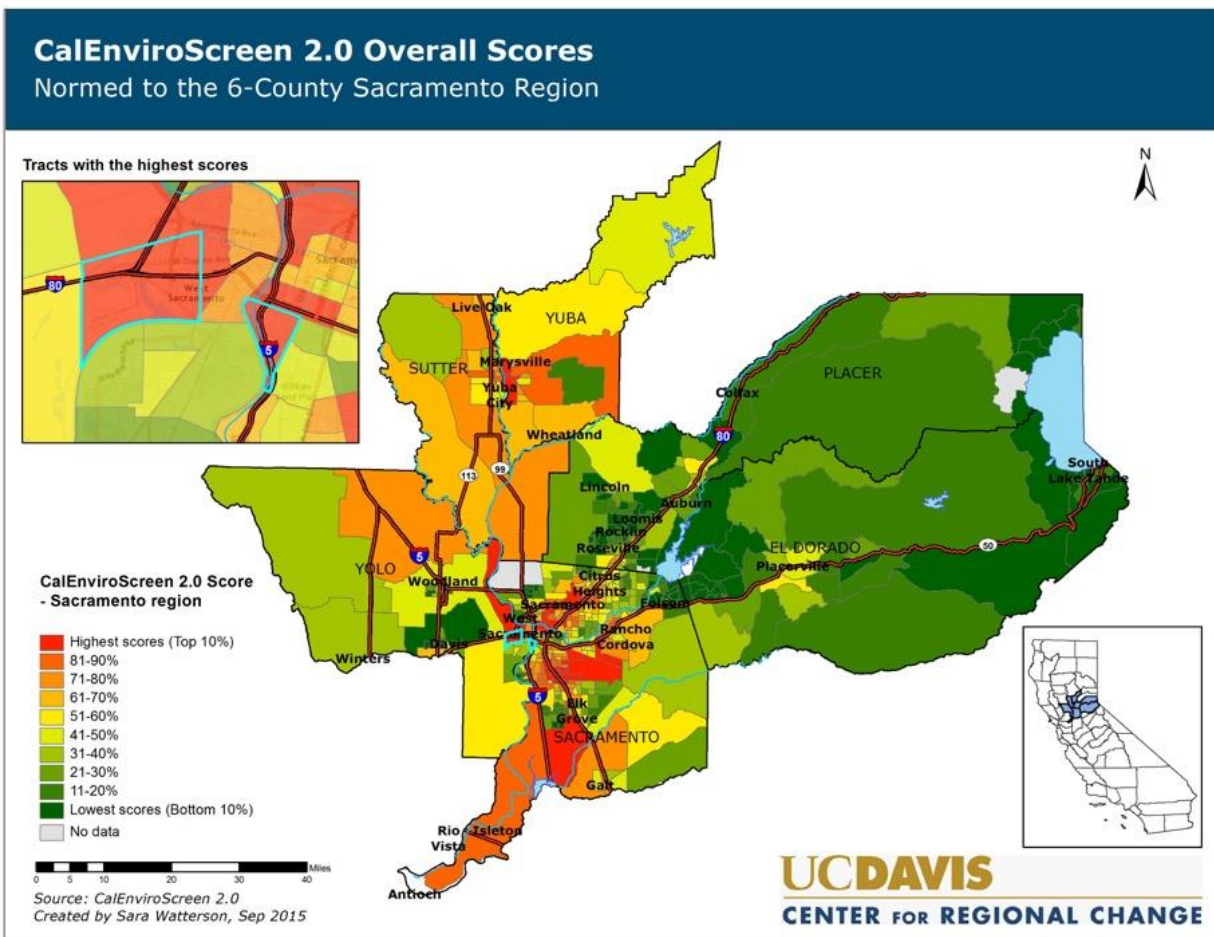
UC**DAVIS**
CENTER FOR REGIONAL CHANGE

FIGURE 2. SOURCE: CALENVIROSCREEN.

January 1, 2018. This mandate aims to encourage local governments to actively alleviate and prevent these burdens by considering how local planning decisions affect the exposure of disadvantaged communities. The bill further specifies that the EJ element must identify disadvantaged communities within the jurisdiction, identify objectives and policies to reduce health risks in these communities, and define the objectives and policies that promote civic engagement and participatory decision-making processes within their jurisdiction.

A Community-Based Approach: Workshops and World Cafe

Sacramento has been organized through decades of planning, redevelopment, and real estate decisions, often in an inequitable way. In his work "Redlining Revisited," Jesus Hernandez outlines four key practices that have established the racial geography of Sacramento: explicit use of racially restrictive covenants, informal enforcement of those covenants, central city urban renewal programs, and mortgage redlining (2009; 292). All of these restrictive and exclusionary practices, especially the practice of redlining, resulted in racial and ethnic minorities living close to high concentrations of pollutants and environmental hazards than their white counterparts. This racial geography is revealed through CalEnviroScreen, the census tract-based data tool which uses environmental, health, and socioeconomic data to identify communities most

affected by pollution. This tool shows many of the areas to which people of color in Sacramento have historically been displaced as "disadvantaged".

In anticipation of a formal update to the general plan in Sacramento, which will necessitate an in-depth look at environmental justice issues as detailed above, this knowledge provided important theoretical background for those who have been organizing at the community level. Embedded in the overarching approach of these workshops is the recognition of this history and a prioritization of local knowledge that only community members can bring to the table.

In service to the goal of engaging the community in preparation for a general plan update that implements SB1000, hosted three community engagement workshops. Workshops are one of many tools used to solicit input from a community. Properly designed, workshops allow community members to voice their needs, concerns, and aspirations. In the process, the community is able to gain knowledge and ask questions about planning processes and how they might provide opportunities for their neighborhood. VG Consulting and a number of community partners conducted outreach for each of the workshops, which were held in large spaces within the communities themselves.

All the workshops were organized around a World Cafe style. This model offers a dynamic, conversational approach to discussing community needs and was chosen by the organizers for its capability to engage a multiplicity of voices, and to get people up and moving around. The World Cafe is typically set up with small groups (ideally no more than 6) around tables for a about 20 to 30 minutes discussing a topic. The different topics chosen for these specific workshops were housing, transportation, food and health. After twenty minutes, the groups rotate to another table and discuss a different topic. This technique facilitates conversation, engages the attendees, and generates feedback. The goal is to create a comfortable and safe environment to recognize community assets and identify challenges.

During the planning stage, VG Consulting designed a draft agenda for the workshops (see Table 1). Each individual event revised the agenda towards the neighborhood-specific circumstances, which are addressed in the individual neighborhood summaries later in this document.

TABLE 1 WORKSHOP AGENDA

Time	Action	Lead
12:00–1:00	**Set up workshop:** • Gallery walk with flip charts/markers for notes • Four round tables for world café with flip charts/markers for notes, clearly labeled "Housing," "Transportation," "Health," "Food" • Sign-in station with scratch paper and pens • Food and drink station • Presentation with chairs for attendees	All
1:00–1:30	**Registration, gallery walk, and snacks:** Data maps and selected elements of the current 2015 General Plan – note that not ALL elements included.	All
1:30–2:00	**Welcome, introductions, presentation**	Katie
2:30–4:00	**World Café at four stations (Housing, Food, Transportation, Health)** Key Questions • How do you define [access to housing, access to transportation; access to food; healthy communities]? • What is your current situation? (i.e. where do you go to get food? What kind of housing do you see? How are you getting to work/school?) • What is important to you about this topic? • Where do you see issues in your community now? • Where are the opportunity sites for potential improvements? • Etc. (lots of flexibility here to ask questions)	All
4:00–4:25	**World Café recap --** 5 minutes each with Q&A	World Café leads
4:25–4:30	**Adjourn --** note future meetings will be soon, complete sign-in if haven't already	Katie
4:30–5:00	**Open gallery walk --** with world café notes posted	All

Language Access Component

Introduction

Over 37 percent of Sacramento residents speak a non-English language at home and 16 percent report speaking English less than "very well," which is twice the national average of Limited English Proficient (LEP) people (U.S. Census Bureau, 2015; Batalova and Zong, 2015). People who use non-English languages bring rich linguistic and cultural resources to their communities, yet are twice as likely to face poverty and only half as likely to graduate from high school as proficient English speakers (Batalova and Zong, 2015). Given these systemic inequities, engaging LEP people is an essential part of organizing in disadvantaged communities.

Language justice is concerned with people's right to fully participate, regardless of the languages they speak, and involves creating multilingual environments that connect people using oral/visual interpreting and written translation. Communities Creating Healthy Environments explains that multilingual space matters because:

When we as organization members, community leaders, organizers, and allies can express ourselves in the language in which we feel most articulate and powerful, we can communicate with greater precision, and we can relate to one another in deeper, more democratic, and equitable ways. When movements make room for multiple languages and voices, we all benefit from a diversity of experiences, perspectives, and wisdom (Arguelles et al.; 2).

Providing interpreting at the workshops created opportunities for LEP residents to contribute their unique perspectives about neighborhood priorities.

Preparation

Alena Marie and Valenzuela Garcia developed a language access plan for the workshops, beginning with identifying the primary languages used by residents of each neighborhood. They aimed to provide

interpreting in Farsi and Spanish at the Oak Park workshop; Cantonese, Mandarin, Tagalog, and Spanish at the Valley Hi/Meadowview workshop; and Spanish at the Southeast Sacramento workshop. Marie created a proposal to raise funds for hiring trained interpreters and translators. When securing funds proved unsuccessful, the team decided to utilize volunteer interpreters. Valenzuela Garcia secured a loan of interpreting equipment from the Building Healthy Communities Initiative.

