



Community Development
Department

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Environmental Planning
Services
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ADDENDUM TO AN ADOPTED NEGATIVE DECLARATION

The City of Sacramento, California, a municipal corporation, does hereby prepare, make declare, and publish this Addendum to an adopted Negative Declaration for the following described project:

FIRST AMENDMENT TO 2021-2029 HOUSING ELEMENT UPDATE REVISED INITIAL STUDY/NEGATIVE DECLARATION

The City of Sacramento, Community Development Department, has reviewed the proposed project and on the basis of the whole record before it, has determined that there is no substantial evidence that the project, as identified in the attached addendum, would have a significant effect on the environment beyond that which was evaluated in the Revised Initial Study/Negative Declaration for the 2021-2029 Housing Element Update. A subsequent Mitigated Negative Declaration or environmental impact report is not required pursuant to the California Environmental Quality Act of 1970 (Sections 21000, et. Seq., Public Resources Code of the State of California).

This Addendum to an adopted Negative Declaration has been prepared pursuant to Title 14, Section 15164 of the California Code of Regulations; the Sacramento Local Environmental Regulations (Resolution 91-892) adopted by the City of Sacramento.

A copy of this document and all supportive documentation may be reviewed on the City’s web site at <https://www.cityofsacramento.org/Community-Development/Planning/Environmental/Impact-Reports> or obtained at the City of Sacramento, Community Development Department, Planning Division, 300 Richards Boulevard, Sacramento, California 95811.

Environmental Services Manager, City of Sacramento,
California, a municipal corporation

Date: November 30, 2021

By: _____
Tom Buford, Principal Planner

**First Amendment to 2021-2029 Housing Element
Addendum to Negative Declaration**

Project: First Amendment to 2021-2029 Housing Element

Project Location: Citywide

Project Discussion

On August 17, 2021, the Sacramento City Council adopted the City of Sacramento's 2021-2029 Housing Element (Housing Element). The adopted Housing Element was submitted to the California Department of Housing and Community Development (HCD) on August 20, 2021 for review and certification. HCD has requested revisions to Housing Element Appendix H-3 Fair Housing Assessment to achieve full compliance with state Housing Element Law (Article 10.6 of the Gov. Code).

HCD has indicated that programs to affirmatively further fair housing (AFFH) must have metrics and milestones.

In response, the City has prepared revisions to Table H 3-3: Factors Contributing to Fair Housing Issues, as shown in Attachment A. The proposed amendments set targets and timelines for measuring progress for the Housing Element's already-adopted programs listed in Table H 3-3. The proposed amendments do not change any programs or implementation measures set forth in the Housing Element, nor do the proposed amendments establish new programs. Rather, the amendments simply set a means by which to measure progress in meeting the objectives set forth in the Housing Element. The City of Sacramento's Planning Division staff will use the revised table to report on the progress in achieving the numeric targets each year to HCD as part of the Housing Element's Annual Progress Report.

HCD has confirmed that the proposed revisions are sufficient to address the remaining statutory requirements and the Housing Element will be in full compliance once the revisions are adopted into the Housing Element.

As the proposed amendments to Table H 3-3 simply set numeric targets for measuring progress in meeting the objectives of the Housing Element, and do not modify the Housing Elements programs or implementation measures, these amendments will not result in any physical change to the environment. In the event revisions are proposed at any time to the adopted programs, the City will determine at that time whether such proposed revisions would require additional analysis pursuant to the California Environmental Quality Act (CEQA).

Addendum Discussion

An Addendum to an adopted negative declaration may be prepared if only minor technical changes or additions are required, and none of the circumstances identified in CEQA Guidelines Section 15162 is present. The following identifies the standards set forth in section 15162 as they relate to the project.

