

Background

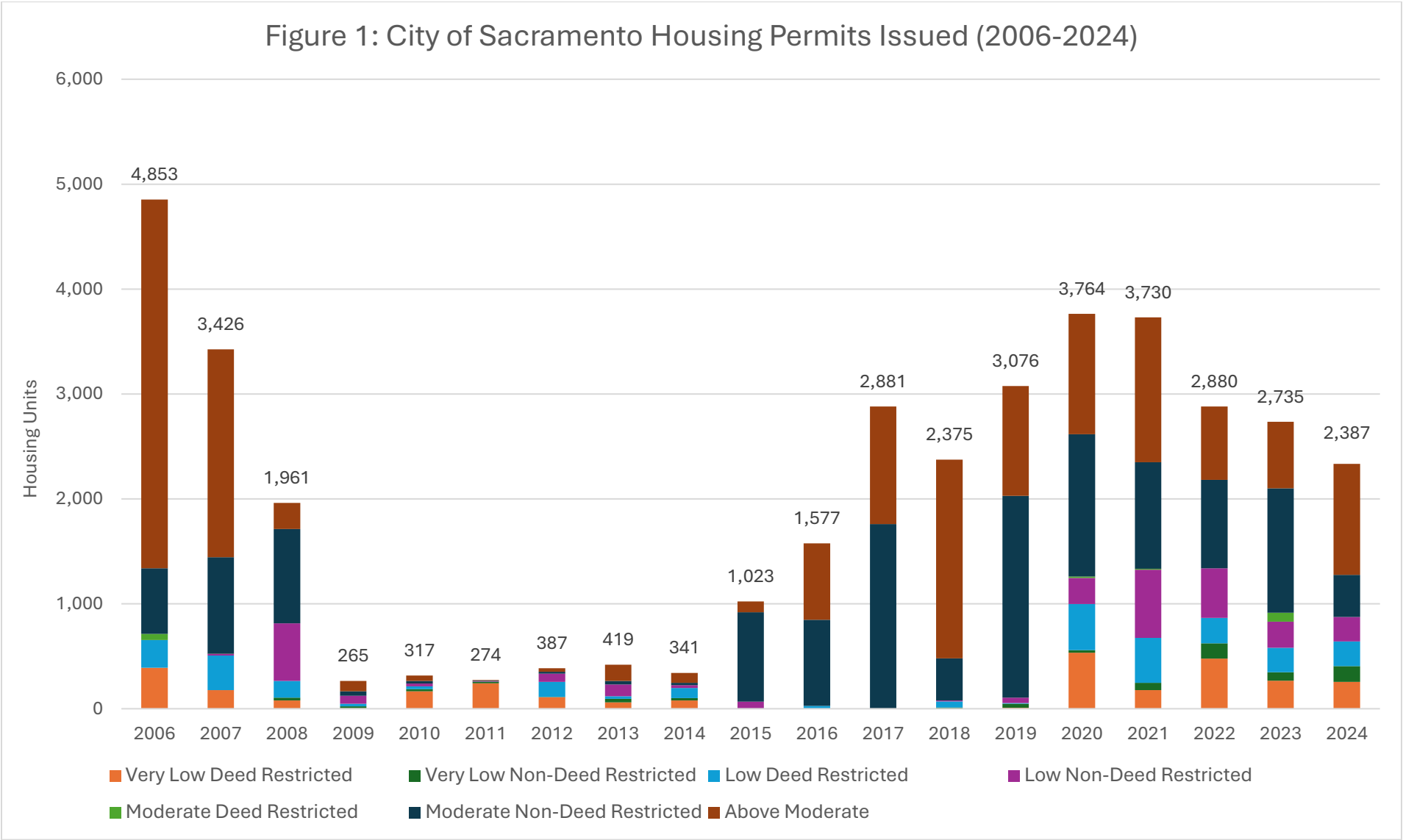
The California Department of Housing and Community Development Annual Progress Report form requires jurisdictions to categorize reported housing units by income category from very low income to above moderate income, as well as identify whether the units are deed-restricted by income level.

Income Categorization Methodology

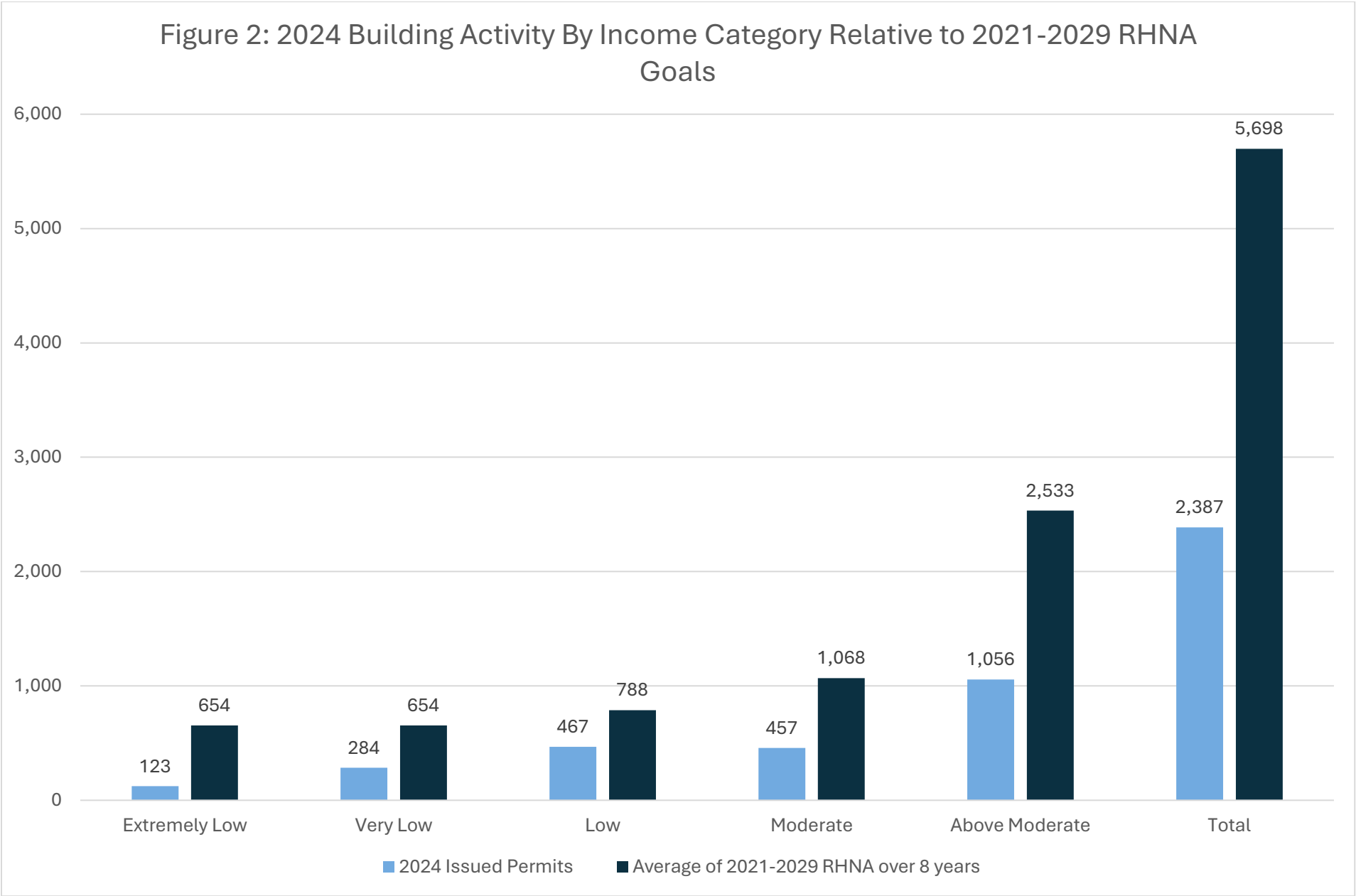
Units that are not deed-restricted are categorized using State Income Limits, dwelling unit size in square feet, and the average housing cost per square foot in 2024 for each zip code area in the city. State Income Limits are used to calculate maximum rents and sale prices for the different income categories for a household of 3 for for-sale housing product types and a household size of 2 for rental housing product types. By multiplying the dwelling unit size and the average cost per square foot, the monthly housing cost and level of affordability for the unit can be estimated.