Marie recruited and trained ten multilingual volunteers from UCD networks to provide simultaneous interpreting. Our goal was to secure a team of two interpreters for each language to follow the best practice

of interpreters working in pairs. We met this objective with the exception of Cantonese, for which only one interpreter was recruited, and Tagalog, for which no volunteers were identified. Marie facilitated two hours of introductory training for volunteers and they participated in several practice sessions. The interpreters translated workshop fliers and slides and developed a specialized glossary.
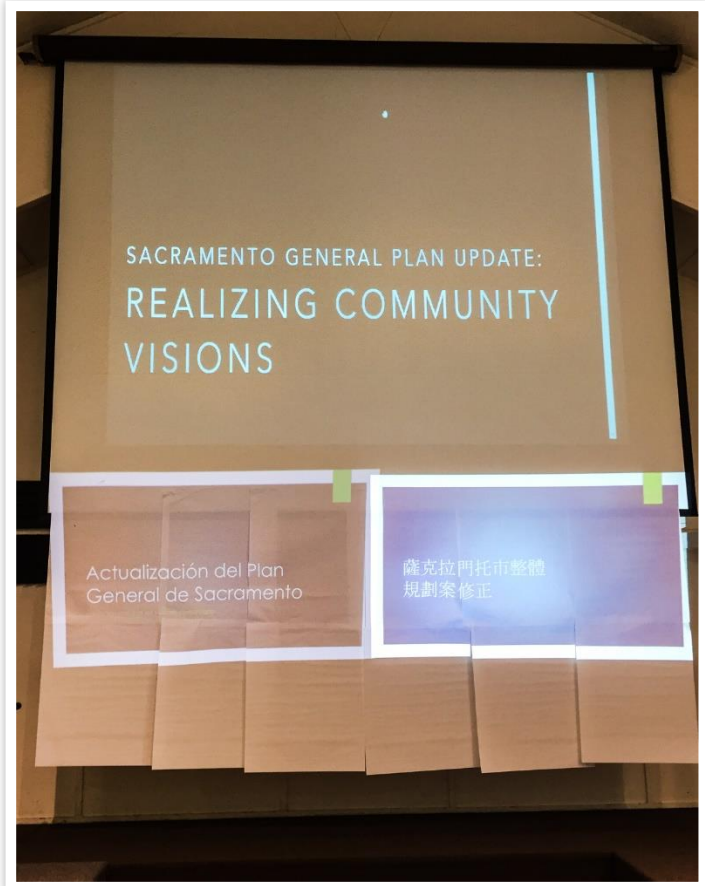
Implementation

At each workshop, interpreting teams were present and slides were displayed in multiple languages. At the Valley Hi/Meadowview workshop, approximately ten Cantonese and Mandarin speakers participated with the support of a team of Cantonese and Mandarin interpreters. Two Spanish speakers attended the Oak Park session but left early, and no LEP residents participated in the Southeast Sacramento workshop. Overall, the language access component was well-received by organizers and participants. The experience of collectively planning multilingual events may inspire future progress related to language access at Sacramento community events.

Language Access Recommendations

The CDGG respectfully submits the following recommendations to support language access in the Sacramento Neighborhood Coalition activities:

1) Form a Language Access Advisory Committee. This committee would conduct an assessment of LEP residents to identify language needs and develop a plan to engage LEP residents in each neighborhood association.

2) Help establish a pool of trained community interpreters by sponsoring training for multilingual residents. We recommend that the training be a minimum of 40 hours in length, include a linguistic proficiency assessment, and be aligned with international standards for community interpreting (ISO, 2014). Trainees might be invited to participate for free in exchange for providing interpreting services.

3) Train neighborhood associations about outreach to LEP residents, working with interpreters, and including language access in budgets and timelines.

4) Purchase interpreting equipment that would be available to neighborhood associations.

5) Raise funds to help neighborhood associations hire and pay fair wages to interpreters and translators.

We appreciate Sacramento Neighborhood Coalition's commitment to engage LEP residents in the workshops and welcome future opportunities to support language justice.

Community Workshops

The following input was gathered from participants during discussions at each individual workshop and should be accepted as the extensive experience and local knowledge of the participants. The discussion items have been separated into thematic groupings rather than as the conversation took place. Please refer to the appendix for our detailed notes gathered during the Oak Park, Meadow View/Valley Hi, and Southeast Sacramento Neighborhood workshops individually.

Oak Park

The workshop took place in Oak Park Community Center on Saturday April 29, 2017 from 1p.m. to 5p.m. Overall there were thirteen participants, but only four Oak Park residents. The other participants were from local organizations, such as Sacramento Housing Alliance, the Sacramento Food Bank and Family Servicesank, and the Sacramento Public Library. Although originally the plan was to have participants rotate through four separate groups (transportation, housing, health and food) because of the low turnout, participants stayed in the same group.

The workshop did not have the expected number of residents in attendance. The workshop happened on a Saturday afternoon, and the spring weather was pleasant, which might explain the low attendance. Also, there was one event organized by the community church at the same time. Many of the people who came inside actually were volunteers and participants for the church event, and they left quickly once they found out they were at the wrong event. Also, based on our later observations, residents did not fully understand what was to be discussed and happen in the workshop. It is unclear if it is because the flyers or outreach part did not resonate with residents or if these residents just did not see these flyers at all.

Oak Park Current Conditions

Housing

Oak Park is a neighborhood mostly formed by single-family houses and small apartment complexes. There were three main themes discussed in the housing table: (1) lack of maintenance of houses; (2) displacement caused by the increase of rent prices, and (3) homelessness. Oak Park has an old housing stock and many

houses need maintenance. This becomes a problem when residents cannot afford the costs of maintenance and end up losing their homes due to code violations. Participants mentioned that residents have lost their homes due to lack of payment of water bills or lack of safe requirements by the fire department.

Another issue discussed in the housing table was displacement caused mainly by the increase of rent prices. The high appreciation of the real estate market in the San Francisco Bay Area is pressuring the Sacramento real estate market, and people from downtown Sacramento and Midtown are moving to Oak Park, especially to North and Central Oak Park, pressuring the market. As a result, more than half of households (55%) in Oak Park are cost-burdened, paying more than 30% of their incomes in housing. People of color are mostly affected by the rent increase crisis, for they constitute most of the renter-population in this community. Participants also mentioned that there is a rent control campaign going on in Sacramento and that a community land trust has emerged. Displacement in Oak Park is also related to the increase of the homeless population.

People who cannot afford the rent are living in cars, trailers, tents, or staying at churches and community centers. Examples of cities that are trying to develop programs to tackle the homeless situations are Fresno and Modesto. These cities have tiny house programs and related ordinances to get people into temporary shelter. Participants emphasized that homeless need not only shelter, but also social services and a place to secure their belongings.

Food Access

In this discussion, participants mainly talked about where the community members get their food, what food they usually get, how people get to these places, and how to incentivize small corner stores to sell healthy food and produce. Commonly needed items are meat, eggs, milk, baby product, cereal, toilet paper, staples, and canned or boxed non-perishable items. Residents do not have much time to prepare and cook produce because they have busy lives. Residents are also facing transportation challenges related to food, such as high transportation cost.

The food pantry is an important food source for some Oak Park residents. People often

prefer boxes and cans of things that will last longer time. Food pantry clients often walk, bike or carpool to get food. Residents also buy food from stores in or outside of the community, such as Sacramento Natural Foods Co-op and Asian food markets on Stockton. There is good bus access to these stores, but some residents drive further to grocery stores such as Nugget and Sprouts.

There are also farmers' markets in Oak Park, but people often avoid produce because it is perishable and

people do not know how to cook with it. Corners stores are common in the community, because they have much higher profit margins than supermarkets through selling alcohol, cigarettes, and non-perishable food at high prices. With the present situation, participants brainstormed the possible ways to incentivize corner stores to provide healthier food.

Some ideas and concerns were discussed, such as: find and reach out to innovative owners and retailers; leave a notebook upfront where consumers can write what they want to be able to buy. At the same time, some participants think it would be too difficult to sell fresh produce in corner stores because owners would need updated equipment to facilitate selling produce.

Transportation

Driving personal vehicle was noted to be the most convenient means of transportation due several factors. Transferring from bus to bus, lack of frequency and scheduled bus routes, for example, have diminished the culture of bus riding for the Oak Park community members. The only community member that attended South Oak Park's general plan meeting noted that the bus drivers ignore riders and do not stop at all scheduled stops. To add on top of the challenges that face riders using transportation is that it becomes difficult to navigate the buses. Transit line 51, for instance, was supposedly required to have more frequency regarding time and locations the buses stop at.

Another question that came up with respect to public transportation was: "What are the amenities at each transit stop?" There seems to be few shade structures and seating at transit stops. Community leaders can start by advocating for seating as priority, in hopes that other amenities will come along like trash cans and shade for bus stops. We can see that individuals wait long period of times in the summer and winter's harsh weather conditions.

Public transportation is not the only means of travel; bikes can be a very cheap and convenient form of transporting. Unfortunately, safety concerns are an obstacle to bicycling as a mode of transportation in Oak Park. There are not adequate bike lanes and the city is not making them a priority. As a counter view, even if bike lanes were more common, some residents feel like it would increase the chances of gentrification in their communities.

Health

The facilitation of the "World Cafe" surrounding the issue of health started by asking residents to describe their image of a healthy community. The general implication was that all other three sections, including transportation, food access, and affordable housing are interconnected with the health issue. The participants pointed out this relationship in different forms, such as high diabetes rate caused by food insecurity and lack of safe drinking water--water was shut off as some residents failed to pay the (high) bills.

Air quality was one of the main topics of discussion at the health table. The community members said they experienced a disproportionate number of child deaths, and high asthma rates mostly in people of color. One factor in poor air quality is also a lack of vegetation within the community, and trees that are within the community are not well cared for.

There are also some safety issues which affect people's mental health and wellbeing. For example, needles were found in recreational parks and there are gunshots and break-in incidents, which caused a feeling of lack of physical security. This discourages people from walking, running, and biking. Immigrants are afraid to use most of the public services, potentially as a result of undocumented status. Homes with front fences and bars on windows have further affected the community members' mental wellbeing.

People think the neighborhoods are still very racially segregated. In Oak Park, men of color are targeted both by police and new residents. It was indicated that, in some cases, new residents had called the police because they saw a black man on a bike near their residential areas.

Oak Park: Participant Suggestions and Recommendations

1) Housing:

    a. Connect residents who have houses in bad conditions to maintenance assistance programs.

    b. Library wants to provide a financial education program to assist people in buying their homes.

    c. Create designated spaces for trailers and camping, installation of lockers in shelters, and the construction of tiny houses for homeless population.

    d. Study best practices on homelessness in other cities such as Fresno and Modesto as mentioned above, but also cities like Portland and Salt Lake City, which have progressive policies currently in place.