(a) When an EIR has been certified or a negative declaration adopted for a project, no subsequent EIR shall be prepared for that project unless the lead agency determines, on the basis of substantial evidence in the light of the whole record, one or more of the following:

(1) Substantial changes are proposed in the project which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects;

(2) Substantial changes occur with respect to the circumstances under which the project is undertaken which will require major revisions of the previous EIR or negative declaration due to the involvement of new significant environmental effects or a substantial increase in the severity of previously identified significant effects; or

(3) New information of substantial importance, which was not known and could not have been known with the exercise of reasonable diligence at the time the previous EIR was certified as complete or the negative declaration was adopted, shows any of the following:

(A) The project will have one or more significant effects not discussed in the previous EIR or negative declaration;

(B) Significant effects previously examined will be substantially more severe than shown in the previous EIR;

(C) Mitigation measures or alternatives previously found not to be feasible would in fact be feasible and would substantially reduce one or more significant effects of the project, but the project proponents decline to adopt the mitigation measure or alternative; or

(D) Mitigation measures or alternatives which are considerably different from those analyzed in the previous EIR would substantially reduce one or more significant effects on the environment, but the project proponents decline to adopt the mitigation measure or alternative.

The revisions to Table H 3-3 discussed above would not substantially change the City's Housing Element. The "Meaningful Actions" and "Targets and Timelines" identify components of the Housing Element as originally adopted. These remain unchanged. The only changes included in the proposed action are identification of numeric targets whereby the effectiveness of the adopted Housing Element can be measured.

The proposed revisions would result in no physical change in the environment. None of the circumstances identified in CEQA Guidelines section 15162 that would require preparation of a subsequent CEQA documents are present.

Based on the above analysis, this Addendum to the previously adopted Negative Declaration for the project has been prepared.

Attachments:

A) Table H 3-3 as revised.

Attachment A: Revised Table H 3-3

Table H 3-3: Factors Contributing to Fair Housing Issues			
<i>Assessment of Fair Housing Identified Issue</i>	<i>Contributing Factor</i>	<i>Meaningful Actions</i>	<i>Targets and Timelines</i>
<p>Patterns of segregation based on race and income; presence of R/ECAPs and RCAAs</p>	<p>Past practices of nationwide redlining, documented evidence of racially restrictive covenants, and lending discrimination</p> <p>Patterns of public and private investments including redevelopment programs</p> <p>Zoning and land use practices resulting in predominately single-unit neighborhoods that are predominately occupied by White non-Hispanic homeowners with higher median household incomes</p> <p>Limited affordable housing available for low-income residents throughout the City</p> <p>The location of available sites for lower income housing has the potential to exacerbate patterns of segregation</p>	<p><u>Short-Term (2021-2022)</u></p> <p>Review the Mixed Income Housing Ordinance to evaluate feasibility of amendments to the ordinance, including the consideration of an inclusionary housing component, with the goal of increasing the amount of affordable housing built throughout the City (Program H1)</p> <p>Facilitate more equitable land use patterns and targeted investment in underserved communities by conducting neighborhood-level planning and preparing specific plans and actions plans (Program H9)</p> <p>Rezone sites in high resource areas to create more opportunities for lower-income housing throughout the City (Program H12)</p> <p><u>Annual and Ongoing (2021-2029)</u></p> <p>Support affordable housing development throughout the City particularly in high resource areas (Program H36)</p> <p>Increase housing choice voucher mobility throughout the City and in high resource areas (Program H40)</p>	<p><u>Short-Term (2021-2022)</u></p> <p>50 percent increase in projected available total affordable and workforce housing funding in comparison to the 2013-2021 housing element period (H1, H3)</p> <p>60 percent of affordable and workforce housing funding spent in high resource/high opportunity areas (Figure 3-3) and areas at risk or are already experiencing gentrification/and or displacement (Figure 4-6) (H1, H36)</p> <p>Initiate one specific plan or action plan every 1-2 years during the planning period in Sacramento's in infill areas and along commercial corridors that have been historically underserved (H9)</p> <p><u>Annual and Ongoing (2021-2029)</u></p> <p>60 percent of new affordable units are located in high resource/high opportunity areas (Figure 3-3) and areas at risk or are already experiencing gentrification and/or displacement (Figure 4-6) (H1, H9, H12, and H36)</p> <p>10 percent increase in housing choice voucher usage in high resource/high opportunity areas (Figure 3-3). (H40)</p>
<p>Disproportionate access to opportunities in areas identified as low resource/ high segregation and poverty in the Central City, Fruitridge-Broadway, Arden-</p>	<p>Lack of investments in low resource neighborhoods resulting in less proficient schools and poorer environmental conditions than the rest of the City</p>	<p><u>Short-Term (2021-2022)</u></p> <p>Facilitate inclusive infill and economic development in Sacramento's historically disenfranchised and disinvested neighborhoods (Programs H9 and H10)</p>	<p><u>Short-Term (2021-2022)</u></p> <p>Initiate one specific plan or action plan every 1-2 years during the planning period in Sacramento's infill areas and along commercial corridors that have been historically underserved (H9, H10)</p>