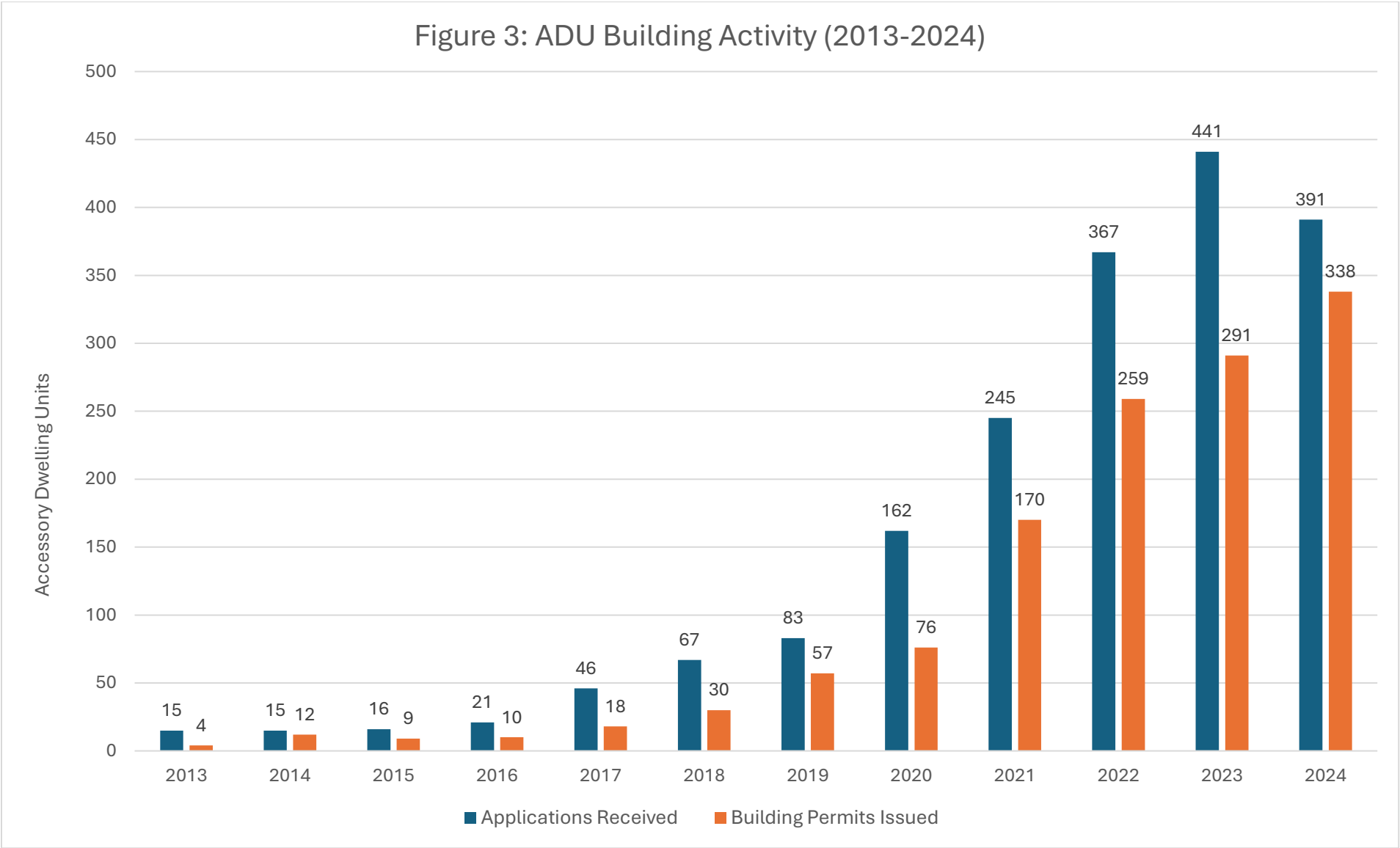
Table 1. 2024 Affordability Range Definitions for Unit Income Categorization

| 2024 Income Limits | Household of 2 Annual Income Limits | Monthly Rent Range (Min to Max) Household of 2 | | Household of 3 Annual Income Limits | Sales Price Range (Min to Max) Household Size of 3 | |
|--------------------------------|-------------------------------------|--|----------------|-------------------------------------|--|------------------|
| Very Low (0-50% AMI) | \$47,150 | \$0 | \$1,179 | \$53,050 | \$0 | \$145,699 |
| Low (50-80% AMI) | \$75,450 | \$1,180 | \$1,886 | \$84,900 | \$145,700 | \$303,732 |
| Moderate (80-120% AMI) | \$109,350 | \$1,887 | \$2,734 | \$123,050 | \$303,733 | \$524,978 |
| Above Moderate (Over 120% AMI) | Over \$109,350 | \$2,735 | \$2,735 and up | Over \$123,050 | \$524,979 | \$524,979 and up |



