

## 2021-2029 Housing Element Programs Implementation Status (APR Table D)

- ❖ Short-Term (2021-2022)
- ❖ Medium-Term (2023-2025)
- ❖ Long-Term (2026-2029)
- ❖ Annual & Ongoing (2021-2029)

### Short-Term Implementation Programs (2021-2022)

Program Title	Program Language	Timeframe	Responsible Department or Agency	Status of Program Implementation
H1. Review Mixed Income Housing Ordinance	The City shall evaluate the effectiveness of the Mixed Income Housing Ordinance (MIHO). The City shall conduct an economic feasibility study to guide any decisions on changes to the ordinance, including the consideration of a mandatory inclusionary housing component. In this evaluation of the ordinance, the City will engage a broad range of stakeholders to ensure a variety of voices and interests are heard and considered. Based on the findings of the evaluation and the study, the City shall consider amendments to the ordinance with the goal of increasing the amount of affordable housing built in the City while ensuring the requirements do not pose a constraint to overall housing production.	Initiate economic feasibility analysis in 2021, complete analysis by Spring 2022, and receive decision on ordinance from City Council by end of 2022.	CDD; SHRA	Staff developed a scope of work and Request for Proposals, which was released in October of 2021. Proposals were received in late November, and staff is anticipating kicking off the project in April of 2022.
H2. Housing Development Toolkit	The City shall use the Vacant Lot Registration Program data to map privately-owned vacant lots and screen them for parcels that could be appropriate for housing based on screening criteria. The City shall develop a web-based Housing Development Toolkit on the City's website with a step-by-step process for owners identified through the Vacant Lot Registration Program and the Housing Element Land Inventory to evaluate their options for developing their site for housing. The website will walk through the development process and the incentives and programs currently being offered by the City or partner agencies. The Housing Development Toolkit will include resources to facilitate affordable housing developments on large sites, including the City's processing of lot line adjustments and voluntary merger of parcels, and a zero-dollar impact fee for affordable housing units. The City shall develop and execute a Housing Development Toolkit outreach plan targeted at developers and owners of vacant lots with a specific focus on the City's most underserved areas. The City	2021-2022	CDD	Staff has mapped privately-owned vacant lots and developed screening criteria to be used for outreach purposes. Staff is in the process of creating the Housing Development Toolkit website and it is anticipated to be launched in Spring 2022.

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	shall review the effectiveness of this program annually with the City's Housing Policy Working Group and suggest changes, as necessary.			
H3. Establish New Sources of Funding for Affordable Housing	Working with the Housing Policy Working Group (HPWG) and other stakeholders, City staff shall explore new funding sources for affordable housing with the City Council. Potential sources of funding could include but not be limited to the following: <ul style="list-style-type: none"> <li>· An increased Housing Trust Fund fee for specific uses;</li> <li>· Ensuring 20 percent of revenue from an Enhanced Infrastructure Financing District (EIFD) be set-aside for affordable housing;</li> <li>· Dedicating Property Transfer Tax revenues received in excess of the approved budget at year-end to affordable housing or infrastructure to support infill housing; and</li> <li>· An affordable housing bond.</li> </ul>	Starting in 2021, explore funding sources annually during the City's budget review and approval process.	OIED (primary); Finance Department; CDD; SHRA	The City's annual budget process takes place in May/June. Therefore, new funding sources during those time periods still need to be identified. Staff has also begun exploration of new funding sources and will be discussing funding options at upcoming Housing Policy Working Group meetings.
H4. ADU Toolkit	The City shall develop an online ADU Toolkit with overview, process, case studies, and printable one-pagers covering various topics including, but not limited to, Universal Design and access.	2021-2022	CDD	City staff have been in contract with consultants to assist in the development of the ADU Toolkit, which includes a webpage, video case studies, brochure, & the Symbium zoning tool. The webpage content has been developed. Filming for the video case studies is complete, and the Symbium tool is now live. The ADU Toolkit is anticipated to go live in May/June of 2022.
H5. ADU Outreach Plan	The City shall develop and execute an ADU outreach plan. Outreach activities could include distributing website information, ADU tours, and educational workshops/open houses.	2021-2022	CDD	City staff has contracted with a consultant to prepare an ADU outreach toolkit. The Outreach Toolkit contains a library of different tools and actions the City can use to jumpstart the ADU program and outreach to different stakeholder groups. The City anticipates completing some of these actions in 2022 upon completion of the ADU Toolkit. Additionally, the City partnered with the local American Planning Association and American Institute of Architect sections on a panel discussion about the missing middle housing and ADUs in 2021.
H6. Permit-Ready ADU Plans	The City shall develop permit ready design plans for City of Sacramento residents that will be ADA accessible and vary in square footage to accommodate a variety of ADU options.	2021-2022	CDD	City staff has contracted with a consultant to develop permit ready ADU plans. These plans will be free to City of Sacramento residents and consist of 3 models: Studio, 1-bed, & 2-bed options. All models are ADA accessible and are