Table H 3-3: Factors Contributing to Fair Housing Issues

<i>Assessment of Fair Housing Identified Issue</i>	<i>Contributing Factor</i>	<i>Meaningful Actions</i>	<i><u>Targets and Timelines</u></i>
Arcade, and North Sacramento communities	Lack of infrastructure which limit opportunities to develop housing	<p>Target investment in underserved communities and areas being prioritized for inclusive economic and community development (Program H10)</p> <p><i><u>Annual and Ongoing (2021-2029)</u></i></p> <p>Pursue funding to provide critical infrastructure, amenities, and services in areas targeted for inclusive economic and community development (Program H46)</p>	<p><u>Conduct geographic specific infrastructure analysis every 1-2 years during the planning period in low resource / high segregation and poverty areas of the city (Figure 3-3) (H9, H10)</u></p> <p><i><u>Annual and Ongoing (2021-2029)</u></i></p> <p><u>During the planning period, obtain an average of \$5 million annually in grants, investments and allocations from federal, state, and regional government sources to invest in areas targeted for inclusive economic and community development (H46)</u></p>
Disproportionate housing needs including cost burden, risk of displacement, and risk of homelessness for renters and households of color	<p>Increased market demand for luxury apartments and single-unit housing is causing housing costs to rise dramatically</p> <p>Lack of economic mobility for marginalized residents</p> <p>Limited financial and legal assistance available for vulnerable residents, leading to increases in homelessness</p> <p>Systemic issues contributing to disproportionate housing needs and rise in homelessness for people of color include but are not limited to: economic dislocation, reduced social safety nets, housing policy, mass incarceration, family instability, structural racism, and other individual causes</p>	<p><i><u>Short-Term (2021-2022)</u></i></p> <p>Develop a coordinated response plan to address homelessness, with a focus on addressing disparities for marginalized populations (Program H13)</p> <p>Connect lower-income residents to homeownership and equity-building opportunities in their communities by supporting community ownership models (Program H18)</p> <p><i><u>Medium-Term (2023-2025)</u></i></p> <p>Raise awareness on Sacramento Tenant Protection Act. Continue to</p>	<p><i><u>Short-Term (2021-2022)</u></i></p> <p><u>Serve 2,500 unhoused residents annually (H13)</u></p> <p><u>Bring 10 shelter and housing sites online annually that have been identified in the Council adopted Comprehensive Siting Plan to Address Homelessness (H13)</u></p> <p><u>10% increase in homeownership of lower income residents in comparison to the 2013-2021 housing element period (H18 and H39)</u></p> <p><u>Conduct outreach 3 times annually with community-based organizations (CBOs) and other potential community partners that are working with interested low-income community members to develop new forms of community-driven, collective ownership models and wealth building strategies for lower-income residents (H18)</u></p> <p><i><u>Medium-Term (2023-2025)</u></i></p> <p><u>Conduct 2-3 workshops per year on fair housing rights and</u></p>