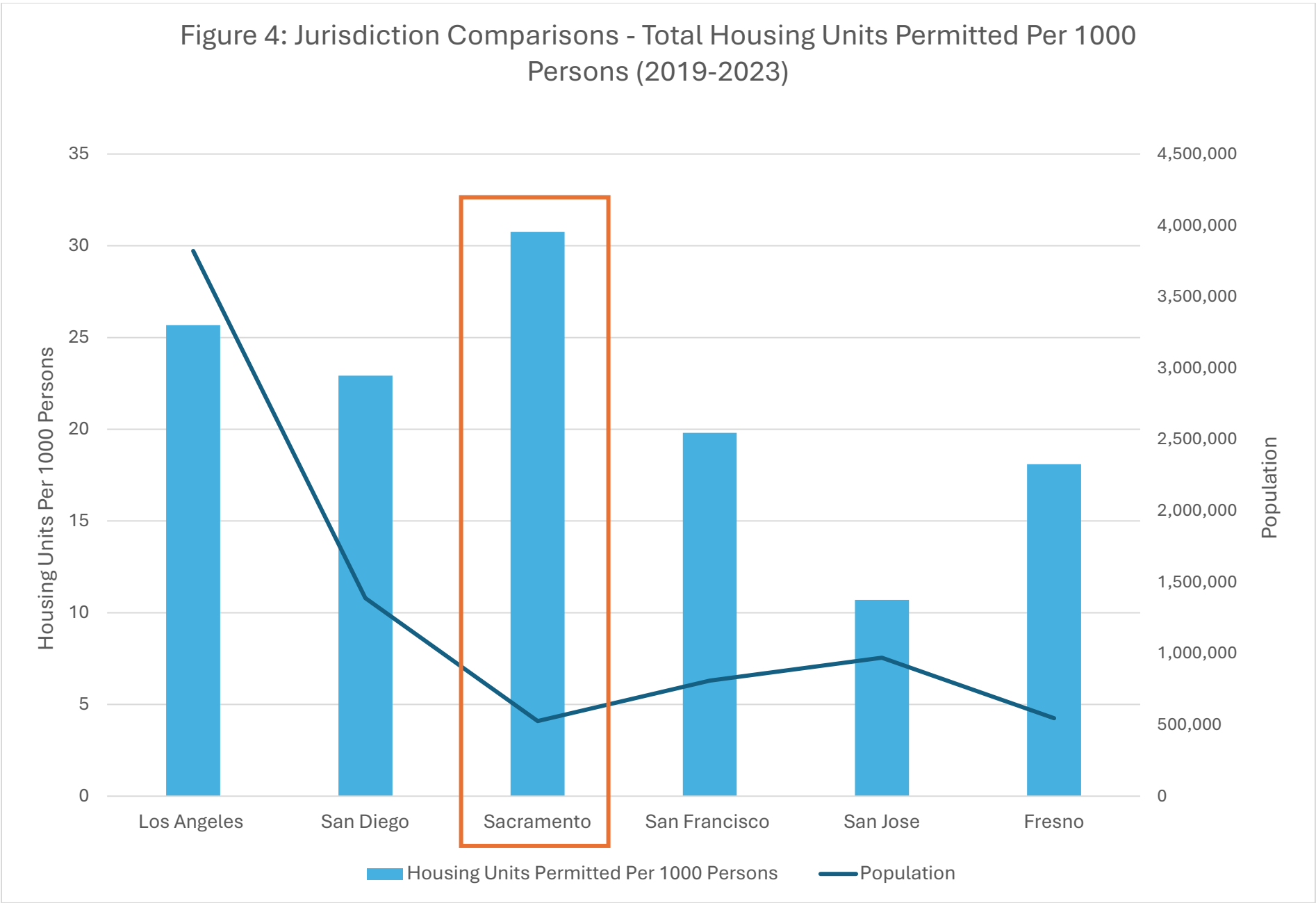
*Note: Calendar years 2022 and 2023 show an increase in housing production numbers compared to past reports due to unaccounted for permits during these reporting years. 67 additional units are shown in 2022, and 132 additional units are shown in 2023 that were not previously reported on.

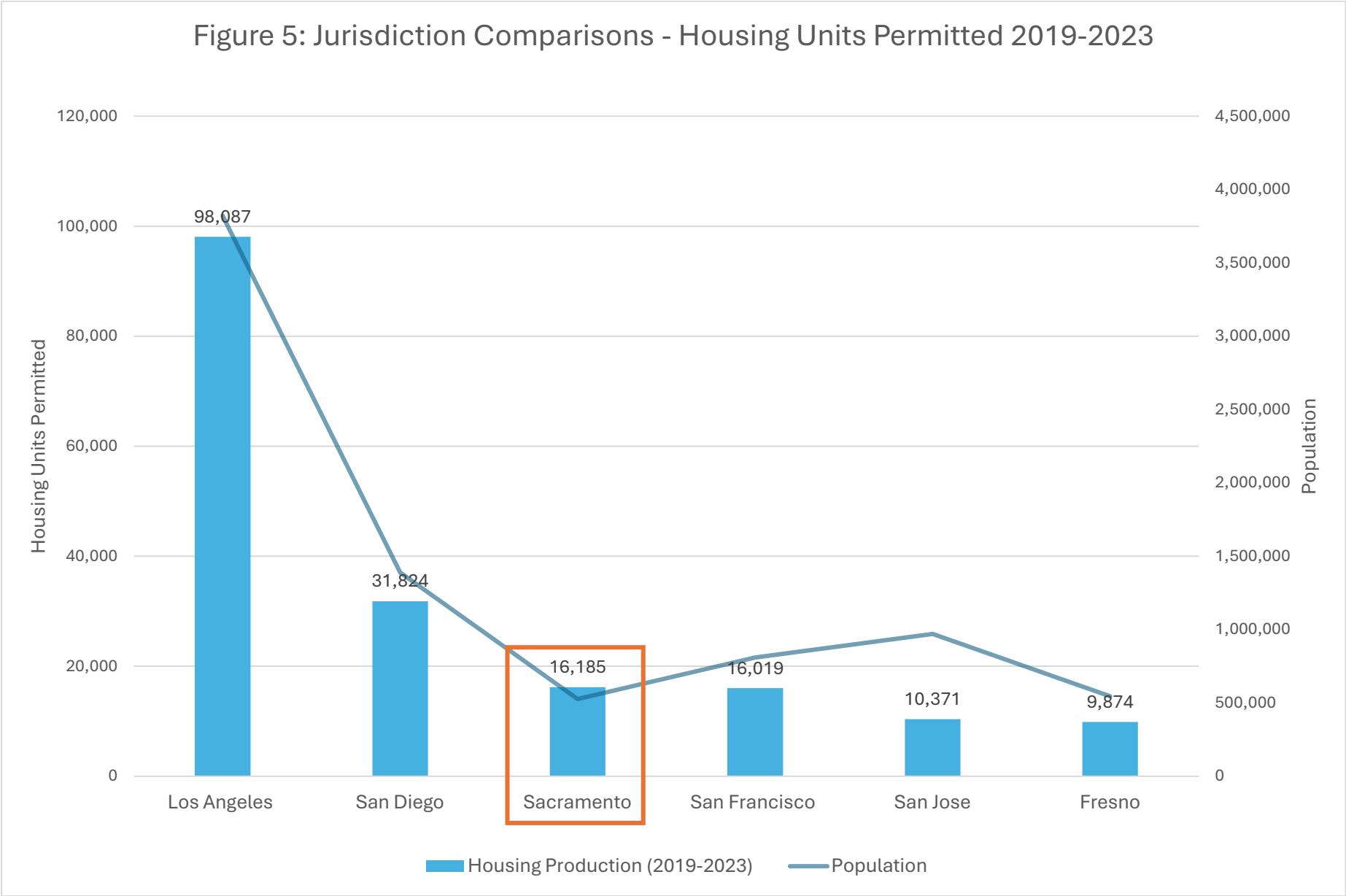




*Note: Calendar years 2022 and 2023 show an increase in ADU production numbers compared to past reports due to unaccounted for permits during these reporting years. 63 additional units are shown in 2022, and 45 additional units are shown in 2023 that were not previously reported on.

Figure 4: Jurisdiction Comparisons - Total Housing Units Permitted Per 1000 Persons (2019-2023)





Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

| Table B | | | | | | | | | | | | | |
|--|---------------------|---------------------------------|-------|-------|-------|-------|------|------|------|------|------|---------------------------------|--------------------------------------|
| Regional Housing Needs Allocation Progress | | | | | | | | | | | | | |
| Permitted Units Issued by Affordability | | | | | | | | | | | | | |
| Income Level | | RHNA Allocation by Income Level | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total Units to Date (all years) | Total Remaining RHNA by Income Level |
| Very Low | Deed Restricted | 10,463 | 87 | 478 | 267 | 256 | | | | | | 1,506 | 8,957 |
| | Non-Deed Restricted | | 40 | 146 | 81 | 151 | | | | | | | |
| Low | Deed Restricted | 6,306 | 430 | 242 | 232 | 234 | | | | | | 2,427 | 3,879 |
| | Non-Deed Restricted | | 333 | 472 | 251 | 233 | | | | | | | |
| Moderate | Deed Restricted | 8,545 | 5 | - | 84 | 54 | | | | | | 3,319 | 5,226 |
| | Non-Deed Restricted | | 745 | 843 | 1,185 | 403 | | | | | | | |
| Above Moderate | | 20,266 | 817 | 699 | 635 | 1,056 | | | | | | 3,207 | 17,059 |
| Total RHNA | | 45,580 | | | | | | | | | | | |
| Total Units* | | | 2,457 | 2,880 | 2,735 | 2,387 | - | - | - | - | - | 10,459 | 35,121 |

Progress toward extremely low-income housing need, as determined pursuant to Government Code 65583(a)(1).

| | | Extremely low-Income Need | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 | 2029 | Total Units to Date | Total Units Remaining |
|----------------------------|--|---------------------------|------|------|------|------|------|------|------|------|------|---------------------|-----------------------|
| | | | | | | | | | | | | | |
| Extremely Low-Income Units | | 5,232 | 155 | 185 | 181 | 123 | | | | | | 644 | 4,588 |

*Notes:

- Numbers shown in red indicate corrections to permit numbers from the previous reporting year.
- 3,730 total units were produced in 2021, however, the units shown here represent those the units that count towards the City's Cycle 6 Regional Housing Needs Allocation. Total remaining RHNA is calculated using issued permit numbers from 5/15/2021 – 5/15/2029. See figure 1 in Attachment 3 for calendar year production comparisons.