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				under 750 sq. ft. to be exempt from impact fees. Plans are expected to be available in May/June 2022.
H7. Develop a Web-based Land Inventory	The City shall develop and maintain a web-based inventory of housing element sites that is updated monthly to identify sites appropriate for housing and provide an overlay of the State’s High Opportunity Areas as defined by the State’s Housing Departments such as the Treasurer or Department of Housing and Community Development. The inventory will also track remaining capacity to meet the RHNA in compliance with no-net loss requirements to maintain adequate capacity for lower- and moderate-income housing throughout the Housing Element Planning Period. The inventory will also highlight surplus City-owned sites and other public lands that would be appropriate for affordable housing.	Develop web-based sites inventory in 2021; maintain regularly through ongoing updates.	CDD; OIED	<b>Complete (February 2022).</b> City staff have developed an online web-based land inventory that was released publicly in February 2022. The web map includes the adopted housing element sites inventory layer and will be updated to identify sites as “available” or “not available”. This layer will also be used to update a summary dashboard that identifies the amount of capacity remaining in each income category. The web-based land inventory also includes sites identified by public agencies that may be suitable for future housing development. These agencies currently include the City of Sacramento, Redevelopment Agency of the City of Sacramento (RASA), Sacramento Housing and Redevelopment Agency, and Sacramento Regional Transit.
H8. Revisions to Parking Requirements	The City shall consider further eliminating City-mandated parking minimums and explore instituting parking maximums along transit corridors. Analysis, community outreach, and coordination with the City’s Parking Services Division will be initiated in 2021. Recommended revisions to the Planning and Development Code’s parking regulations to be presented to City Council for consideration in 2022.	2021-2022	CDD (primary); Public Works	2021 Update: City Council included revisions to vehicle and bicycle parking regulations in the <a href="#">2022 Planning and Zoning Work Program</a> . City Council consideration for approval is anticipated by the end of 2022.
H9. Facilitate Appropriate Development through Specific Plans and Commercial Corridor Action Plans	The City shall prepare specific plans and action plans in infill areas and along commercial corridors that have been historically underserved, as described in the 2040 General Plan Update and have been targeted for development that considers the needs and desires of the neighborhood in which it is located (e.g., Stockton Blvd, Del Paso/Marysville Blvd). The City shall work to conduct neighborhood-level planning with residents to develop customized engagement and investment strategies that ensure meaningful and equitable participation and anti-displacement solutions in areas targeted for inclusive economic and community development. Infrastructure and California Environmental Quality Act (CEQA) analysis should be included in Specific Plans to facilitate	Initiate one specific plan or action plan every 1-2 years during the planning period, starting in 2021 with the Stockton Blvd Plan.	CDD	The Stockton Blvd Plan is underway and includes a specific plan and an action plan. An EIR will accompany it to provide greater streamlining than what is already allowed for development along the commercial corridor. The action plan will also advance production of accessory dwelling units (ADUs), repair of existing housing and other anti-displacement measures through implementation of included strategies and programs. The plan will also include strategies to connect developers to resources.

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	and reduce the length and cost of the development review process.			The Marysville/Del Paso Action Plan kicked-off in early 2022 and will include education, capacity building, and other techniques to help small developers understand and proceed through the development process and help homeowners to build ADUs.
H10. Targeted Infill Infrastructure Strategies	The City shall leverage available State and federal funding sources to conduct infrastructure analyses and targeted studies to understand existing capacity and conditions in infill areas and along commercial corridors of the City that are being prioritized for inclusive economic and community development. The City shall identify area-specific infrastructure improvements and prepare local area finance plans as feasible, to lower construction costs and catalyze development in targeted areas. These finance plans will be prioritized in areas that have been historically underserved and are identified in the Housing Element land inventory to provide opportunities for investments that lead to more equitable quality of life throughout the City. The City was awarded \$750,000 in 2021 from the California Department of Housing and Community Development’s (HCD’s) Local Early Application Planning (LEAP) grant program to conduct stormwater drainage basin modeling for priority infill areas and housing element site inventory locations. This infrastructure study will be completed by the end 2023.	Begin conducting infrastructure analyses in 2021 and begin preparation of local area finance plans in 2023.	CDD (primary); Public Works; OIED	The infrastructure analysis funded by the LEAP grant is in process. Several tasks have been completed towards reviewing and modeling the stormwater drainage for over 4,000 acres of land in the city, including many parcels which have been listed on the Housing Element’s inventory of vacant or nonvacant Tier 1 sites.
H11. Prohousing Designation	The City shall strive to receive and maintain through the sunset date of January 1, 2025, the State’s Prohousing Designation by demonstrating a sufficient number of polices that significantly contribute to accelerating housing production. Jurisdictions that receive a Prohousing Designation will receive incentives in the form of additional points or other preferences in the scoring of competitive State funding grant programs in the areas of housing, transportation, infrastructure, and land use.	Initiate application in 2021 and maintain designation through sunset date of January 1, 2025.	CDD	<b>Complete (February 2022).</b> The City of Sacramento was designated as the state’s first Prohousing jurisdiction on February 24, 2022. <a href="https://sacramentocityexpress.com/2022/02/24/sacramento-first-city-in-california-to-win-state-prohousing-designation-for-housing-friendly-policies/">https://sacramentocityexpress.com/2022/02/24/sacramento-first-city-in-california-to-win-state-prohousing-designation-for-housing-friendly-policies/</a>