2) Food Access:

    a. Find and reach out to innovative owners and retailers who are willing to provide healthier food in corner stores

  b. Leave a notebook upfront where consumers can write what they want to be able to buy

  c. Incentivize corner stores to provide healthier food

3) Transportation:

  e. Please note, there were no recommendations on this topic.

4) Health:

  a. Please note, there were no recommendations on this topic.

Meadowview/Valley Hi

The workshop at Meadowview/Valley High was well attended, with a diverse mix of over 40 participants representing a variety of ethnic and linguistic groups, as well as a variety of community residents and organizational partners. The use of language accessibility services allowed the facilitators to access diverse voices and unique perspectives from vulnerable groups such as non-English speaking elderly residents that would not have been heard otherwise. The use of the Common Grounds church and the lunch that was provided created a communal space that encouraged active discussions.

Facilitators noted that the participants circulated among tables in the same groups, and thus quieter contributors were often grouped with stronger personalities that dominated the conversation at each table.

Additionally, while the meeting attracted a large number of elderly and middle-aged participants, youth voices were noticeably minimal. In the future, meetings would benefit from more outreach that engages youth participants and techniques within the meeting to shuffle and split up groups.

In addition to UC Davis Community Development Graduate Students, facilitators included representatives from the Sacramento Housing Authority, the Health Leadership Council, the Sacramento Food Bank and Family Services, and Walk Sacramento. These representatives possessed a knowledge and insight of the area, its resources, and its residents that the UC Davis facilitators lacked. Their expertise was therefore extremely helpful and enabled the collection of more specific, relevant information.

Meadowview/Valley Hi: Current Conditions

Housing

Overall, conversations regarding housing centered around concerns for accessibility and affordability, stability, and quality. Participants expressed a range of emotions including hopelessness, anger, frustration, and sadness. However, they also described feelings of optimism and excitement about sharing their experiences at the workshop and having their voices heard by the city.

Housing accessibility and affordability were the most pressing issues that participants discussed. Housing in the area is becoming inaccessible and unaffordable due to a great number of factors: rapidly increasing prices, high competition for both purchased and rental properties, lack of entry level jobs that pay a wage commensurate with housing prices, lack of training opportunities to get well-paying jobs, shortage of available land to build more housing and city not planning for affordable housing to be built, lack of housing close to places of employment, section 8 voucher system having long waitlists and owners not renting to section 8 voucher holders, a lack of rent control policies in the city, bay area residents and commuters buying and driving up the prices, and investors buying in the area and driving up the prices.

A side effect of the lack of housing accessibility and affordability is a perception of extreme housing instability. Rapidly increasing prices have led to a cycle of displacement and destabilization; threats to or loss of sense of community and trust, as well as their ability to build both; displacement of residents, particularly vulnerable populations; inability of those who lost their homes in the recession to find housing; and growing homelessness.

Participants also expressed concern for the quality of homes in the area. Concerns included: water quality related to old pipes, water heaters that are installed on the roof leading higher than normal utility costs, voucher housing that is not maintained, renters not maintaining their properties which creates lower property values, area is unsafe to live in, housing mix needs to be improved to prevent concentrated housing type that leads to more crime.

Food

The most common concerns with regard to food were lack of access and poor quality. People feel that the grocery stores in the area lack healthy, fresh options, including produce and meat that is free of pesticides and hormones. People also were concerned that local grocery stores had lots of cheap, low quality food, such as Top Ramen or junk food without much fresh produce, meat or whole grains. Or, if stores did have healthy options, they were often hidden in the back and hard to find. This was especially true for convenience stores where many people do their shopping. Price was also an issue, although less so. Transportation to grocery stores was also an issue; because of concerns about quality and price, many people end up driving out of the community to get what they want.

Numerous participants also expressed concern about the food served in schools. They mentioned that schools no longer provide students with hot meals, instead relying on low quality microwaved food. Participants were also upset that schools no longer teach home economics or cooking, suggesting that this leads to fewer people having healthy, home cooked meals.

Health

The conversations about health touched on an array of topics, but participants seemed particularly interested in discussing exercise, safety, parks and recreation, and multilingual public services. There seemed to be consensus between workshop participants that walking was a common way for residents to be active, particularly amongst the elderly. However, safety concerns in parks and neighborhoods were repeatedly identified as an obstacle to walking for exercise and transportation. Safety concerns that participants expressed included illegal drug use in and around the parks, the poorly maintained sidewalks, poor lighting at night, unchained dogs in yards, poor enforcement of traffic laws, and robberies in the area. The two-young people in attendance mentioned that they prefer to go to the local gym.

Participants also expressed a desire to improve and expand parks and recreation activities. Parks seem to carry significance for walking and exercise, places for children to play, and social activities such as barbeques, but there are few amenities such as restrooms, grills and tables, and electrical outlets at parks. The elderly specified that very few sources of social support exist for their demographic; the area has very few community centers, so there are few organized activities for the elderly. Many rely exclusively upon their children for transportation and social support. Furthermore, many of these concerns were compounded by language barriers. A number of elderly Mandarin-speaking participants revealed that they cannot drive, cannot navigate public transit due to language barriers, and do not even know how to request emergency services. The elderly are particularly vulnerable to extreme weather events (heat, for example) and social support is critical to preventing adverse health outcomes in that demographic.

Meadowview/Valley Hi: Participant Suggestions and Recommendations

1) Food
   a) Food quality and access
      i) "Nice" grocery stores had quality, fresh produce and meats, with the option of organic, whole grains, and less junk food, such as: Raleys, BelAire, Trader Joe's or Costco.
      ii) Year-round farmer's markets in a better location. Although there is one in the community, it is only in the summer and is held in a parking lot, making it very exposed and uninviting. People wanted a more welcoming and comfortable space, a market that was year round and offers EBT and Market Match (which the local market does have, and would be important to continue at other markets).
   b) More space for community gardens
      i) One group of participants had the suggestion that city officials should require new housing developments to allocate space for community gardens.
   c) More distribution sites for free food in their community.
   d) People think the schools should be a place of both education and access for healthy food; people wanted schools to begin or expand their current efforts to teach healthy cooking, and to provide fresh, healthy meals to children.

2) Health
   a) More social support for the elderly was suggested. The following are ways for improvement:
      i) Maintaining sidewalks and paths so that they are more accessible and less dangerous to the elderly and disabled.
      ii) Adding new community centers.
      iii) Organizing outdoor activities specifically for the elderly
      iv) Arranging transportation specifically for the elderly
      v) Organizing formal social support networks.
   b) The lack of amenities at public parks.
   c) Inaccessible public services to non-native English speakers.
   d) Notion of city-sponsored and -organized public community group exercise.
      i) The parks in their neighborhoods have adequate space for dance or group exercise.
   e) Improvements to public parks included:

        i)   More diverse walking paths,

        ii)   Better lighting,

        iii)   Public restrooms,

        iv)   Water recreation for kids.

        v)   More picnic tables and outdoor grills.

    f) Residents suggest that there should be greater police presence to regulate drug use in parks, enforce traffic laws, and check fencing that encloses dogs in the front yard.

3) Housing

    a) More transitional housing to get people off the streets and out of the couchsurfing cycle and into stable housing.

    b) A better mix of housing types in neighborhoods to fit needs.

    c) More patrols to decrease crime and make people feel safe.

    d) More neighborhood watch groups.

    e) More community input meetings.

    f) Changes to zoning, land use, and housing regulations and ordinances to encourage housing innovations to solve the crisis.

    g) More rent controlled housing.

    h) Regulations on investors and sellers to keep homes going to people that are buying them to live in them.

    i) Increase incentives for builders to produce more affordable housing.

    j) Ease renting restrictions on those with felony records.

    k) Allow for tiny housing in the code, create a designated lot for tiny houses, and create more innovative solutions for housing.

Southeast Sacramento

On Saturday, May 27, 2017, from 1-5pm, the Southeast Sacramento neighborhood had its community workshop to discuss the the topic of SB1000 and the General Plan. The Southeast Sacramento Neighborhoods that were the focus of the event included, from South to North: Glen Elder, Southeast Village, Avondale, Fruitridge Manor, Colonial Village, Tallac Village, Colonial Manor, and Tahoe Park South. The workshop was hosted by representatives from VG Consulting and held at the George Sim Community Center. Sacramento Neighborhood Coalition (SNC) provided outreach for this workshop event and they reported reaching out verbally and with flyers in both Spanish and English to Stephanie Francis, Graduate Career and Development Director at College of Business Administration California State University, Sacramento; Southeast Village, Fruitridge Manor, and AGENA Neighborhood Associations.

Glen Elder and Avondale, described by a participant as "the little neighborhood that could."

Attendance was low with only two people attending, one being a representative from the Avondale Glen Elder Neighborhood Association (AGENA) and the other a representative from Soil Born Farms. Although attendance was low, the information provided, especially surrounding the Avondale and Glen Elder

neighborhoods by the AGENA representative, proved to be extremely valuable and made for an engaging conversation around all topics of housing, food, transportation, and health. The discussion was casually organized around one table with one map of the area. Since the AGENA representative had prior knowledge of the general plan, the introduction of this topic was dismissed. The conversation began with a focus on the topic of health, which led to a discussion that naturally meandered through all topics describing issues and improvements of the area. The Southeast Sacramento area, specifically the Glen Elder and Avondale neighborhoods, was proudly described as "the little neighborhood that could." "We fight" were the first words beginning our conversation.

Southeast Sacramento: Current Conditions

Housing

Southeast Sacramento consists primarily of single-family homes, with only one apartment complex in the area, and few rentals in general. Most of the homes in the area were bought decades ago, when it was an acceptable neighborhood for black veterans to buy. However, the current prices leave few housing options for the mid-twenties to thirties group, leaving them priced out of the neighborhood for the most part unless they are able to find elusive rentals. For this reason, the neighborhood currently has an older population. Due to the unaffordable costs of purchasing a home, a majority of community members rent homes. However, it was mentioned that 10-15% of homes in the area were owned by Korean corporations, and

many others are owned and/or managed by real estate agencies or individuals that are nearly impossible to contact, which makes it especially difficult to find available rentals. It would be a huge improvement for the residents to have more rental stock in the area, for example more apartment complexes, and a few more developments that cater to the lower income brackets.