2021-2029 Housing Element Programs Implementation Status (Annual Progress Report 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 | Work began on the Mixed Income Housing Ordinance Review Project in late 2022. Following the conduction of robust stakeholder outreach and research, the City released the Draft Mixed Income Housing Ordinance Report and Preliminary Recommendations in Fall of 2023. Upon the receipt of various policy alternatives in response to staff's recommendations, additional time was spent evaluating proposed alternatives in 2024. An updated financial feasibility analysis and revised recommendations will be released and discussed again in 2025. |
| 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 shall review the effectiveness of this program annually with the City's Housing Policy Working Group and suggest changes, as necessary. | 2021-2022 | CDD | <p>(Complete August 2023) Staff launched the Housing Development Toolkit webpage in September 2022. https://www.cityofsacramento.gov/community-development/planning/housing/housing-development-kit Staff conducted outreach with property owners/renters in spring and summer 2023 by mailing nearly 2,000 postcards for properties most eligible for housing development.</p> <p>The City continues to keep the Housing Development Toolkit updated to reflect new legislation and resources created by staff. The most recent update includes a newly launched Housing Development Toolkit Map which was developed as a resource for the development community to aid in project siting and predevelopment. This map includes a Stormwater Drainage Infrastructure Requirements in High Priority Housing Development Areas layer that was created with Local Early Action Planning Grant funding from HCD. The draft map can be found here: https://experience.arcgis.com/experience/b6946ab346fb40cc8a90e3680908fa38/page/Home-Page</p> |

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

| Program Title | Program Language | Timeframe | Responsible Department or Agency | Status of Program Implementation |
|---|---|--|---|---|
| H3. Establish New Sources of Funding for Affordable Housing | <p>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:</p> <ul style="list-style-type: none"> · An increased Housing Trust Fund fee for specific uses; · Ensuring 20 percent of revenue from an Enhanced Infrastructure Financing District (EIFD) be set-aside for affordable housing; · 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 · An affordable housing bond. | Starting in 2021, explore funding sources annually during the City's budget review and approval process. | OIED (primary); Finance Department; CDD; SHRA | <p>In 2022, a new <u>Affordable Housing Project Fund</u> was created by redirecting unobligated funds that were previously identified to support the Comprehensive Siting Plan. The total amount of money transferred to the new fund was \$20,526,213. This fund was used to commit funding in support of six unique projects, totaling 659 new construction extremely-low to low-income units and, 729 to 759 new construction and repair.</p> <p>The Sacramento Public Finance Authority has initiated the process to expand the existing Stadium Railyards Enhanced Infrastructure Financing District (EIFD) in the Railyards to include all of the Railyards with a final approval anticipated by mid-2025. Work on a Stockton Blvd EIFD is also underway with conversations ongoing with the County. A decision on timeline for this EIFD will be made by mid-2025.</p> <p>In December 2023, the Law and Legislation Committee of the City Council directed staff to conduct voter polling for a potential tax on vacant parcels and fully vacant commercial and mixed-use buildings, revenues from which could be used to support affordable housing. Polling results found that voters were not supportive of the tax. The City will consider bringing back this proposal at a time when voter moods are less pessimistic and more supportive of a tax.</p> <p>In December of 2024 the City applied for \$1.5 million in Prohousing Incentive Program Round 3 grant funds to provide gap financing to priority affordable housing projects. Awards are expected to be made in April 2025. In 2024, the City deployed its \$2.5M of Round 1 Prohousing Incentive Pilot funds that were awarded in May 2023. These funds were used to support the development of the San Juan apartments, which will provide 113 units of affordable housing.</p> <p>City staff have worked in partnership with developers to support Affordable Housing Sustainable Communities (AHSC) grant applications for competitive projects throughout the City. In 2023, the City supported BRIDGE Housing's 440 Arden Way project that was awarded \$42.9M in round 7 funding. This project will provide an additional 122 units of affordable housing. In 2024, the City supported CADA/Mutual's project at 16th and T which will provide 134 affordable units. The project was awarded \$38.2M of round 8 funding in August of 2024.</p> |

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

| Program Title | Program Language | Timeframe | Responsible Department or Agency | Status of Program Implementation |
|----------------------------|---|-----------|----------------------------------|---|
| | | | | The City is continually seeking new sources of funding to support the development of affordable housing. |
| 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 | (Complete September 2022) The City released the ADU Resource Center (adu.cityofsacramento.org) in September 2022. The City continues to keep the ADU Resource Center updated to reflect new legislation and resources created by staff. |
| 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 | <p>(Complete June 2023) City staff promoted the ADU Resource Center materials at two Citywide ADU Resource Fairs in June of 2023 which received excellent participation. The fairs included presentations by City staff, lenders, and ADU experts, and allowed participants to meet with city staff ADU providers to ask questions about the ADU process. In 2023, City staff also participated in a joint neighborhood association meeting for the Newtown Booth and Midtown Neighborhood Associations and a Citywide Missing Middle Housing outreach event to present our ADU Resource Center materials.</p> <p>City staff continues to work with community-based organizations on advertising ADU resources and providing additional support. An ADU resource fair is planned for May 4, 2024 at Grant High School in partnership with the Greater Sacramento Urban League and Casita Coalition.</p> <p>The City continues to partner with the Casita Coalition and the Greater Sacramento Urban League on yearly ADU Resource Fairs.</p> |
| 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 | <p>(Complete January 2023) The City released shelf ready ADU plans in January 2023. These plans are free to City of Sacramento residents and consist of 3 models: Studio, 1-bed, & 2-bed options. All models are ADA accessible and are under 750 sq. ft. to be exempt from impact fees.</p> <p>Thus far, 15 ADUs have been constructed using the shelf ready plans. 22 separate building permits have been issued, and about 20 additional applications have been submitted.</p> |

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

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|--|--|---|----------------------------------|---|
| 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 | (Complete February 2022). City 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 | Minimum parking requirements were ended by General Plan policy LUP-4.14: Elimination of Vehicle Parking Minimums. Staff are preparing an ordinance to make associated revisions to the City Code for Council consideration in spring 2025. Staff also kicked off the Parking Strategy project with a consultant team in July 2023; this project is considering parking maximums, increased bicycle parking requirements, and preparing a parking management toolkit. The City created two working groups, one focused on residential areas and one focused on commercial, industrial, and mixed-use areas. Working groups met three times through August 2024. The project team held four community workshops in 2024. The City expects to bring a Parking Strategy to the City Council for consideration in spring 2025. |
| 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 and reduce the length and cost of the development review process. | Initiate one specific plan or action plan every 1-2 years during the planning period, starting in 2021 with the Stockton Blvd Plan. | CDD | (Complete) Since the Stockton Blvd Plan kicked off in 2020, City staff and Council have focused efforts on developing housing along the corridor. The Stockton Blvd Plan was drafted and released as a preliminary version in July 2022. The draft plan was released for public review in September 2023 and the draft EIR was released for public review in Spring 2024. Even before the plan was adopted, the City's focus on this corridor has resulted in more than 1,700 dwelling units in pre-application, application, or development since 2020. The Stockton Blvd Plan was adopted in October 2024. (Complete) The City released a public review draft Marysville/Del Paso Action Plan in January 2024 and was adopted by City Council in April 2024. This action plan includes |