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H12. Rezone Additional Affordable Housing Sites in High Resource Areas	The City shall redesignate and rezone sites in high resource areas, as identified by HCD and TCAC, to create more opportunities for affordable housing in areas that offer low-income children and adults the best chance at economic advancement, high educational attainment, and good physical and mental health. The City will establish an appropriate target based on an analysis of potential sites to rezone.	Redesignate sites in conjunction with the 2040 General Plan Update and subsequent zoning updates to the Planning and Development Code in 2022-2023.	CDD	The City anticipates completing this program by the end of 2023.
H13. Homeless Plan	The City shall work with the Continuum of Care, its members, service providers, and jurisdictions, on a coordinated response plan that is updated regularly. The Plan shall include potential shelter site and strategies to address homelessness, with an emphasis on addressing disproportionate barriers to existing homelessness and accessing housing among marginalized populations. The Plan shall also include metrics and indicators to track the efficacy of programs and investments to address homelessness. These metrics will be presented each year in a publicly available annual report.	Consider the creation and adoption of a plan by 2022 and update as needed.	City Manager's Office (Department of Community Response, Homeless Services Division) in coordination with the OIED, and the COC for Sacramento County	The City adopted the <a href="#">Comprehensive Siting Plan (CSP)</a> on August 10, 2021 and staff has been implementing that plan since. The City is also currently coordinating with the County of Sacramento and Sacramento Steps Forward in the drafting of a coordinated plan that incorporates the City's CSP and meet's the state's requirements for the Homeless Housing and Assistance Program (HHAP) Homeless Plan document.
H14. Article 34 Ballot Measure	The City shall advocate the State Legislature to repeal Article 34 from the State Constitution. If Article 34 is not repealed by the State, the City shall place a measure on the ballot to seek voter approval that would grant the City general authority to support the development of affordable housing units that, at a minimum, would meet the lower-income RHNA. The City currently has voter approval, this program would request voter approval once the current approval period ends in 2024.	2022-2024	SHRA (primary); OIED	City staff is working with in-house legislative staff on this initiative in hopes of repeal. SHRA is working on a countywide ballot measure for the November 2022 ballot. The City anticipates completing this program by 2024.
H15. Permitting Requirements for Special Needs Housing	The City shall ensure compliance with State law and encourage special needs housing through the following actions: · The City shall amend the Zoning Code to allow Low Barrier Navigation Center developments by right in mixed-use zones and nonresidential zones permitting multi-unit uses (Government Code	2022	CDD	Staff is researching the State requirements to determine how to best integrate into the City Code. Anticipated completion in Winter 2022.

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	<p>Sections 65660-65668).</p> <ul style="list-style-type: none"> <li>· The City shall review and revise the Zoning Code provisions for temporary residential shelters to comply with locational restrictions and parking requirements under State law (Government Code Section 65583(a)(4)), establish a higher threshold for the number of beds permitted by right, and ensure that the zones in which shelters are permitted by right provide sufficient capacity in appropriate locations within the City where public transit and services are available.</li> <li>· The City shall update the Zoning Code to allow SROs (i.e., residential hotels) by right in commercial and multi-unit dwelling zones.</li> <li>· The City shall develop a processing procedure to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, without a conditional use permit or other discretionary review in all zoning districts where multi-unit and mixed-use development is permitted (Government Code Section 65651(a).</li> </ul> <p>Review and amend the Zoning Code, as necessary, to ensure requirements for group homes of seven or more persons are consistent with State law and fair housing requirements.</p>			
H16. Update Density Bonus Ordinance	The City shall update the Density Bonus Ordinance for consistency with State law.	2022	CDD (primary); SHRA	The City anticipates completing this program in 2022.
H17. Fair Housing Education, Information, and Dispute Services	The City, with partner organizations, shall continue to provide fair housing services to tenants and landlords. Services include: the Renter’s Help Line to direct referrals to legal counsel to prevent and rectify fair housing issues; fair housing trainings; and distribution of fair housing informational materials. The City shall look for opportunities to expand its outreach and public education strategies on available tenant protection services to reach vulnerable and at-risk households by offering information in other languages, targeted social media efforts, combining information with other assistance programs, engaging youth or distributing resources through schools, seeking opportunities for ongoing dispute resolution services, and partnering with community-based organizations.	Provide ongoing fair housing services; develop outreach and public education strategies by 2022.	CDD (co-primary); SHRA (co-primary); OIED	SHRA funds the Renter’s Helpline (RHL) and Legal Services of Northern California (LSNC). RHL and LSNC have increased their information available through social media and their websites in response to the pandemic. They are currently working to increase their social media outreach and increase outreach. Additionally, as part of the COVID response, the City has been funding the Sacramento Mediation Center to provide free mediation services to assist with disputes between both commercial and residential tenants and landlords impacted due to the COVID-19 pandemic.