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		<p>protect tenants who have resided in a rental unit for more than 12 months by maintaining limits on rent increases and prohibiting evictions without “just cause.” (Program H25)</p> <p>Reduce barriers to housing opportunities for formerly incarcerated individuals throughout the City (Program H27)</p> <p><u><i>Long-Term (2026-2029)</i></u> Provide support to vulnerable individuals and households through a rental assistance program, focusing primarily in areas with concentrated poverty or classified as low resource (Program H34)</p> <p><u><i>Annual and Ongoing (2021-2029)</i></u> Increase homeownership opportunities throughout the City, particularly areas at risk of displacement or classified as low resource, by continuing to support first-time homebuyer assistance programs (Program H39)</p> <p>Continue to use available housing resources including subsidies, Housing Choice Vouchers, and grant funding to ensure housing for Extremely Low-Income households (Program H43)</p> <p>Preserve as many units as possible that are “at risk” of conversion to</p>	<p><u>resources (including the City’s Tenant Protection Program) located in areas at risk of displacement in collaboration with CBOs and Sacramento Housing Alliance (H25)</u></p> <p><u>Through the Renter’s Helpline, conduct 10 Renter’s Helpline and Project Sentinel presentations per year and investigate 30 cases per year (H25)</u></p> <p><u>Increase access to housing by formerly incarcerated individuals by 15% (H27)</u></p> <p><u><i>Long-Term (2026-2029)</i></u> <u>\$250,000 awarded annually for rental assistance (application fees, security deposits, prepaid rent, etc.) (H34)</u></p> <p><u>Assist 4,500 households with rental assistance during the planning period (H34)</u></p> <p><u>50 percent of households receiving rental assistance will be located in areas at risk or are already experiencing gentrification and/or displacement (Figure 4-6) (H34)</u></p> <p><u><i>Annual and Ongoing (2021-2029)</i></u> <u>Conduct annually, 4 education campaigns (emails, workshops, flyers distributed, etc.) for first time home buyer program resources (H39)</u></p> <p><u>Apply for \$3 million annually to state and federal funding opportunities for rental construction and operating subsidies and additional housing choice vouchers for the provision of housing for extremely low-income households (H43)</u></p>

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<i>Assessment of Fair Housing Identified Issue</i>	<i>Contributing Factor</i>	<i>Meaningful Actions</i>	<i><u>Targets and Timelines</u></i>
		<p>market rate and minimize loss of affordable housing inventory (Program H47)</p> <p>Conduct rental home inspections to ensure sanitary and habitable conditions throughout the City (Program H48)</p>	<p><u>Preserve 50 units “at risk” of conversion annually (H47)</u></p> <p><u>Inspect 3,000 housing units annually to ensure sanitary and habitable conditions throughout the City (H48)</u></p>
<p>Outreach and education for vulnerable and marginalized populations</p>	<p>Households that are most vulnerable are not receiving enough information about existing City programs and resources available</p> <p>Lack of sufficient accommodations for hearing or visually impaired residents and non-English speakers</p>	<p><u>Short-Term (2021-2022)</u> Perform outreach to tenants and landlords on fair housing rights, responsibilities, and resources available (Program H17)</p> <p><u>Long-Term (2026-2029)</u> Affirmative Marketing Education to promote equal access to housing (Program H32)</p> <p><u>Annual and Ongoing (2021-2029)</u> City will work with community-based organizations to provide culturally competent education to both tenants and landlords about the Rental Home Inspection Program (Program H48)</p>	<p><u>Short-Term (2021-2022)</u> <u>Conduct 2-3 workshops per year on fair housing rights and resources (including the City’s Tenant Protection Program) located in areas at risk of displacement in collaboration with CBOs and Sacramento Housing Alliance (H17)</u></p> <p><u>Long-Term (2026-2029)</u> <u>Conduct 2 educational campaigns per year (emails, workshops, flyers distributed) to spread awareness of affirmative marketing methods (H32)</u></p> <p><u>Annual and Ongoing (2021-2029)</u> <u>Conduct 4 educational workshops per year for tenants and landlords in collaboration with the California Apartment Association, Sacramento Association of Realtors and Sacramento Self Help Housing (H48)</u></p>