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

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|--|---|--|--|--|
| | | | | <p>a variety of strategies developed by the community including a focus on facilitating housing development along the corridor.</p> <p>The City began updating the River District Specific Plan, starting with hiring a consultant team in February 2024. This update will include reviewing impediments to housing development such as infrastructure and improvements to the roadway network.</p> <p>In late 2025, the City anticipates scoping a planning study for the Robla neighborhood to understand what can be done to address development needs in that area.</p> |
| H10. Targeted Infill Infrastructure Strategies | <p>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.</p> | <p>Begin conducting infrastructure analyses in 2021 and begin preparation of local area finance plans in 2023.</p> | <p>CDD (primary); Public Works; OIED</p> | <p>(Complete) Because of efficiencies with the consultant and staff work on the LEAP grant contract, additional drainage basins were included for stormwater modeling. The work was completed in October 2023. The data was used to update the housing development toolkit so that developers will have access to this vital information in order to streamline development. The updated housing development toolkit is in beta testing and is anticipated to be shared more widely in the first quarter of 2025.</p> <p>In the Fall of 2022, the Sacramento Area Council of Governments' (SACOG) launched the 2022 Green Means Go grant program to provide underground infrastructure funding for priority infill housing development areas (Green Zones). In October 2022, awarded \$2 million to a joint City/County request to improve infrastructure for the San Juan Motel affordable housing site located on Stockton Blvd. In October 2022, the City applied for an additional \$19 million worth of grant funding through the 2022 Green Mean Go grant program. On March 16, 2023, the SACOG Board awarded the City with over \$13 million in funding for the applied projects, including significant infrastructure projects in Lavendar Heights, the River District, and along Del Paso Blvd. Because of the 2024/25 California State Budget, the Green Means Go funding was reduced by 6 percent from the original awards. However, the City reallocated some funding in order to be able to proceed with the needed improvements. As of now, the City/County has finished the water improvements for the San Juan Motel site. The Lavender Heights Water Main Project is currently in the final stages of pre-construction. Navajo Pipelines was awarded the design-assist contract and will be the contractor for the</p> |

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|--|---|---|----------------------------------|---|
| | | | | <p>project. Construction is expected to start in March/April 2025 and be completed in December 2025. The Del Paso Infrastructure Needs Project will be bid in early 2025 for construction in Summer 2025. Construction is anticipated to be complete by December 2025 but may extend into Spring 2026 due to weather. The project to improve a sump pump in the River District is anticipated to be bid in June 2025 and construction completed by June 2026.</p> <p>The City released a request for proposals (RFP) for the River District Specific Plan update in March 2023 and received contract approval in February 2024. As part of this work, the City will study how best to lower construction costs and catalyze development in this area. This scope of work will include an updated finance plan for the River District.</p> |
| 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 policies 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 | <p>(Complete February 2022). The City of Sacramento was designated as the state's first Prohousing jurisdiction on February 24, 2022. The City was awarded \$2.5 Million in Prohousing Incentive Pilot Program funds in 2023. https://sacramentocityexpress.com/2022/02/24/sacramento-first-city-in-california-to-win-state-prohousing-designation-for-housing-friendly-policies/</p> <p>The City will apply to renew its Prohousing Designation in July of 2025 prior to expiration of the designation on January 1, 2026.</p> |
| 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 2025 as part of a Citywide Rezone effort following the adoption of the 2040 General Plan on February 27, 2024. |

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| 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 | <p>The Sacramento Regionally Coordinated Homeless Action Plan (RCHAP) was adopted in March 2024 to create a cross-jurisdictional unified approach to addressing homelessness across Sacramento County. This three-year plan beginning on April 1, 2024, through March 31, 2027, was developed in partnership with Sacramento Steps Forward, Sacramento City and County Continuum of Care, Sacramento County, City of Sacramento, and the Sacramento Housing and Redevelopment Agency.</p> <p>The RCHAP is actionable, relatable, and provides a roadmap for future funding. Outlined in the plan are 8 key solutions that are in alignment with national best-practices and if resourced and implemented consistently across funders and providers, will bring the local response system to scale with capacity to move the needle on homelessness. Through these efforts, homelessness in the County over time will become preventable whenever possible, brief, and non-recurring.</p> <p>Progress reports and status of implementation can be found here: https://sacramentostepsforward.org/rchap/.</p> <p>The development of the RCHAP builds upon the work the 2022 Local Homeless Action Plan (LHAP) and reimagines a coordinated and collaborative effort between system leaders, governments, and local service providers. The RCHAP highlights solutions, sub-solutions, and activities for implementation in the first year.</p> |
| 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 | (Complete November 2022). Measure D, which fulfills the Article 34 voter approval requirements, passed by popular vote on the November 2022 ballot. The passing of this measure fulfills Article 34 voter approval requirements in perpetuity. City staff will continue to work with in-house legislative staff on this initiative in hopes of repeal at the State level. |
| 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 Sections 65660-65668). | 2022 | CDD | (Complete December 2024). On December 10, 2024, City Council adopted Ordinance No. 2024-0054 to amend Title 17 related to special needs housing and ensure compliance with State Law. In addition, staff will continue evaluating 'group home' land uses as part of existing work to bring Title 17 (Planning & Development Code) into consistency with the 2040 |

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|--|--|--|---|---|
| | <ul style="list-style-type: none"> · 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. · The City shall update the Zoning Code to allow SROs (i.e., residential hotels) by right in commercial and multi-unit dwelling zones. · 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). · 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. | | | General Plan, align with policy goals for a broader array of housing types, and affirmatively further fair housing. The staff report for the adopted ordinance is available online here (click here). |
| H16. Update Density Bonus Ordinance | The City shall update the Density Bonus Ordinance for consistency with State law. | 2022 | CDD (primary); SHRA | (Complete December 2024). On December 10, 2024, City Council adopted Ordinance No. 2024-0053 to update the local density bonus ordinance for consistency with State Law. The staff report for this ordinance is available online here (click here). |
| 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 | <p>SHRA funded the Community Link Capital Region (CLCR) and Project Sentinel a total of \$200,000 in city CDBG funds to oversee the Renter's Helpline and associated fair housing services. This contract provides a telephone and internet-based "Renter's Helpline" to counsel, provide dispute resolution and fair housing services for residents in a housing crisis or dispute. This services is intended to reduce housing discrimination, promote public awareness of fair housing laws and rights, and assist persons with disabilities. In the City of Sacramento in 2024, the Renters Helpline took 1,333 calls, referred 166 cases to a legal provider, referred 75 cases to Project Sentinel, completed 5 dispute resolutions, held 46 property owner/manager calls, and held 10 outreach events. 84 social media posts were also made.</p> <p>SHRA also provided Legal Services of Northern California (LSNC) with \$50,000 of county CDBG funds to provide fair housing</p> |