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H18. Support Collective Ownership Models	The City shall conduct outreach 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 (e.g., co-op housing, community land trusts) to identify ways the City can support these efforts. The City shall work with communities at-risk of displacement to evaluate these ownership models.	Initiate coordination in 2022 and provide ongoing support as appropriate.	OIED (primary); CDD	The City held community workshops over Summer 2021 for the Stockton Boulevard Plan Area, currently at-risk of displacement, that included discussion of collective ownership models. Discussions and evaluation ongoing for model options and community support.

## Medium-Term Implementation Programs (2023-2025)

Program Title	Program	Timeframe	Responsible Department or Agency	Status
H19. Affordable Housing Educational Campaign	The City shall develop an educational campaign to bolster community support for affordable housing. The campaign could include social media content about housing needs, challenges, new developments, and available resources; information available on the City website; and outreach to local journalists, media outlets, and community organizations.	2023	OIED (primary); CDD; SHRA	The City anticipates initiating this program by the end of 2023.
H20. Universal Design Ordinance	The City shall review and update the Universal Design Ordinance to provide clarification on how and when the ordinance is applied. The City shall partner with AARP and Resources for Independent Living to increase awareness of the City's Universal Design Ordinance.	2023	CDD	The City anticipates completing this program by the end of 2023.
H21. Prioritize Infrastructure for Affordable Housing	The City shall establish procedures for granting priority water and sewer service to developments with lower-income units in compliance with Government Code Section 65589.7.	2023	Department of Utilities (primary); CDD	The City anticipates completing this program by the end 2023.

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H22. Mid-Term Evaluation of Implementation Programs	The City shall evaluate the effectiveness of each of the implementation programs in meeting their stated objectives. The City shall meet with the Housing Policy Working Group (HPWG) in the Fall of 2023 and conduct a City Council Workshop in the Spring of 2024 to review the progress of the implementation programs in meeting their stated objectives. City staff will then recommend adjustments to implementation programs that are not on-track to meeting their stated objectives by the Winter of 2024.	2023-2024	CDD; OIED; SHRA	The City will complete this program in 2024.
H23. Movable Tiny Homes as ADUs	The City shall consider amending the Planning and Development Code to allow movable tiny homes to be considered an ADU.	2024	CDD	Extensive coordination with the Building Division needs to occur, including understanding the implications from the Building Code. The City anticipates completing this program by the end of 2024.
H24. Explore Methods to Further Reduce the Expense and Uncertainty Associated with the Planning and Building Permit Process	The City shall explore further actions for streamlining and simplifying the planning approval and building permit processes. The City shall work with small infill housing developers and other stakeholders on the Housing Policy Working Group to review current processes and fees to identify ways to reduce costs and streamline processes for small infill development.	2023	CDD	The City anticipates completing this program by the end of 2023.
H25. Sacramento Tenant Protection Act	The City shall conduct outreach to raise awareness by tenants and landlords of the requirements and rights afforded to them under the Sacramento Tenant Protection Act (Sacramento City Code Chapter 5.156). The City shall collect data to review the effectiveness of the current ordinance and consider changes that would strengthen the effectiveness of the current ordinance.	Outreach and data collection of the Sacramento Tenant Protection Act is ongoing and will continue through the life of the programs. Revisions to the existing ordinance will be considered prior to the current sunset date of December 31, 2024.	CDD	The Tenant Protection and Relief Act was adopted in late 2019. Tenant Protection Program (TPP) staff were onboarded to implement the program in early 2020. Once the COVID-19 pandemic began, TPP staff priorities shifted to supporting the eviction moratorium, thus delaying implementation of the full program.  In 2021, TPP staff launched a communication campaign to landlords informing them on upcoming registration and billing notices and to tenants advising them of their rights and how to initiate a complaint or concern. Outreach meetings to provide an overview of TPP were conducted with the California Apartment Association (CAA), California Association of Realtors (CAR), and Sacramento Association of Realtors (SAR). TPP staff also participated in a Housing Resource Fair held in partnership with the Sacramento Housing Alliance to hold discussions related to housing rights, housing legal