Another issue discussed was Avondale's dense population. Avondale has small homes, with compact development, which could make for a very charming neighborhood but it is currently congested with cars, some abandoned, lining the streets. Cars sometimes park on the sidewalks to stay out of the way of traffic, but in turn take away pedestrian space.

Lot sizes in the area vary; some are quite large, and very deep. Owners sometimes block off the back part of the lot so that it doesn't have to be maintained, or use it as space for marijuana cultivation. These deep lots make it difficult to access what appears at birds-eye-view to be a significant amount of unused land. In addition to the amounts of unused land surrounding the area, more vacant houses are currently being used as marijuana grow operations.

Health

When discussing the topic of health, discussion did not only focus on physical health of members in the community, but the overall social health of the community. The safety of the community has been threatened as gang activity has peaks during marijuana harvest season. According to the AGENA representative, this is most prevalent around 48th street, or pockets of neighborhoods where streets are separated from the rest of the community. Emergency police and fire department response time can be slow. The area's proximity to the city/county line makes it unclear to dispatchers who should be called (the sheriff or the police), and county response is always much slower.

There are no clinics in the general area. The community identified a possible location for a clinic off Power Inn Road, but the providers use euclidean distance to measure population density (just as is done in market analysis for any other service that might develop in the general area) and from this location, half the area of the provision circle is commercial. People in the area exhibit high rates of asthma, diabetes, and high blood pressure. An asthma camp is put on at the George Sims Community Center each summer for neighborhood kids with asthma, but otherwise people must go outside of the Southeast Sacramento area to access health services.

Due to proximity to the city landfill, the neighborhoods of Avondale and Glen Elder especially see high rates of illegal dumping. It was mentioned that people tend to choose areas near vacant lots and houses either with trees blocking their view to the street or facing in a different direction as the most used sites to dump trash. These spots were marked on the map (in the appendix) with a brown *.
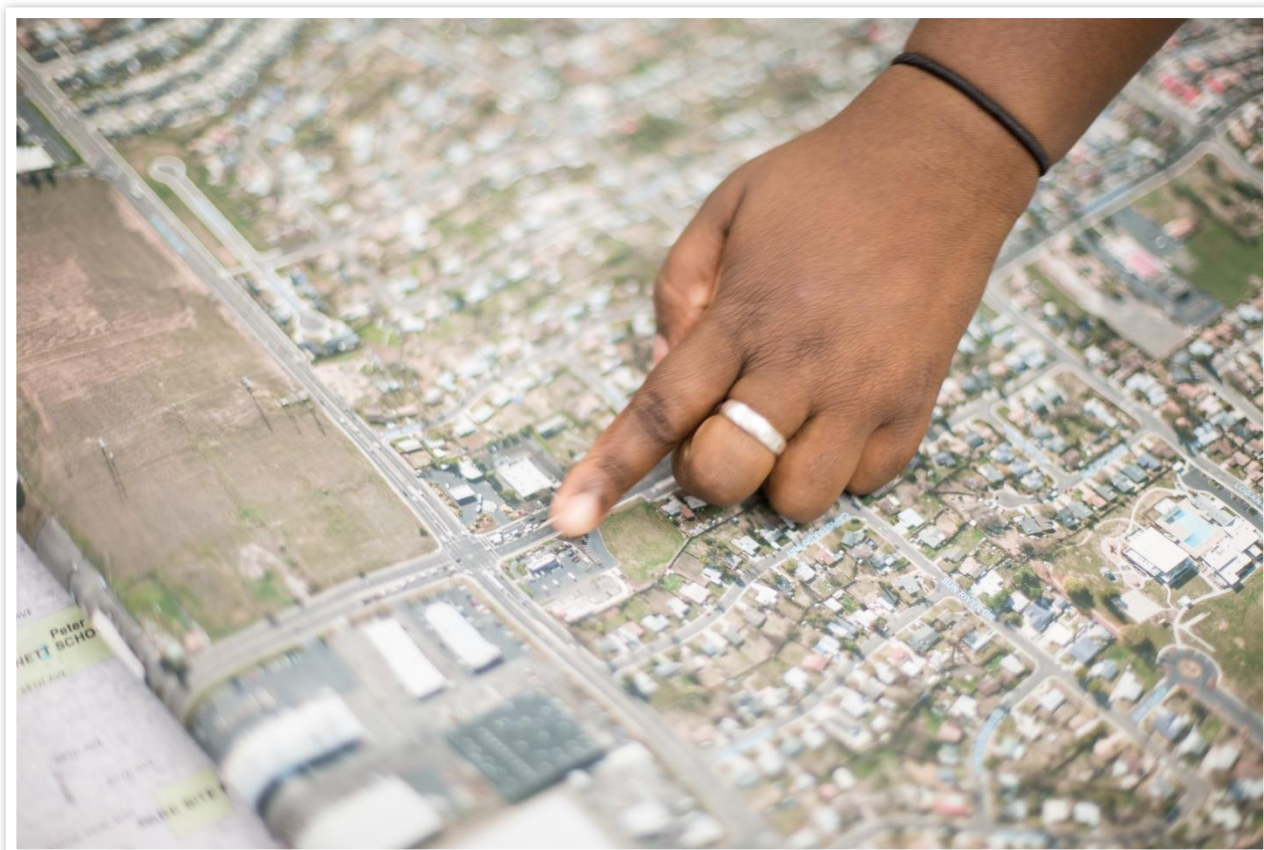
Transportation

The general tone of discussion surrounding transportation was summed up when the AGENA representative said: "why do we have to fight for things that are so obvious?". Main neighborhood concerns

were about the lack of transportation access, few available bus routes, the lack of safe stops, and the associated high costs. Buses and transportation are expensive, especially now that they charge for bus transfers and the buses that serve this area rarely get the riders to their destination without a transfer.

The closest and most used bus stop in the surrounding area is on 65th street. This route is highly used because of its connectivity to the 65th Street light rail stop that connects to downtown and two high schools. However access is problematic because of street design (lack of sidewalks and crosswalks), and scheduling (only one bus comes per hour). Transportation for school age kids is also a big concern for the neighborhood, whether they are walking, or taking the bus. Because schools do not provide buses, the buses that serve routes that go to the high schools are at maximum capacity during school commute hours. Safety is a big concern because students will walk long distances on high speed streets or along unsafe routes where they may jump rail tracks to avoid paying bus transfer fees. A once neighborhood school, Camelia has become a magnet school, and now students who once attended have been displaced to schools that may be up to three miles away. It was also mentioned that bus stops are generally not clean, are without shade from sun or rain, some are flooded in the winter, and there is not a complete sidewalk network to access them.

Food
Participants reported that there are currently mostly fast-food options in the area. Although food is grown

on most private lots, and the neighborhood hosts at least two garden areas, including the Hmong garden and the Danny Nunn garden, farmer's markets are non-existent. Soil Born Farm is positioned with a partnership and funding to provide the neighborhood with urban forests, including fruit trees.

The lack of grocery stores in the area, makes it difficult to find healthy food and other typical grocery items. The neighborhood has encouraged Elder Creek Market, a small liquor store, to carry fruit which has helped, but does not satisfy the need for a full grocery store. There are many vacant lots within or on the edge of the neighborhood where a grocery store could be placed; however, markets claim that there is not enough density to ensure financial success of a store. This claim stands in stark contrast to what the AGENA representative described Elder Creek elementary school as the highest density elementary school in Sacramento. The last grocery store found in the area closed due to too many nighttime robberies.

Southeast Sacramento: Participant Suggestions and Recommendations

We acknowledge the limited participation at this workshop. However, the participants had considerable knowledge and experience in the neighborhood. The following concerns and assets were captured in our discussion. We respectfully submit the following recommendations for future planning of the Southeast Sacramento neighborhoods.

1) Housing
   a) Increase designated affordable housing
   b) Increase multi-family housing options
   c) Zone neighborhood to allow increased density so that large lots could be divided.
2) Health:
   a) Green barriers to improve air quality with potential public/private partnerships for funding
   b) Establish a neighborhood marijuana growing cooperative that could move operations from Avondale and Glen Elder to legally designated zones on Power Inn Rd.
   c) Utilize capacity of Morrison Creek to provide pedestrian access and riparian habitat
   d) Existing assets of George Simms Community Center and Max Baer Park
3) Transportation:
   a) Improve public transit connectivity to the Sacramento region to access schools, jobs, and resources
   b) Transit stops that are clean, covered, and safe spaces
   c) Street design improvements such as: pedestrian friendly design, better connection to the rest of the neighborhood, bollards or other impedances to stop through traffic or slow the pace, safe street crossings, and street trees to provide shade.
4) Food
   a) Increased access to food, goods and services through zoning changes and changes in density calculations.
   b) Creation of farm stand space in vacant lots along the Morrison Creek corridor.
5) Other
   a) People as a huge asset: they are responsible for creating gang-neutral spaces, giving back to the community, and there are many community leaders who show love and respect for their neighborhood.

Recommendations

The Sacramento General Plan workshops series were a great way to open the conversation about the general plan revision process, especially in consideration of SB1000. The workshops provided on-the-ground insights about issues that should inform these processes and brought to light areas where a community-based approach could be useful.

The CDGG is grateful to have had the opportunity to collaborate with the SNC and VGC in the implementation of this workshop series. Based on a review of the process, we respectfully submit the recommendations below to build on the progress achieved by the Sacramento General Plan workshops series with future community planning efforts.

1) **Collaborative Planning Committee**: Neighborhood initiatives are most successful when conceived collaboratively. We recommend that community planning initiatives be co-sponsored by neighborhood partners. Potential neighborhood partners include cultural and faith organizations, parent associations at schools, youth groups, senior centers, identity and issue-based organizations, community centers, and social service providers. Representatives of the neighborhood-based partners and the SNC would form a planning committee to address the following initial tasks:

    a. Conduct a stakeholder assessment in order to identify key neighborhood players who should be invited to be involved as early as possible in planning, including formal and informal leaders of diverse constituencies.