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|--|---|---|----------------------------------|--|
| | | | | legal services. Renter's Helpline and LSNC have provided their information through social media and their websites. |
| 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 adopted Stockton Blvd Plan includes language to support community ownership models. Staff has also been available to answer questions and provide support to those who are seeking to establish or grow community ownership models. Staff anticipates providing additional support as needed, including making proponents of these models eligible to receive grant funding from a Neighborhood Development Action Team grant program starting in Winter 2025. |

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 | (Complete November 2024) In September 2024, the City launched the Sacramento for All Housing Education Resource Center and conducted 8 associated educational workshops across the City. One workshop was held in each City Council district, dinner was provided, and translation and interpretation services were made available. The Sacramento for All Housing Education Resource Center can be found here: https://www.cityofsacramento.gov/community-development/planning/housing/sacramento-for-all--housing-education-resource-center |
| 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 began work on this in August of 2024. Staff met with the Housing Policy Working Group and external stakeholders in November 2024 and brought the item to the City's Planning and Design Commission and Disabilities Advisory Commission in Winter 2025. Staff anticipates adopting ordinance amendments in Summer 2025 and conducting outreach to raise awareness of the ordinance in Fall 2025. |

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| Program Title | Program | Timeframe | Responsible Department or Agency | Status |
|---|---|-----------|--|--|
| 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 Sacramento City Council adopted Resolution No. 2024-0262 Adopting a Policy and Procedures to Comply with California Government Code Section 65589.7 on August 27, 2024. The full staff report for this item can be found here: https://sacramento.granicus.com/MetaViewer.php?view_id=22&clip_id=6028&meta_id=792848 |
| 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 completed a mid-term evaluation of completed implementation programs in March of 2024. Based on the evaluation, staff recommended focusing on continued implementation of the adopted programs and adjusting programs implementation as needed via feedback from Housing Policy Working Group, Planning and Design Commission, and City Council. This evaluation was brought to the City's Housing Policy Working Group, Planning and Design Commission, and City Council for input and staff's recommendation was supported. The City Council staff report can be found as agenda item 12 on the linked agenda here: https://sacramento.granicus.com/GeneratedAgendaViewer.php?view_id=22&clip_id=5868 |
| 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 | Staff have begun reviewing model ordinances from other jurisdictions. 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 2025. |
| 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 | On September 17 , the Sacramento City Council unanimously adopted the Missing Middle Housing Interim Ordinance, becoming the first in the State to allow multi-unit housing in every neighborhood. The City of Sacramento is now accepting applications for neighborhood-scale multi-unit development under the Missing Middle Housing Interim Ordinance (ORD2024-0027) . In addition to this, the City has kicked off Streamline Sacramento, the City of Sacramento's development process improvements program. This is a citywide effort that is closely examining the procedures for reviewing and approving housing projects. The program aims to speed-up the approval and construction process with the goal of increasing the amount of housing while bringing down the cost of construction. Streamline Sacramento focuses on all aspects of the building permit process from submittal of |

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

| Program Title | Program | Timeframe | Responsible Department or Agency | Status |
|---------------------------------------|--|---|----------------------------------|--|
| | | | | building permit applications, to plan review, inspections, issuance of building permit and certificate of occupancy. This program is anticipated to conclude by the end of 2025. |
| 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 | <p>In 2024, the Tenant Protection Program (TPP) mailed approximately 7926 rental property registry packets to property owners. Online property registration renewal is available to property owners.</p> <p>In 2024, approximately 115 complaints cases were opened, and 89 Notices of Alleged Violations (NOAV) were issued. Twenty-seven (27) tenant petitions were filed, and eight (8) tenant petition hearings were heard with two being upheld. Two administrative penalty hearings were heard, and both penalties were upheld by the hearing examiner.</p> <p>In 2024, TPP made complaint questionnaire and Tenant Petition forms accessible for online submission. Significant outreach was also conducted to gather information on the effectiveness of the ordinance. A detailed report on the outreach conducted and summary results of the outreach can be found in this staff report: https://sacramento.granicus.com/MetaViewer.php?view_id=25&clip_id=6047&meta_id=795524</p> <p>On November 19, 2024, the Sacramento City Council adopted Ordinance No. 2024-0045 An Ordinance Amending Sections 5.156.020, 5.156.080, and 5.156.150 of the Sacramento City Code, Relating to Tenant Protection. These amendments clarified the existing ordinance with definitions, provided clear language regarding registration, and extended the Ordinance from the current sunset date of December 31, 2024 to December 31, 2029. The five year extension will allow for the implementation of an educational program for tenants and landlords, consistent methods of data collection and reporting, and additional time to consider further amendments to increase the effectiveness of the ordinance.</p> <p>Additional information regarding the Tenant Protection Program can be obtained at the following link:</p> |

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| Program Title | Program | Timeframe | Responsible Department or Agency | Status |
|---|--|--------------------------------------|---|---|
| | | | | www.cityofsacramento.org/TPP |
| 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 initiating 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 initiating this program in the Summer 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 2026. |
| 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 has begun scoping this program and anticipates initiating this program by the end of 2025. |
| 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) | SHRA continues to take affirmative actions to further fair housing choice in the City by implementing the Renter's Helpline (RHL) and coordinating with Legal Services of Northern California (LSNC). On February 9, 2023, HUD published in the Federal Register a Notice of Proposed Rulemaking (NPRM) entitled "Affirmatively Furthering Fair Housing". The AI will be updated when guidance is finalized. SHRA continues to take affirmative actions to further fair housing choice in the City by implementing the Renter's Helpline (RHL) and coordinating with Legal Services of Northern California (LSNC). |
| H31. Monitor Status of Flood Protection | 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 | Monitor residential building permits | CDD | 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 |

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| Program Title | Program | Timeframe | Responsible Department or Agency | Status |
|---|--|--|----------------------------------|--|
| Improvements and Impact on Meeting the RHNA | 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. | 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. | | 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 2024, the allowed number of permits to be issued for single unit dwellings is 3,953, and the allowed number of permits to be issued for multi-unit dwellings is 2,064. These caps are well in excess of the amount of recent development activity and projected development activity for the calendar year 2024. Thus, the cap on residential building permits will not affect the City's ability to meet the lower income RHNA. The City will continue to monitor the status of flood protection improvements in the Natomas Basin. |

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, 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). | 2026 | CDD (primary); SHRA | The City anticipates completing this program by the end of 2026. |

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| Program Title | Program | Timeframe | Responsible Department or Agency | Status |
|---|--|--|--|--|
| 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 | Funds were approved in May of 2023 to hire a consultant to explore the creation of a public bank at the City of Sacramento, however, the project has been terminated as of 2024 due to the City's current budget deficit. |
| 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 received an Encampment Resolution Fund grant from the State at the end of September 2027 for a Street to Housing pilot program which will provide landlord incentives, rental assistance and supportive services case management for program clients. The program is launching in February 2025 and is anticipated to be completed this program by June 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)

| Program Title | Program | Timeframe | Responsible Department or Agency | Status |
|---|--|-----------|----------------------------------|---|
| 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 the City of Sacramento for 2024, SHRA assisted the following developments with some combination of either gap financing, issuances of mortgage revenue bonds, or a combination of them all.</p> <ul style="list-style-type: none"> Rodeway Inn – Homekey (25 Howe Ave) - Under construction 70 units The Sequoia - (911 K Street) - Under construction – 89 units (<p>The City of Sacramento also assisted the following developments:</p> |