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				<p>assistance, homelessness prevention and assistance, tenant rights, and eviction defense.</p> <p>Detailed reports of program implementation can be found at the following links:            January 5, 2121:  <a href="https://sacramento.granicus.com/MetaViewer.php?view_id=21&amp;event_id=3874&amp;meta_id=610744">https://sacramento.granicus.com/MetaViewer.php?view_id=21&amp;event_id=3874&amp;meta_id=610744</a>            November 16, 2021:  <a href="https://sacramento.granicus.com/MetaViewer.php?view_id=21&amp;event_id=4176&amp;meta_id=653008">https://sacramento.granicus.com/MetaViewer.php?view_id=21&amp;event_id=4176&amp;meta_id=653008</a></p>
H26. Review Rent Escrow Ordinance	The City shall review and evaluate the feasible implementation and impacts of the Rent Escrow Account Program (Sacramento City Code Article XIV). If implementation of the current ordinance is determined to be infeasible or ineffective, the City shall coordinate with stakeholders to identify alternative approaches to addressing the needs of tenants.	2025	CDD, Finance	The City anticipates completing this program by the end of 2025.
H27. Fair Chance Ordinance	The City shall research best practices to reducing housing barriers for formerly incarcerated individuals and present recommended policies for Council review in 2024. The City will then decide whether to adopt a Fair Chance Ordinance that creates rules that limit the use of criminal records by landlords when they are screening prospective tenants.	2024-2025	OIED (primary); CDD; SHRA	The City anticipates completing this program by the end of 2025.
H28. Infill Housing Prototypes	The City shall work with infill developers and other stakeholders on replicable site plans or architectural plans to reduce pre-development costs and expedite the planning approval process for a variety of ADA-accessible infill housing types, including duplexes, triplexes, fourplexes, bungalow courts, and other workforce housing types, that can be used throughout the City.	2025	OIED; CDD	The City anticipates completing this program by the end of 2025.
H29. Financial Assistance for Affordable ADUs	The City shall identify potential funding sources and community partners to develop and implement a financial assistance program that would provide loans and/or grants to encourage homeowners to construct an ADU with an agreement to charge rents affordable for lower income households or rent the ADU to Housing Choice Voucher participants.	2025	CDD (primary); OIED, Treasurer's Office	The City anticipates completing this program by the end of 2025.

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H30. Regional Analysis of Impediments to Fair Housing	The City shall continue to participate in a regional collaborative approach to analyzing and addressing fair housing issues through the five-year review and update of the regional Analysis of Impediments to Fair Housing Choice. The City shall take affirmative actions to further fair housing choice in the City by implementing the solutions developed in the Regional Analysis of Impediments to Fair Housing Choice (AI) to mitigate and/or remove fair housing impediments.	2025	SHRA (primary); CDD (primary)	The City anticipates completing this program by the end of 2025.
H31. Monitor Status of Flood Protection Improvements and Impact on Meeting the RHNA	The City shall monitor the status of flood protection improvements in the Natomas Basin planned for 2025 and the associated residential cap on building permits in the Natomas Basin (i.e., 1,000 single units and 500 multi-units per calendar year). If the residential building permit cap would impact the City's ability to meet the lower-income RHNA, the City will take action to eliminate the potential impact or will ensure that adequate sites are available, or made available, in other areas of the City.	Monitor residential building permits annually; make determination of impact on ability to meet lower-income RHNA in 2025, and take action to eliminate impact or identify replacement sites by the end of calendar year 2025.	CDD	The City continues to monitor the status of flood protection improvements in the Natomas Basin. The Housing Element sites inventory contains capacity for over 4,000 units of lower income housing and over 2,500 of moderate-income housing in vacant and underutilized sites and approved projects in this area of the City. Per the City's Floodplain Management Regulations (15.104.065 Zone A99 regulations), for the calendar year 2022, the allowed number of permits to be issued for single unit dwellings is 2,480, and the allowed number of permits to be issued for multi-unit dwellings is 1,623. These caps are well in excess of the amount of recent development activity and projected development activity for the calendar year 2022. Thus, the cap on residential building permits will not affect the City's ability to meet the lower income RHNA.

## Long-Term Implementation Programs (2026-2029)

Program Title	Program	Timeframe	Responsible Department or Agency	Status
H32. Affirmative Marketing Education	The City shall promote compliance with California Government Code 12955 (c) that says: It shall be unlawful: ... For any person to make, print, or publish, or cause to be made, printed, or published any notice, statement, or advertisement, with respect to the sale or rental of a housing accommodation that indicates any preference, limitation, or discrimination based on race, color, religion, sex, gender, gender identity, gender expression, sexual orientation, marital status,	2026	CDD (primary); SHRA	The City anticipates completing this program by the end of 2026.