Community Knowledge for Environmental Justice

b. Establish the project timeline, roles and responsibilities, recruitment goals, an outreach plan, tailored event agendas, evaluation plan, and follow-up activities.

c. Identify the ideal date, length, time, format, and location for events and activities to maximize community participation.

2) **Outreach Plan:** Involving residents in community activities requires thoughtful planning. We recommend that the planning committee tailor outreach materials to each neighborhood. For example, materials should use neighborhood names used by residents and be culturally and linguistically relevant. Outreach materials should specify concrete goals for activities that are aligned with local priorities and clarify that input from residents will improve city plans that impact the neighborhood. The outreach plan should recruit effective ambassadors to reach the target audience and publicize events via culturally/linguistically-specific local media.

3) **Access and Inclusion:** Planning for inclusion helps ensure that all voices are heard. We recommend identifying strategies to reach residents who are most impacted by inequities in areas such as housing, food access, health, and transportation. These strategies should address access and inclusion concerns such as interpreting/translation, childcare, transportation, disability access, and differences in literacy and access to technology.

4) **Facilitation Team:** A well-prepared team of facilitators is a critical component of successful community events. We recommend that facilitators be recruited and trained in advance of events and receive orientation to their role as conversation guides rather than content-area experts. We suggest that facilitators from outside the neighborhood be paired with neighborhood insiders (e.g. community residents).

5) **Creative Approaches to Participation:** Non-traditional approaches to community engagement may help reach residents who are less likely to attend workshops. We recommend considering creative methods to engage residents who may be less likely to attend workshops, such as mobile interactive meeting points (e.g. carritos, games that attract children, pop-up displays, etc.). Neighborhood-based volunteers would bring these activities to parks, grocery store entrances, and public walkways to encourage residents to stop for a few minutes to provide feedback about neighborhood priorities.

We look forward to future opportunities to support the Sacramento Neighborhood Coalition's critical efforts to amplify the voices of community members in the city planning process.

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Focus Group Data Summary by Topic

Food

Key Themes	Issues and Concerns	Participant Suggestions
Quality	• Few healthy options such as fresh, organic produce, hormone-free meat, and whole grains • Most stores mainly have "junk food" • People don't have time to cook healthy meals	• More grocery stores that stock healthy options, and encourage current stores to stock more of these types of items and make them easier to find in the store.
Access	• Most people do their shopping in convenience stores • Farmers' markets in the area are not year-round • Traveling to stores of choice is expensive • Transporting groceries home is challenging on bikes or public transit	• More "nice" grocery stores in neighborhoods that stock healthy food (Raley's, BelAir, Trader Joe's, Costco) • More year-round farmers markets • More produce at corner stores • More food distribution sites
Cultivation	• No space for community gardens • Spaces currently used for marijuana cultivation that could be used for community gardens • Not enough urban ag stands	• Allocating land for community gardens (vacant lots along Morrison Creek, for example) • Work with Soil Born Farms • Sell produce from community gardens and use the proceeds as seed money to create Co-op of local growers
Schools and Education	• Schools no longer provide students with hot meals • Schools no longer teach home economics or cooking • Some school garden projects but more needed	• Provide students with healthy, hot meals • Teach healthy cooking
Cultural Barriers	• Grocery store employees not representative of neighborhood demographics • People of color feel uncomfortable in stores, are followed by employees	• Mandate grocery stores to hire locals/community members • Implicit bias training for employees

Health

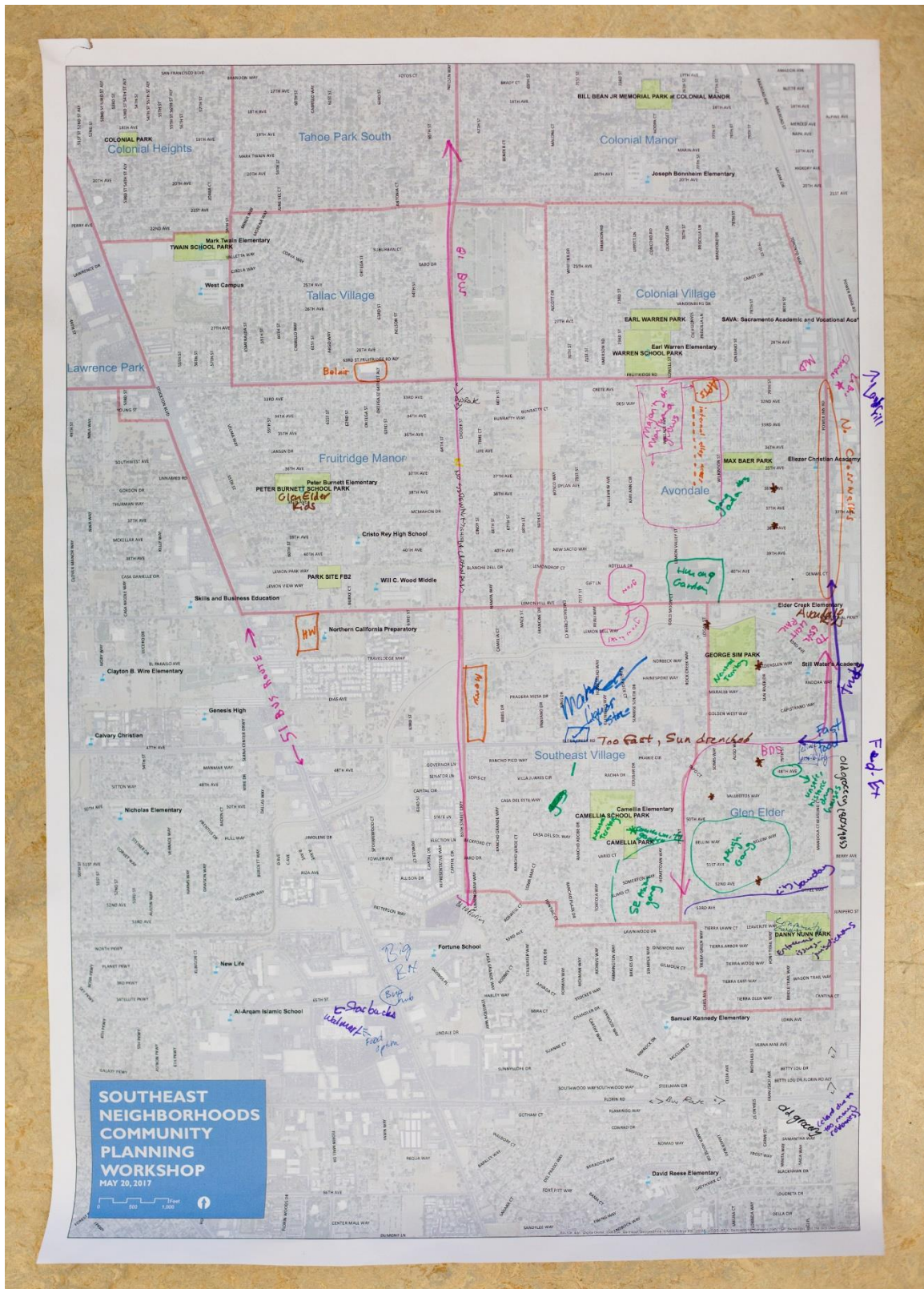| Key Themes	Current Conditions	Participant Suggestions
Exercise	• Many people walk for exercise • Poorly maintained paths and sidewalks are an obstacle to walking for exercise • Concern for safety is a major obstacle to outdoor exercise	• More diverse walking spaces • Public restrooms at parks and along walking paths • Better maintenance of paths and sidewalks
Safety	• Concern for safety is a major obstacle to walking and bicycling for exercise and transportation • Lack of traffic law enforcement • Fear of dogs in yards without tethers • Poor lighting on sidewalks and in parks • Drug use in parks • Elderly particularly concerned about being robbed • Gang disputes	• Greater police presence in neighborhoods and stricter enforcement of traffic laws • Stricter regulations for dogs in yards • Better lighting along streets and in parks • Regulate drug use in parks • Better support for effective leadership at community centers
Social /Recreation	• Parks are currently used for exercise and social gatherings but need more amenities • Drug use in parks is off-putting to parents and walkers • No electrical outlets for playing music in parks • No public exercise groups • No social or recreation activities specifically for the elderly • Elderly generally lack social support and rely mainly on their children	• Public restrooms • More grills/BBQs and tables • Water fountain recreation for playing on hot days • Regulate drug use • Add electrical outlets at parks • Organize community dance and exercise groups in parks • More community centers • More activities for the elderly at community centers or other venues
Public Services	• Public transit is not accessible to non-English speakers • Non-english-speakers, particularly the elderly, often do not know how to request emergency assistance	• Multilingual public services • Educational courses/materials about using public services in multiple languages • Transportation specifically for the elderly
Air Pollution	• Concern about the bread factory, UC Davis Medical Center, trucks, freeway • People perceive high asthma rates • Trees are not well cared for • Data from monitors not representative	• Mandates preventing trucks from driving through neighborhoods • More asthma clinics • Better tree care/more urban greening • Air monitors in more locations

Housing

Key Themes	Current Conditions	Participant Suggestions
Homelessness	• People are camping and staying in sheds at churches and community centers • People are living in cars and trailers • People losing homes for code violations • Vacant houses owned by prospectors and corporations	• Pods / trailer spaces • Secure storage for the homeless • Mobile homes • Tiny houses • Safe camping • Triage center for immediate housing needs • Better education around home ownership, interest, etc.
Housing Prices and Gentrification	• 55% of people pay 30% or more of their income on rent • Prices going up due to the arena • Bay area people displace people in midtown/downtown, who then displace people in Oak Park • Concern that beautifying spaces, urban greening, etc will lead to gentrification and displacement • People cannot afford to live where they grew up	• Rent control • Land trust project • Better education around home ownership, interest, etc. • Convert vacant lots to affordable housing
Substandard Housing	• Older homes need maintenance	
Renting	• Renting is expensive and rent is rising • Scams: some places collect applications for affordable housing with fees to run credit checks, but then really just give it to the first applicant and don't check anyone else's credit. • Hard to find available listings • Rentals mostly owned by corporations	• Rent control • Create mandates for refunding fees for credit checks if credit isn't actually checked • Streamline ways to find rental listings
School Zoning	• Conversion of public schools to charters • Schools too far away	• Uncouple property values from funding for schools