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

| Program Title | Program | Timeframe | Responsible Department or Agency | Status |
|---------------------------|---|---|--|---|
| | | | | <ul style="list-style-type: none"> Bridge Housing (440 Arden Way) – \$3.7M HHAP funds and City surplus land – 124 units Rodeway Inn Motel Conversion PSH (25 Howe Ave) – \$3.2M HHAP funds – 70 affordable units Gateway on Stockton mixed income (3400-3401 Stockton Blvd) – \$15M loan agreement in 2022 – 196 units (78 affordable) KIND South (7141 Woodbine Ave) - \$8.4M loan agreement in 2024 -- 108 affordable units CADA / Mutual (805 R Street) – commitment of \$3.3M - 242 affordable units 13th and C - commitment of \$3M –127 total units |
| 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 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.</p> | Review City-owned sites annually; market sites to affordable housing developers as sites become available | OIED (primary); CDD; SHRA | <p>In 2022, the City finalized the development of a process sheet that outlines steps for the city (or other public agency) to dispose of surplus property.</p> <p>In 2022, the City declared 3 properties surplus on November 15, 2022 https://sacramento.granicus.com/MetaViewer.php?view_id=22&clip_id=5427&meta_id=707431:</p> <ol style="list-style-type: none"> 3630 Larchwood Drive (portion south of Patio Avenue) - portion of APN 250-0390-036 2260 Glen Ellen Circle - APN 035-0131-053 and Portion of 2264 Glen Ellen Circle - portion of 035-0131-054 Northeast corner of Fair Oaks Boulevard and Howe Avenue - APN 294-0110-012 <p>In 2024, the Notice of Availability for 2260 Glen Ellen Circle and Fair Oak and Howe were sent out. While the City received initial interest on 2260 Glen Ellen Circle, the interested party has not continued conversations with the City. No letters of interest were received on the Fair Oaks and Howe Avenue site.</p> <p>In 2024, the City declared additional surplus properties October 31, 2025:</p> <ol style="list-style-type: none"> 225 Colfax Street – APN 275-0071-001, APN 275-0072-001, and APN 275-0072-002 |
| 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 | The City's 2024 State and Federal Legislative Platform outlines our advocacy positions. These include the creation and maintenance of housing that is affordable to residents at all |

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| Program Title | Program | Timeframe | Responsible Department or Agency | Status |
|---------------|---------|-----------|----------------------------------|---|
| | | | Affairs; CDD; SHRA | <p>income levels. As an ongoing activity, the City monitors relevant affordable housing legislation and funding opportunities. In 2024, the City continued to work with the state to transition underutilized state buildings and surplus state lands into housing to expand housing throughout the state, and especially in the state capital.</p> <p>The City supported Assembly Bill 2988 (McCarty), which authorizes the Judicial Council to sell the main Sacramento County Courthouse when it becomes obsolete, creating an opportunity for greater affordable housing options. Additionally, the City's Planning Director testified at an informational hearing hosted by the Assembly Housing and Community Development Committee, which focused on innovative local programs to reduce delays and streamline development. The discussion highlighted the City's Pro-Housing policies and its affordable housing fee reduction program.</p> <p>The City advocated for a number of key housing programs in the budget process. Given the state of the budget in 2024, many programs were cut or frozen at the beginning of the year. However, the final budget plan includes the following restorations and new funding:</p> <ul style="list-style-type: none"> • \$315 million (one-time) restored for the Multifamily Housing Program (MHP) • \$260 million (one-time) restored for the Regional Early Action Program (REAP) 2.0. This was critical for several infill programs in the City. • \$14 million (ongoing) restored for the Housing Navigation and Maintenance Program • \$500 million added as a new increment for the Low-Income Housing Tax Credit (LIHTC) • \$1 billion (one-time) allocated for a new round of Homeless Housing, Assistance, and Prevention (HHAP) program grants, with updated accountability rules • \$150 million in 2024-25 and \$100 million in 2025-26 for Encampment Resolution Funding, including new reporting requirements <p>At the Federal level, Sacramento Mayor Darrell Steinberg is a member of Mayors and CEOs for U.S. Housing Investment, a</p> |

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| Program Title | Program | Timeframe | Responsible Department or Agency | Status |
|--|--|----------------------------|-------------------------------------|---|
| | | | | group that brings top elected bipartisan city officials and diverse business leaders together to focus on national housing issues, oppose funding cuts, and advocate for critical tools to advance public-private partnerships to support affordable housing and address homelessness. Key federal activities include urging lawmakers to maximize funding for housing and homelessness programs, including housing vouchers, Community Development Block Grant program, Homeless Assistance Grants, and HOME Investment Partnerships Program in the FY 2025 Transportation, Housing and Urban Development, and Related Agencies (THUD) Appropriations bill. The Mayor also urged for the adoption of the bipartisan Affordable Housing Credit Improvement Act (AHCIA), S. 1557 and H.R. 3238, which would strengthen and expand the Low-Income Housing Tax Credit (Housing Credit) and the Eviction Crisis Act, which establishes a first-time Housing Stabilization Fund." |
| 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 | <p>On February 9, 2023, the Council approved the first \$2 million of \$10 million set aside for anti-displacement investments in communities adjacent to Aggie Square. The anti-displacement effort – funded by the City and UC Davis — is part of the broader Community Benefits Partnership Agreement for Aggie Square. The City has programmed \$500,000 of these funds to partner with Unseen Heroes/CLTRE in implementing a First Time Homebuyer program. This 18-month contract will work with a pool of 50 or more households to improve their credit and budgeting skills in preparation for homeownership, including partnering in providing financial literacy classes, homebuyer education, and/or other Financial Empowerment Center referrals. Participants will work towards identifying the path to homeownership and will obtain down payment assistance, closing costs and/or secondary loan gap funding (up to \$15,000) from the program to further opportunities for increased housing stability and inter-generational wealth-building.</p> <p>In 2023, CLTRE selected a roster of 24 participants who graduated from the 12-week homebuyer education component of the program.</p> |

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| Program Title | Program | Timeframe | Responsible Department or Agency | Status |
|--|---|-----------|----------------------------------|--|
| | | | | <p>In 2024, 4 participants purchased homes and 17 other cohort participants received funding to work on credit repair with the hope of purchasing homes in spring of 2025.</p> <p>Additionally, in 2024, SHRA provided \$50,000 to 1 First Time Home Buyer down payment assistance loan using PLHA funds. There were no allocations for the Mortgage Credit Certificate program or CalHome.</p> |
| 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 Housing Authority, has continued efforts to provide Housing Choice Vouchers (HCV) to very low and extremely low-income Sacramento households in need. Those efforts consist of 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 by upgrading the Landlord Portal, an electronic platform for easy access for landlords working with SHRA. During 2024, HUD directed the Housing Authority to suspended issuing vouchers as they had determined that there were insufficient funds to continue to support the families that were currently housed and receiving assistance. The following referral-based programs were exempt from the suspension placed on other vouchers and in fact, received additional awards of vouchers for the Foster Youth to Independence Program to help house former foster youth and Veteran Affairs Supportive Housing Program to help house former Veterans. |
| 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 | <p>RVP Group (RAD 3), involves the acquisition and rehabilitation of the Big Trees, Pine Knoll, and Riverview Plaza communities. Big Trees is located at 2516 H Street. Pine Knoll is located at 917 38th Street. Riverview Plaza is located downtown at 600 I Street. Big Trees and Pine Knoll are Public Housing conversions utilizing HUD's Rental Assistance Demonstration (RAD) program. Riverview Plaza is a current project-based section 8 project. This project will include a combination of multifamily bond and low-income housing tax credits (LIHTC) and project-based vouchers. A total of 180 existing units will be preserved as affordable housing.</p> <p>Credits were awarded for the project. Construction began August 2023. Construction was completed on the RAD 3 project, RVP Group LP in November 2024. This project was a scattered site project consisting of 3 properties and 183 units. Improvements included new elevators, new interior and</p> |