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	national origin, ancestry, familial status, source of income, disability, veteran or military status, or genetic information or an intention to make that preference, limitation, or discrimination. The City shall ensure that developers of new housing are aware of this law and the importance of promoting neighborhood integration. The City shall create educational materials, post materials to the Housing Development Toolkit (Program H2) and work with the Housing Policy Working Group to spread awareness of affirmative marketing methods, and consider adopting a resolution supporting affirmative marketing and adherence to the letter and intent of Government Code 12955. (c).			
H33. Identify Local Financing for Affordable Housing	The City shall study the feasibility of developing local financing strategies to help finance affordable housing. Some options could include reviewing and evaluating the viability of creating a public bank to help finance affordable housing, among other public goals; and forming a consortium of locally serving banks to develop a source of capital for residential builders who agree to target their housing product to the needs of the local economy.	Complete study and present recommendation to City Council by the end of 2026	Treasurer's Office (Primary); OIED; SHRA	The City anticipates completing this program by the end of 2026.
H34. Research Options for a Rental Assistance Program	The City shall research and identify best practices for affordable alternatives to up-front payments of application fees, security deposits, or other prepaid rent such as a low- or no-interest loan to the tenant, a direct grant issued to the landlord, or additional supportive services and case management.	2027	OIED (primary); CDD	The City has initiated conversations for security deposit insurance and is currently evaluating. The City anticipates completing this program by the end of 2027.
H35. Review Condominium Conversion Ordinance	The City shall review and modify the Condominium Conversion Ordinance to make the process and regulations clearer to staff, applicants, and affected tenants, while maintaining oversight in order to avoid adverse impacts to the rental housing stock and tenants.	Review and consider modifications to ordinance in 2028	CDD	The City anticipates completing this program by the end of 2028.

## Annual and Ongoing Implementation Programs (2021-2029)

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H36. Support Affordable Housing Development	The City and SHRA will continue to assist in the development of affordable housing by providing gap financing, issuing mortgage revenue bonds, and providing support for funding applications, and offering technical assistance with site identification, project concept feedback-predevelopment meetings, development incentives, and permit processing. The City and SHRA shall explore ways to increase affordable housing development in areas of high resource and opportunity throughout the City.	Ongoing	SHRA (primary); OIED; CDD	<p>In 2021, the City has furthered this goal by partnering with Homekey Projects, Affordable Housing Sustainable Communities (AHSC) Projects, and Comprehensive Siting Plan (CSP) implementation projects. The City has also set-aside additional funding for affordable housing development as part of its budgeting. In the City of Sacramento, SHRA has assisted the following developments with some combination of either gap financing, issuing of mortgage bonds or a combination of them all:</p> <ul style="list-style-type: none"> <li>• The Wong Senior – new construction- 150 units;</li> <li>• RAD II – rehabilitation – 190 units;</li> <li>• Mirasol C – new construction – 84 units;</li> <li>• 39th &amp; Broadway – new construction – 43 units;</li> <li>• Northview Pointe – new construction – 67 units;</li> <li>• 4995 Stockton Blvd – new construction – 200 units;</li> <li>• Villa Jardin/Coral Gables – rehabilitation – 81 units;</li> <li>• Vista Nueva – conversion – 117 units;</li> <li>• Central Sac Studios – conversion – 92 units.</li> </ul>
H37. Surplus Public Lands	<p>The City shall regularly review the inventory of City-owned surplus, vacant, or underused land, no longer needed for current or foreseeable future public operations, that should be considered for sale or lease for development of affordable housing and/or shelters. The City shall prioritize the review of sites within high resource areas. Where sites are not purchased for residential purposes, a portion of revenue generated from sale of surplus lands should be used to fund affordable housing. The City was awarded Senate Bill (SB) 2 Planning Grant funds in 2020. A portion of these funds are being used to develop this program. The SB 2 grant program will be completed by the end of 2023.</p> <p>Pursuant to Assembly Bill (AB) 1486, the City shall actively market the land to affordable housing developers and also consider opportunities to partner with affordable housing developers, such as identifying public buildings or parking structures where air rights could be made available for housing, or transit stations where affordable housing can be added while preserving</p>	Review City-owned sites annually; market sites to affordable housing developers as sites become available	OIED (primary); CDD; SHRA	The City has revised its process to include the updated state requirements and has provided the information to local affordable housing developers. The City recently entered into a Purchase & Sale Agreement for its first land sale under this process, which includes more than 25% affordable units on-site.

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	adequate public parking. The City shall also consider opportunities where public uses could be relocated to other, more appropriate sites to make sites available for affordable housing, particularly in high resource areas. The City will work with other public agencies, such as Sacramento Regional Transit and the school districts, to implement this program.			
H38. Legislative Advocacy	The City shall track and advocate for State and Federal legislation and budget decisions that create more affordable housing opportunities.	Annually	OIED (primary); Office of Governmental Affairs; CDD; SHRA	As an ongoing activity, the City monitors relevant affordable housing legislation and funding opportunities. The Green Means Go Program was supported and will be implemented by the State.
H39. First-time Homebuyer Assistance Program	The City shall seek resources for local down payment assistance programs and continue to apply for funding to support first time homebuyer assistance programs. Available funding programs currently include the following: CalHome First-time Homebuyer Mortgage Assistance Program (CalHome), Building Equity and Growth in Neighborhoods Program (BEGIN), and Mortgage Credit Certificate Program (MCC). The City shall work with service providers and identify community partners to market these homeownership programs to residents in areas at risk of displacement and gentrification and to populations that have historically been excluded by discriminatory mortgage lending practices.	Apply for funding annually	SHRA; CDD; OIED, Community Partners	In 2021, SHRA provided down payment assistance in the City to 10 households using the CalHome First-Time Homebuyer program. There were no allocations for the Mortgage Credit Certificate program in 2021. The City is also evaluating use of this program as part of its anti-displacement work in the Stockton Boulevard Plan Area.
H40. Tenant-Based Housing Choice Vouchers	SHRA, acting as the City's Housing Authority, shall continue to provide Housing Choice Vouchers (HCVs) to very low- and extremely low-income Sacramento households in order to provide affordable housing options to those most in need. SHRA shall continue to offer Small Area Fair Market Rents, implement the Landlord Incentive Program based on available federal funding, and provide landlord education on the benefits of participating in the program. SHRA shall also consider other best practices to incentivize new landlords to participate in the program.	Ongoing	SHRA	SHRA, acting as the City's Housing Authority, has continued efforts in the Housing Choice Voucher (HCV) program to provide affordable housing options to those that are most vulnerable. Those efforts consist of using federal funds to provide incentives to previous and new landlords, encouraging participation in the program and continued analysis of the Small Area Fair Market Rents. SHRA increased marketing strategies to educate and attract owners and landlords with an updated Owner Handbook and upgrades to the Landlord Portal, an electronic platform for easy access to working with SHRA. During the fiscal year 2021, SHRA awarded 494 Emergency Housing Vouchers (EHV), a referral-based program funded by the American Rescue Plan, to continue efforts to assist the most in need.