Transportation

Key Themes	Current Conditions	Participant Suggestions
Public Transit	• No shelter, trash cans, or sidewalks at some of the most utilized bus stops • Buses are too expensive • Buses are too crowded • Buses are an important part of overcoming transportation obstacles to food access, so they need to be better • Seniors constitute a lot of bus ridership	• Mandate certain amenities at bus stops: shade structures, benches, garbage cans, sidewalks • Income-based reduced price bus passes • More bus routes • More buses along each route • Transportation specifically for the elderly
Walkability	• No sidewalks in places where kids are walking to school or parents are pushing strollers (not safe) • People would like to walk for transportation but see safety as a major obstacle (poor street lighting, drivers not obeying traffic laws, dogs in yards) • Poor condition of sidewalks is an obstacle to the elderly and disabled • Bicycling is not safe and not culturally popular	• Turn Morrison Creek in SouthEast into a walkable thoroughfare • Map the routes along which people actually walk in their neighborhoods and use this as a blueprint for adding sidewalks, walking paths • Enforce traffic laws • Better maintenance of sidewalks and paths
Youth and Students	• Parents don't want kids bicycling or walking to school because drivers don't obey traffic laws so it isn't safe • No sidewalks in places where kids are walking to school • Buses are often delayed, so not reliable form of transportation for students • Students often walk because buses are too crowded • No school buses	• Better police presence/enforcement of traffic laws • Map the routes children walk to school • Mandate school buses in certain neighborhoods

Appendix B: SE Sacramento Map Notes

Map Notes General Plan Workshop - Southeast Sacramento Neighborhood

Appendix C: SE Sacramento Full Notes

Notes General Plan Workshop - Southeast Sacramento Neighborhood

5/27/17 George Sims Community Center – Logan St., Sacramento CA

(Social) Health

"we fight"—Glen Elder, Avondale, whole Southeast Sac area neighborhood reputation, the little neighborhood that could

- Problem roads: Lemon Hill Corridor, Eldercreek Rd (fast, hot without shade, acts as a barrier), Power Inn Rd

[question] where is the gang activity concentrated?

- 4 gangs in the area, most violence happens among them, rather than involving residents
  - o first
    - ▪ Power Inn/Elder Creek
    - ▪ 48th st— signs were up years ago saying "these houses are being surveyed" created a weird dynamic in the neighborhood, and resulted in either the people that lived there or the drugs being dealt there moving down the street.
  - o second
    - ▪ Avondale, SE Asian
  - o third
    - ▪ Duany area
  - o fourth
    - ▪ South of Camilla
- "we learn how to navigate the streets" because of gangs
  - o [question] what do you mean?—"you just don't go down 48th unless you're wanting to buy drugs"

A local leader helps keeps things neutral, especially at the Community Center (no gang violence)

- She is a leader at the George Sims Community Center
- Driving force within the community, given credit for making the center a safe place where gang disputes are left at the door.
- Encouraging of giving back, almost mandates it of those who have grown up in the area and how can afford to give back in some way

Streets that are shaped like loops or separated from the rest of the neighborhood are treated as drug operations (drug sales and/or grow houses)

- L shaped lanes, such as 48th street
- newer cul-de-sac development off of Lemon Hill with quick in and out access

- o people don't live in those new homes off Lemon Hill.

Avondale neighborhood assets, Community Gathering

- **Max Baer Park: renovated approximately 10 years ago, but not accessible to the community (operating hours, rental protocol)**
  - o City rented the community space out to "Bridge Network"
    - ▪ BN does good work
    - ▪ To use the space, groups have to rent it from BN (who is trying to pay their rent to city)
    - ▪ Suggested: city make it rent free for BN, then that would trickle down to all being able to use the space

Avondale has small homes and is a cute, adorable niche neighborhood with characteristic bungalows "if cleaned up", but it is congested

- difficult to walk with a stroller because cars park on the sidewalk, avoiding tight street.
- some abandoned cars parked along streets

Some large house lots, shown on map creates a private back lot area not visible from the street

- o could be a really great asset for a park or community garden,
- o The lots are historically large in this area- .25-.5 acre
- o currently used for private marijuana grow operations
  - ▪ There has been an effort to form a co-op of small marijuana growers in order to move them to larger, legal lot and out of the neighborhood to reduce related crime.

Elder Creek elementary school

- Most dense school in Sacramento
  - o (Then why not grocery or health care??)
- Kids walk 65th street in heat without shade to get to school

No coffee shop or other gathering spaces to meet friends

Certain part of Glen Elder is not designated as "disadvantaged" through Cal Enviroscreen even though it is exactly the same as the rest of the area

- not eligible for help such as trees
- likely due to the distance between air monitors
  - o Suggested: closer monitors for better accuracy

Trees

- Soil Born Farms is in partnership with Cal-Fire (and some others?) to provide trees, including fruit trees to "disadvantaged communities" that have at least 3 lots close to each other with interest.
  - o they come and plant as dense of a forest in the neighborhood as they are able (creating urban forests)

- - have funding, just request
  - Currently putting in an orchard for school curriculum
    - not accessible by neighborhood
  - To enable school trees, they must sign a waiver that the schools do not have to maintain the trees
    - because school funding budgets don't allow for any landscape/ecology costs
- City responsibility for street trees, which are mostly absent (Soil Born Farms partnership cannot help with those)

Safety (police/fire/etc)

- Some areas along the city border have difficult time getting help because the operator doesn't know whether to call the city or county for help.
  - Danny Nunn Park area, for example
  - people typically just say "city" in order to get police help faster;
    - "sheriff" at county is slow to respond and further away

Employers

- Fed Ex is a big employer of the community
- Lots of diesel trucks, there is a big impact of those diesel corridors on people's health
- Suggested: Green barriers as a possible solution
  - "be a good neighbor, Fed Ex" they could provide funding

Landfill off of Power Inn Rd—possible reason for illegal dumping happening all throughout Avondale and Glen Elder (marked on map with brown *)

- Cost of dumping, not wanting to go there, etc, as possible reasons for illegal dumping activity
- The places are usually across from vacant lots, with houses facing in other directions or blocked by trees/hedges so people don't feel the eyes on the street as much

Health, in the formal sense

Faces many of the "traditional health ailments" of neighborhood with high percentage of people of color:

- High blood pressure,
- asthma,
- diabetes
- Glen Elder is an older community, median age around 40 years old
  - Traditionally the area was built for those black families who were forced out of Mather because of red-lining, most people who are homeowners in this area bought their house back then (60's?) and stayed put.

[question] how is the health access in this area?

- o Nothing, people go to Kaiser on Bruceville (?), several miles away
- o There is an "Asthma Camp" for kids with asthma
    - ▪ runs at the GSCC in the summer,
    - ▪ nurses come out to run programs to health screening kids with asthma

Where would be a good place to put a clinic or other health services?

- the neighborhood associations identified a good location (see map) near Power Inn road, south end
    - o didn't go through
        - ▪ The main reason why things (such as clinics or grocery stores) don't get developed in this area is the Euclidian distance measure of a radius to determine density
            - From that spot, a circular distance would include commercial areas
                - o Low/no density on the other side of Power Inn Rd (Fed Ex facility, Army Reserve land)
            - Creates poor data for any service oriented development—not enough people for a grocery store or a clinic because the other side of Power Inn is included in their data gathering and analysis

Lack of grocery stores in the area, most go to Wal-mart for food

- Elder Creek Market & liquor store
    - o has begun to also provide some fresh veg because there is a great need in the area for close accessible healthy food
    - o not selling locally grown food
    - o not great quality

Transportation

Bus Routes:

- 65th st is the closest stop in the surrounding areas- most used stop because it goes up the the 65th light rail stop (high connectivity)
- Busses run from 6am-8(or 9)pm
    - o Florin to Power Inn; 65th; Fruitridge
    - o Normally on a 1 hour cycle
    - o Expensive! especially now that there are no free transfers
        - ▪ people will walk great lengths to avoid paying the extra bus fare
            - including hopping tracks or taking other unsafe routes
    - o "Why do we have to fight for these things that are so obvious?"
    - o Children Access: at one point they were accessible (ran more often on more useful routes)
        - ▪ School, 3 miles away, doesn't provide bus

- bus stops are "pretty dirty"
  - No shelter
  - no trash cans,
  - little to no sidewalks on 65th (*the closest and most used bus route it sounded like*)
  - flooded in the winter
  - not safe for kids (and too many transfers to use)
- Route 81 (and 51 too) are highly used by high school kids
  - runs more often during school times (every 15 minutes)
  - 81 foes bothe to 65th light rail station or to Greenhaven

Morrison Creek

- concreted "ditch" with not deep water, but typically flowing
- informal walking trail to avoid roads
- push to turn it into a nicer, walkable kind of thoroughfare.
- Many vacant lots along this creek that could be spots for community assets (multi family/ apartment developments, parks, small grocer, community gardens)
  - There are 2 community centers and the Elder Creek elementary school along this creek
- People expressed concern about the safety component—water flows of the creek and potential runoff
- City has said that they would be open to re-mapping how the neighborhood is walked if this project gets underway
  - *This seems to be a big opportunity for this community—What types of models are there that we could look into, where else has this been done?*

Getting to school

- Currently students have to walk along Lemon Hill rd to get to school with no sidewalks
  - One of the few stop signs is on Wilkinson and 38th
- Crossings over busy roads (65th, Power Inn, Elder Creek, Florin, ect): not a lot!
- No school busses
  - Income-based reduced price passes
  - Florin High is fighting this now, proving distance traveled to school by students to make it clear that busses need to be more accessible for students
    - Florin High is not a part of the city district, busses run 1/hour out there
  - Many students catch the bus, some of which run 1 every 15 minutes during peak hours, but are still overcrowded and many kids walk the distance anyways because of bus delays and not wanting to cram in there
- 53rd St is the city/county line

[question] do people bike in the area?