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H41. Asset Repositioning of Public Housing	SHRA shall implement the Asset Repositioning of the City’s public housing units through the acquiring and rehabilitating of Housing Authority properties. These activities will be implemented through a joint venture between the nonprofit organization established by the Housing Authority or through collaboration with an established non-profit developer. Projects will utilize a combination of mortgage revenue bonds, low-income housing tax credits, state and federal funding and gap financing from SHRA’s funding resources to ensure no net loss of extremely low-income (ELI) units.	Ongoing	SHRA	SHRA’s Implementation of Asset Repositioning includes Central City RAD II, the acquiring and rehabilitation of Edge Water and Capitol Terrace Apartments located in downtown Sacramento. The conversion from public housing to affordable housing will include a combination of multifamily bond and low-income housing tax credit (LIHTC) with project-based vouchers. A total of 190 existing units will be preserved as Affordable Housing.
H42. Single Room Occupancy Hotels	SHRA shall continue to implement the Single Room Occupancy (SRO) ordinance, providing funding and other resources for the rehabilitation of existing SRO units and the construction of new SRO units in the City.	Implementation of SRO ordinance is ongoing. Update Planning and Development Code to be completed by 2024.	SHRA	Capitol Park Hotel is an example of how SHRA will continue to partner with developers to provide funding and other resources for the rehabilitation of existing SRO units. Capitol Park Hotel, a 180-unit historic building will be converted to 134 studio affordable, permanent supportive and workforce housing.
H43. Housing for Extremely Low-Income Households	SHRA shall continue to use available housing resources, including both portable and project-based rental subsidies, such as local Housing Choice Vouchers (HCVs), federal Housing Assistance Payment contracts, Veterans Affairs Supportive Housing (VASH) vouchers, Mainstream vouchers, Emergency Solutions Grant, and State Mental Health Services Act (MHSA) funding for the provision of housing for extremely low-income households. SHRA shall continue to apply to annual and irregular state and federal funding opportunities for rental operating subsidies and additional vouchers as they arise.	Seek annual funding opportunities and additional funding opportunities as they arise.	SHRA	SHRA will continue to apply to annual and irregular state and federal funding opportunities. In 2021, Vista Nueva and Central Sacramento Studios was awarded a combination total of \$4,240,000 of MHSA funding and \$52,934,948 in Homekey funding. Additionally, \$1,210,000 of Permanent Local Housing Allocation (PLHA) funds were committed to Central Sacramento Studios.
H44. Construction Skills Educational Alignment	The City shall work with local high school districts, higher educational institutions, related non-profit agencies, and representatives of the building trades through the creation and regular convening of a taskforce to do outreach and educate youth on construction job options and benefits, develop training pathways and system coordination, and enhance programs to ensure sufficient, local skilled labor within our region.	Ongoing	OIED	<p>The City’s workforce priorities have shifted since this implementation program was developed. Current City funding allocated for workforce development is targeting youth/young adults ages 16 – 30, into public sector (government jobs) pathways.</p> <p>There is still some alignment with the construction industry, as there are specific City departments that have construction-related jobs included in this new youth workforce program.</p>

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				<p>Coordination has already begun with our larger system partners, such as Sacramento City College (SCC), Sacramento Employment and Training Agency (SETA), Sacramento City Unified School District (SCUSD) and Sacramento County Office of Education (SCOE) to align the City’s workforce efforts with that of their Career Technical Education (CTE) pathways.</p> <p>However, due to staff capacity and parameters of funding to support workforce development services at the City of Sacramento, the City’s workforce services are concentrating on steering young people into public-sector jobs (beyond Construction) through the State Californians for All (CFA) youth workforce grant at this time.</p>
H45. Support Innovations in Construction Technology	The City shall support and encourage innovations in construction technology to build more affordable housing in less time and with fewer resources by partnering with these projects through land or subsidies and supporting non-traditional construction methods (such as modular and other offsite construction methods).	Ongoing	CDD (primary); SHRA; OIED	The City has completed two Homekey projects using manufactured housing technology and continues to pursue opportunities for non-traditional construction methods.
H46. Funding Complete Neighborhoods	The City shall pursue funding to provide critical infrastructure, amenities, and services in areas targeted for inclusive economic and community development.	Ongoing	CDD; Youth, Parks, and Community Enrichment (YPCE); Utilities; Public Works; OIED	<p>The City was awarded over \$5.9 million in grant funding for parks and facilities improvements such as parks renovations and safety improvements, tree planting, parks access improvements, restrooms, shade canopies, bike amenities, exercise equipment, and more. These projects are in progress or have been completed across the City in locations such as the Sacramento Northern Parkway, McClatchy Park, Meadowview Park, Oak Park, Mangan Park, Robertson Field, and more. Additional grant applications are currently pending, such as a Statewide Park Program grant application of \$3,251,550 for recreation amenity improvements to Del Paso Regional Park.</p> <p>The City is currently using Local Early Application Planning (LEAP) grant funding to analyze and model stormwater drainage in key housing areas. This will</p>

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				<p>allow appropriate planning to solve these issues and/or price the future solutions correctly.</p> <p>The Stockton Blvd Plan also includes a study of infrastructure deficiencies and costs to resolve them as well as the exploration of an enhanced infrastructure financing district to fund some of the necessary improvements.</p>
H47. Preserve Existing Supply of Affordable Housing	<p>The Sacramento Housing and Redevelopment Agency (SHRA) shall track expiring subsidy contracts and regulatory agreements on regulated affordable housing. SHRA will prioritize multifamily lending such that preserving affordable housing at risk of converting to market rate comes first when funding is available. SHRA will ensure that owners have complied with Government Code Sections 65863.10, 65863.11, and 65863.13 before releasing regulatory agreements or approving ownership transfers for projects affiliated with SHRA. In addition, at least annually, SHRA will review the list of properties with expiring regulatory agreements and contact owners whose properties' restrictions will expire within the following 36 months. SHRA will coordinate with qualified entities upon initial noticing and pursue and support applications for funding. To maximize tenant protections, SHRA will offer coordination assistance – developer outreach for owners planning to sell and tenant education for owners planning to allow their restrictions to expire. In addition, the City will ensure compliance with the “no net loss” provisions of the adopted Housing Authority Repositioning Strategy, ensuring that, during rehabilitation and revitalization of public housing properties, there is no net loss of units affordable to extremely low-income families.</p>	<p>SHRA will track expiring subsidy contracts on an ongoing basis and will conduct an annual review.</p>	SHRA	<p>SHRA continues to transition its public housing portfolio to the Rental Assistance Demonstration (RAD) Program. Edge Water and Capitol Terrace Apartment buildings located in downtown Sacramento will be the second RAD phase to convert from public housing to multifamily bond and low-income housing tax credit (LIHTC) program with project-based vouchers. A total of 190 existing units will be preserved as Affordable Housing. The Housing Authority of the City of Sacramento will continue to provide on-site management for both sites.</p>
H48. Rental Home Inspection Program	<p>The City shall continue to implement the citywide Rental Housing Inspection Program (RHIP) where building inspectors inspect rental properties for interior and exterior to ensure compliance with building codes and safe, sanitary and habitable conditions and issue corrective notices. The City shall track and report annually on the number of units inspected, the number of violations, and the actions taken on those violations in order to ensure the effectiveness of the program. The City shall work with community-based organizations to provide culturally competent</p>	<p>Continue ongoing implementation of the program; expand annual reporting metrics starting in 2022</p>	CDD	<p>The Rental Housing Inspection Program, entering its 13th year, continues to inspect newly registered rental properties and perform random audit inspections of existing, self-certified rental properties. 3,032 rental units were inspected in 2021. 2,019 units were found to have violations. Six units were referred to Housing and Dangerous Buildings due to continuing violations. 2021 year-end registration statistics decreased by 3.5% as compared to year-end 2020. Additional information</p>



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	education to both tenants and landlords to better understand the program.			on the program can be found on the City’s website at the following link: <a href="http://www.cityofsacramento.org/rhip">http://www.cityofsacramento.org/rhip</a>
H49. Emergency Repair Program	The City shall provide grants for low- and very low- income homeowners for emergency repairs and/or accessibility modifications to their homes and shall work to identify funding to expand this program to include loans for larger repairs and all electric modifications.	Ongoing	SHRA; OIED	SHRA’s Home Repair Grant program provided 38 home repairs and through Rebuilding Together, 41 Minor Home Repairs and 28 Safe at Home. Additionally, the City is evaluating funding home repair programs to assist with both area-specific anti-displacement programming and code-related citywide anti-displacement programming.