- Not done- not safe
- also not a cultural thing (not even for kids)

Housing

Mostly renters

- Grow houses inflating the numbers of inhabited homes, there are actually a lot of vacant homes

Hard to find available listings for sale

- Who owns rentals in the area? Must go through real estate agents and only a couple "handle" the neighborhood
- Nothing on craigslist
- Mostly owned by corporations, often out of the country
    - A Korean corporation owns 10-15% of the homes used as grow houses

School zoning

- Camellia Elementary
    - Sore spot because it is now a charter, doesn't accept people from the neighborhood but was traditionally a neighborhood elementary school.
- Glen Elder elementary aged kids are shuttled by moms to Peter Burnette in Fruitridge Manor (about 3 miles away)

Multi-family housing

- 1 apartment complex in the whole southeast Sac. area, on Fruitridge Rd
    - Otherwise, all single family homes or duplexes
        - *Something to look into: what % of housing is owned by people who live outside the city?*
    - Really no options outside of owning a house here: people are priced and aged out of the market
        - Once you get to a certain age where you don't want to live with your parents any more, but want to continue living in the neighborhood, but do not have enough capital to buy
- Desire for much more multi-family housing.

[question] Places for apartment complexes

- Avondale, while super lovely, has terrible sidewalks, narrow streets, people have to walk their strollers in the middle of the street
    - What if vacant lots were turned into parking lots to get the cars off the street?
        - Many cars don't work, lots parked around the park in Avondale
- Small complexes could go along the creek, especially once it becomes a green-way
    - There are lots and lots of vacant lots that could be perfect spaces for new housing
    - Power Inn Rd (old grocery lot), on 65th

Affordable Housing

- Mercy Housing, a multi-family option

Does zoning allow for accessory units (more than one home per lot)?

- unsure

Can people parcel off large lots?

- unsure

- financial assets, what if people could parcel their large lots?
    - Idea:f buying the back portion of the large Avondale parcels currently being used to grow marijuana to plant as a community orchard in partnership with Soil Born.
        - Use the money from the purchases as seed money to create the Co-op of local growers off of Power Inn Rd.

Food

Access to food/grocery

- There is no distinction (*in the zoning*) between grocery stores and marijuana grow houses (both identified as "commercial")
    - Suggested: change zoning to distinguish!
    - People grow food all over the area, but maybe much of that is to hide marijuana (corn, sunflowers, ect)
- No urban ag stands
    - With the exception of the Hmong farm on Logan and Lemon Hill, but it is not sanctioned (permanent structure, operates outside of Tuesdays and Saturdays)
- Soil Born "Growing Together" bringing food site at Camellia
    - School garden project

More ideas, community assets for thought

"There is a fundamental incongruity between local tenants and local practices. The 'city of trees' doesn't mulch, the 'farm to fork capital' doesn't compost."

- "legacy pump" of the programs created by the city, but we have "gifts that we have been abusing"

"Every block has their own unique needs"

- It is hard to have a conversation about what is needed because the wide range of needs! There is seemingly no overlap between the smaller communities within the neighborhoods and no really great issue to rally around as of yet
    - There is lots of energy to rally, not a common goal right now

Morrison Creek development idea (*look into Soil Born's creek restoration project as a possible model for restoring a once concrete drainage to a riparian habitat*)

- There is a huge fear of gentrification surrounding beautifying that space

- o The underlying belief that it is not being improved for the current residents
- ● [question] who owns the creek?
  - o "I guarantee you no one knows", the city owns a piece, after 65th it is owned by the army corps, but it seems as though they are interested in developing the creek between Power Inn and 65th
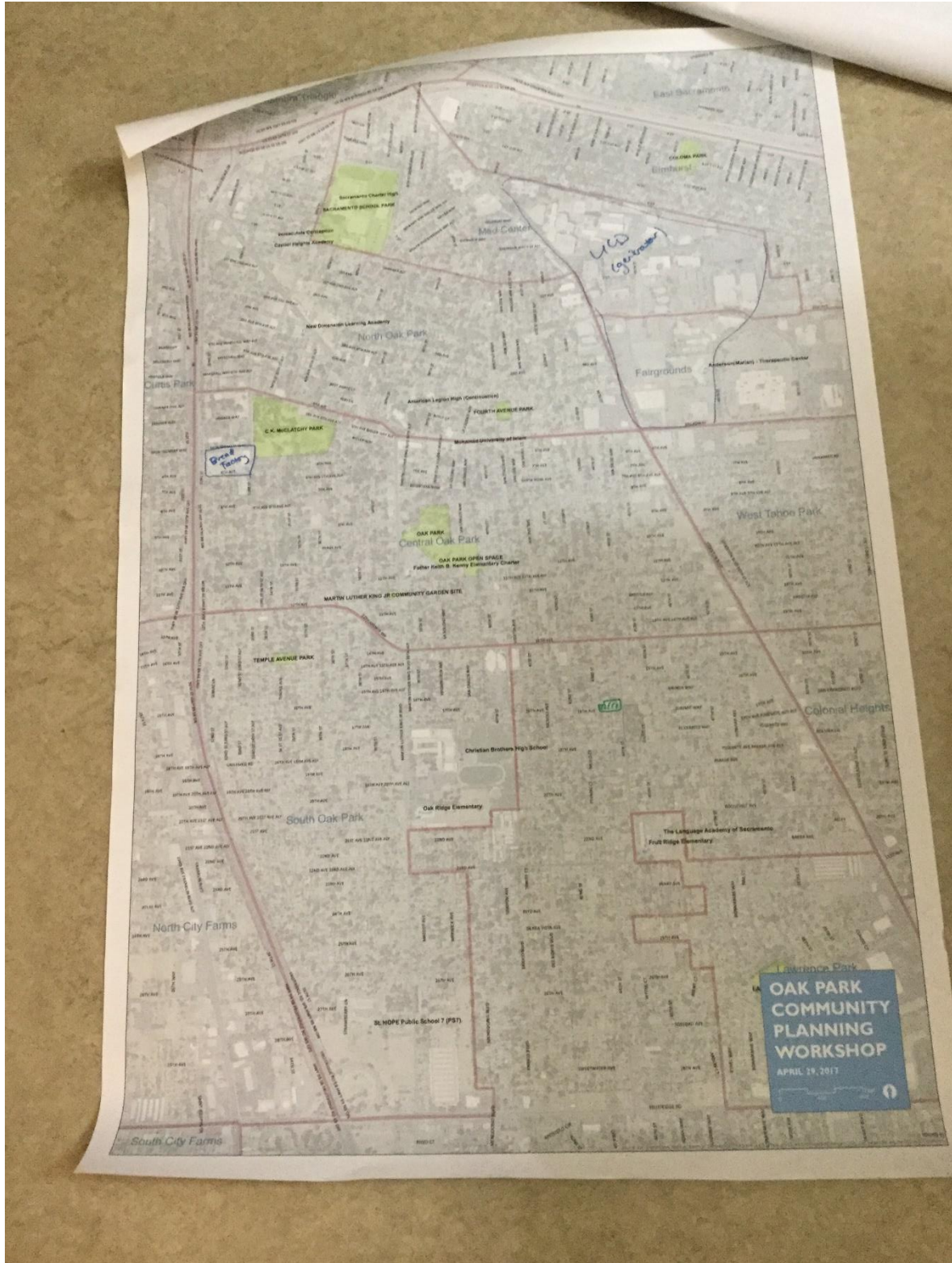 - o *This would be a good thing to see if we could identify owners?*

Fear of Gentrification.

- ● want a nice creek, but…
- ● see what a transformation happened in Cordova (ranch?)

Lots of love for Avondale. Could be like Curtis Park if it had a better tree canopy

Appendix D: Oak Park Map Notes
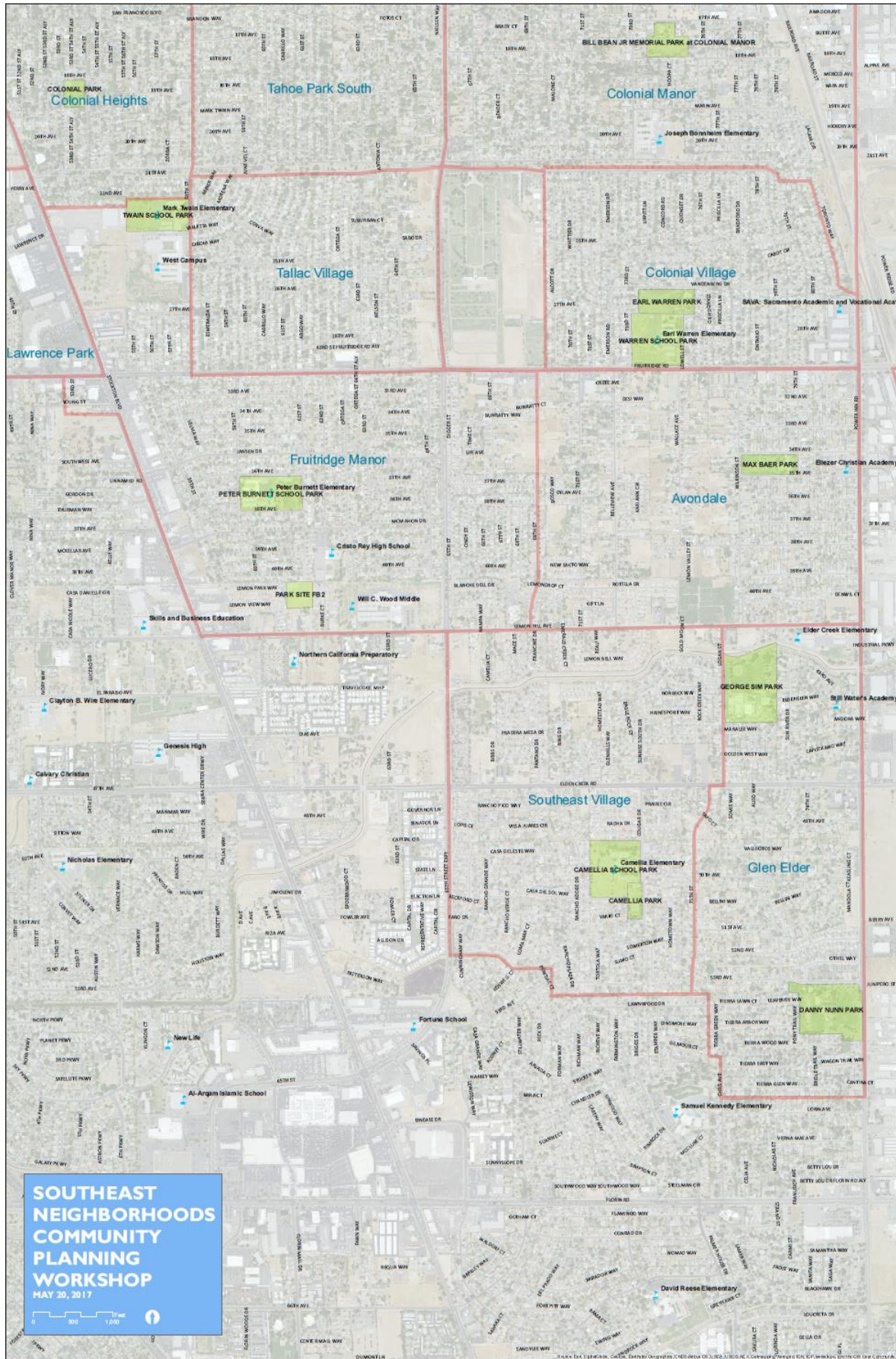
Map Notes General Plan Workshop – Oak Park Neighborhood

MEADOWVIEW VALLEY HI COMMUNITY PLANNING WORKSHOP
MAY 31, 2017

SOUTHEAST NEIGHBORHOODS COMMUNITY PLANNING WORKSHOP
MAY 20, 2017

Land Use and Urban Design Element Questions

- Do you feel that the City encourages appropriate infill development in your neighborhood?
  - Infill is the development of vacant or under-used parcels in neighborhoods that are already mostly developed.
  - Can you give us a specific example?
- Do you feel that any mixed-use centers in your neighborhood address different community needs?
  - Are there too many of one type of service such as fast-food or check cashing places? If so, where?
- Do you have enough services like banks, grocery stores, or entertainment centers with shopping and other amenities?
- Do you feel connected to other parts of town?

Economic Development Element Questions

- Do you feel like your neighborhood is a good place to do business? Why or why not?
- Are there new businesses opening in your neighborhood? What do you think would attract new businesses to your neighborhood?
  - Do you think they are necessary and successful?
  - Have they had a positive or negative impact?
- What sort of job training programs would be beneficial to the community?
- What types of jobs have you had? What types of job opportunities would you like to see more of in your neighborhood?

Current Sacramento General Plan
Land Use & Urban Design Element Goals

- The General Plan supports sustainable growth that provides for the needs of existing and future residents and businesses, ensures the equitable provision of public services, and makes efficient and appropriate use of land and infrastructure.
  - Infrastructure includes features like roads, transportation, communications, and utilities supply.
- Neighborhoods should be diverse, distinct, and well structured, and meet the community's needs, and provide a variety of housing types, densities, designs, and a mix of uses and services.
- All citizens should have fair and equitable access to employment, housing, education, recreation, transportation, retail, and public services, including participating in the public planning process.
- The General Plan promotes high-density, mixed-use urban neighborhoods that are readily accessible by transit, with convenient access to employment, shopping, entertainment, civic uses and community-supportive facilities and services, as well as traditional centers where people can shop and socialize within walking distance of surrounding neighborhoods.
  - Civic uses include schools, parks, places of assembly, libraries, or community centers.

Current Sacramento General Plan
Economic Development Element Goals

- The City will maintain a supportive business climate to retain and expand existing businesses and attract new businesses, and provide readily available and suitable sites with appropriate zoning and access.
- To meet local employment needs of businesses, the City should link workforce training programs to Sacramento businesses and support new training initiatives.

Housing Element Questions

- Do you feel that your neighborhood is developed or revitalized in a responsible way?
- Do you feel there is discrimination in housing opportunities?
- Is housing affordable in your neighborhood?
  - Is affordable housing integrated appropriately?
  - Is there enough housing for low-income and senior households in your neighborhood?

Mobility Element Questions

- Does your neighborhood have a variety of transportation options available?
  - Are there areas where you have more or less options?
  - Do they connect you with shopping, employment centers, schools, parks, medical centers, and recreation?
  - Are they easy to reach by bicycling or walking?
- Is bicycling, walking, and riding public transit safe, clean, affordable, and accessible?
  - Are there places where this is better or worse?
  - Do school children have safe routes to walk to school?

Current Sacramento General Plan
Housing Element Goals

- Neighborhoods should be developed and rehabilitated with housing that will provide a variety of housing types to encourage neighborhood stability, and provide adequate housing sites and opportunities for all households. They should be preserved, maintained, and rehabilitated appropriately to ensure housing affordability.
- New and existing neighborhoods should promote racial, economic, and demographic integration.
- The City should assist in creating housing to meet current and future needs, and remove constraints to the development of housing.
- Sacramento's modest income workers should be provided homeownership opportunities.
- Extremely low-income (ELI) households, deserve a variety of housing choices, and there should be housing choices appropriate for "special needs" populations, including homeless, youth, female-headed households, seniors, and persons with disabilities, including developmental disabilities.

Current Sacramento General Plan
Mobility Element Goals

- The City should have a transportation system that supports a variety of modes of travel (bike, pedestrian, car, etc.) and is safe, efficient, effectively planned, funded, managed, operated, and maintained that will reduce reliance on private automobiles.
- Accessibility should be increased to make it easier to complete necessary personal or economic tasks using a range of transportation modes and routes with an emphasis on walking, bicycling, and riding transit.
- Citizens deserve a universally accessible, safe, convenient, integrated, and well-connected pedestrian system that promotes walking. To increase neighborhood safety, the use of neighborhood traffic management and traffic calming techniques should be promoted.
- All streets and roadways should accommodate and promote safe and convenient travel for all users – pedestrians, bicyclists, transit riders, and persons of all abilities, as well as freight and motor vehicle drivers.

Current Sacramento General Plan
Utilities Element Goals

- Every neighborhood deserves adequate stormwater drainage facilities and services that are environmentally sensitive, accommodate growth, and protect residents and property.
- Water supply facilities should meet future growth and assure a high-quality and reliable supply of water to existing and future residents.
- There should be adequate and reliable sewer and wastewater facilities that collect, treat, and safely dispose of wastewater.
- The energy needs of the city will be provided for with an emphasis placed on decreased dependence on nonrenewable energy sources through energy conservation, efficiency, and renewable energy strategies.
- All households, businesses, institutions, and public agencies throughout the city deserve access to state-of-the-art telecommunication services.

Utilities Element Questions

- Does your neighborhood have adequate drainage during rain events?
- Are there areas that flood? Where does that happen?
- Would your neighborhood benefit from having access to recycled water?
- Has your neighborhood received education on recycling and composting?
- Do members of the community have internet access?

Current Sacramento General Plan
Education, Recreation, & Culture Element Goals

- Neighborhoods deserve to have parks, community and recreation facilities, and services that enhance community livability; improve public health and safety; are equitably distributed throughout the city; and are responsive to the needs and interests of residents, employees, and visitors.
- Citizens should have access to library facilities that enhance Sacramento's quality of life.
- Neighborhoods should have access to a diversity of arts and cultural facilities and programs for people of all ages to improve knowledge of Sacramento's history, enhance quality of life, and enrich community culture.

Education, Recreation, and Culture Element Questions

- Are there enough schools and libraries in your neighborhood?
- Are there enough parks and recreation facilities in your neighborhood? Do the parks and facilities in your neighborhood serve the needs of everyone in the community?
- Do you have access to arts and culture facilities and programs in your neighborhood?
  - What kind of arts and cultural educational activities would you like to see in your neighborhood?

Public Health and Safety Element Questions

- Do you feel that there are enough police and fire stations in your neighborhood, and that their response times are fast enough?
- Is there a lot of crime in your neighborhood?
  - What do you think would address that?
  - Are there concentrated areas of crime?
- Does your community have a good relationship with the police? If not, how would you improve that?
- Are health and human services facilities readily available to your community that assist the disabled population, seniors, and homeless?
  - What kinds of services would you like to see more of?
- Do vulnerable residents in your neighborhood have access to Cooling Centers during heat waves? Are they easy to get to?
- Do you have specific concerns about the safety of buildings or parcels in your neighborhood?
- Is Code Enforcement responsive to your complaints?

Environmental Resources Element Questions

- Do you have any community or rooftop gardens in your neighborhood? If not, where could they be located?
- Do you have access to fresh fruits and vegetables at places like farmers' markets, community markets, farm stands, or corner stores? Where do you shop for food? Is it walkable or accessible using public transit? How do you get there?
- What do you think can be done to increase access to fresh fruits and vegetables in the neighborhood?
- Do you feel that you have good air quality in your neighborhood? If not, what do you think contributes to that?

Current Sacramento General Plan
Public Health and Safety Element Goals

- Quality police services should be provided that protects the long-term health, safety, and well-being of our city, and reduces current and future criminal activity.
- Every neighborhood deserves coordinated fire protection and emergency medical services that address the needs of Sacramento residents and businesses and maintain a safe and healthy community.
- The City will aim to improve the provision of human services and promote public health and safety.

Current Sacramento General Plan
Environmental Resources Element Goals

- The City will protect local watersheds, water bodies and groundwater resources, including creeks, reservoirs, the Sacramento and American Rivers, and their shorelines.
- It will also protect and enhance open space, natural areas, and significant wildlife and vegetation in the city.
- Urban agriculture and food production should be expanded to increase the distribution and sale of locally grown food.
- The citizens deserve health and sustainability and it can be achieved through improved regional air quality and reduced greenhouse gas emissions that contribute to climate change.