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

| Program Title | Program | Timeframe | Responsible Department or Agency | Status |
|--|---|---|----------------------------------|--|
| | | | | exterior finishes, new furniture, access controls, security cameras, resident wi-fi and energy efficient lighting through out all three communities. The project was fully leased as of December 2024. |
| 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 | SHRA continues to implement the SRO ordinance and provide funding for the rehabilitation of existing SRO units in the City. In 2024, The Sequoia Hotel started rehabilitation construction. It is anticipated to be completed Fall 2026. Capitol Park Hotel is fully leased up as of December 2024. |
| 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 has continued to use housing resources that include project based Vouchers, Housing Choice Vouchers, and MHSA for housing extremely low-income households. SHRA will continue to apply to annual federal funding opportunities that include but not limited to Homekey and PLHA. In 2023 SHRA applied for and received allocations of competitive Local Housing Trust Fund (LHTF) for the City of Sacramento in the amount of \$5 million to be used for affordable multifamily development and one Homekey award in the amount of \$20 million for the Rodeway Inn multifamily development at 25 Howe Avenue. In 2024, SHRA applied for competitive Local Housing Trust Funds (LHTF) for the City of Sacramento in the amount of \$3.6 million to be used for affordable multifamily developments. In addition, SHRA submitted one Homekey Plus application for 7850 College Town Drive. |
| 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 | In June 2022, City Council adopted a Workforce Development Framework and Spending Plan. The framework prioritizes developing pipeline access for our most economically impacted communities to in-demand, quality jobs. Due to grant funding deadlines, the focus in 2022 was developing an implementation plan for the CaliforniansForAll (State) grant funds. The purpose of those funds is to increase youth and young adult employment, develop interest in and experience towards a non-profit or public sector career and to strengthen city capacity to address key areas of climate, food insecurity and |

Attachment 4-2024 Housing Element Annual Progress Report (Table B and Table D)

| Program Title | Program | Timeframe | Responsible Department or Agency | Status |
|---|--|-----------|---|---|
| | | | | local COVID-19 recovery. In accordance with the City Council's adopted a Workforce Development Framework and Spending Plan, the City has funded Urban Strategies Inc to serve 24 youth ages 16-24 in work experience to support the ongoing efforts at Mirasol Village to increase affordable housing in Sacramento. The City continues to work with workforce development system partners to identify in-demand, quality jobs and seek opportunities to connect residents to educational and training programs that align with those positions. |
| 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 | In 2024, the City received planning applications for projects utilizing modular development. In recent years, the City has also processed building permits for projects utilizing cross laminated timber (horizontal and vertical). Any innovative construction methods may be processed through an alternate means and methods request which is reviewed by the Chief Building Official and Fire Marshall. The City will continue to support and encourage innovations in construction technology. |
| 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><u>Youth Parks and Community Enrichment Updates:</u></p> <p>The City was awarded \$950,000 from the California Wildlife Conservation Board for the Sutter's Landing Regional Park ADA River Access Trail Planning Project. The grant funding will be used to finalize designs for a formal ADA trail and boat launch, develop a restoration plan for habitat that has been degraded by social trails, and develop interpretive signage for the new trailhead.</p> <p>The City was also awarded a total of \$620,000 in Community Reinvestment Funds (CRF) to make improvements to the following parks:</p> <ul style="list-style-type: none"> • Fong Ranch Park (\$150K) - Provide new shade canopy over existing playground. • Mangan Park – (\$230K) - New accessible perimeter walking path on eastern portion of Mangan Park • San Juan Reservoir Park (\$40K) - Provide new 9-hole disc golf course at San Juan Reservoir Park. • Shorebird Park (\$150K) - Provide new shade canopy over existing playground, tree planting with irrigation modifications and minor ADA improvements. • Tahoe Park (\$50K) - Basketball Court will be patched, resealed and restriped. Horseshoe pits will be renovated. |

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|---------------|---------|-----------|----------------------------------|---|
| | | | | <p>The City also applied for \$1.5M in grant funding from the California Department of Forestry and Fire Protection (CAL FIRE) Urban and Community Forestry Program to perform an inventory of trees within City parks and facilities and on SCUSD campuses, develop two long-term tree management plans and expand tree canopy through the planting of 600 trees. This grant was not awarded.</p> <p><u>Community Development Updates:</u></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 allow appropriate planning to solve these issues and/or price the future solutions correctly.</p> <p>The Stockton Blvd Plan included 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> <p>In the Fall of 2022, the Sacramento Area Council of Governments' (SACOG) launched the 2022 Green Means Go grant program to provide underground infrastructure funding for priority infill housing development areas (Green Zones). In October 2022, awarded \$2 million to a joint City/County request to improve infrastructure for the San Juan Motel affordable housing site located on Stockton Blvd. In October 2022, the City applied for an additional \$19 million worth of grant funding through the 2022 Green Means Go grant program. On March 16, 2023, the SACOG Board awarded the City with over \$13 million in funding for the applied projects, including significant infrastructure projects in the River District and along Del Paso Blvd.</p> <p>Because of the 2024/25 California State Budget, the Green Means Go funding was reduced by 6 percent from the original awards. However, the City reallocated some funding in order to be able to proceed with the needed improvements. As of now, the City/County has finished the water improvements for the San Juan Motel site. The Lavender Heights Water Main Project is currently in the final stages of pre-construction. Navajo Pipelines was awarded the design-assist contract and will be</p> |

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| | | | | <p>the contractor for the project. Construction is expected to start in March/April 2025 and be completed in December 2025. The Del Paso Infrastructure Needs Project will be bid in early 2025 for construction in Summer 2025. Construction is anticipated to be complete by December 2025 but may extend into Spring 2026 due to weather. The project to improve a sump pump in the River District is anticipated to be bid in June 2025 and construction completed by June 2026.</p> <p>The City released a request for proposals (RFP) for the River District Specific Plan update in March 2023 and approved a consultant contract for the River District Specific Plan in February 2024. As part of this work, the City will study how best to lower construction costs and catalyze development in this area. This scope of work will include an updated finance plan for the River District.</p> <p><u>Utilities Updates:</u> River District Sump 111 W14130621-6211 (\$7M), Lavender Heights Z14130404- 6205 (\$1M), and Del Paso Heights Inf X14160508-6206 \$3.9M, are projects awarded through the Green Means Go program. Each of these grants were reduced by 6% after award. The Green Means Go funding program aims to catalyze infill development that improves housing affordability through non-transportation infrastructure and planning activities in locally adopted Green Zones. The funds are being used to pay for infrastructure improvements and studies, such as drainage facilities, water line extensions, sewer basin capacity analyses, and drainage studies aimed at removing impediments to residential development. The Green Means Go funding program is SACOG's newest funding program.</p> <p>FMPRA Florin Creek W1415070-6211 -\$842K are awarded through the Floodplain Management, Protection and Risk The Florin Creek area has historically been vulnerable to flooding during large storms and high-water events. This Project takes a two-step approach to eliminate impacts from the base 100-year flood event in the Florin Creek neighborhoods. The first step of this process would be to update the 1998 hydraulic and hydrologic model. An 881-acre drainage basin, known as Basin 67, will be modeled. The model will include additional flood</p> |

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| | | | | <p>control measures that have been added to the basin since 1995 and will be completed in compliance with Federal Emergency Management Agency requirements. The second step is a flood control project that consists of the construction of a 12 cubic feet per second (cfs) pump station at Center Parkway near Florin Creek and an approximately 24-inch pipe in Center Parkway from Pomegranate Avenue to the pump station. This pump station and pipe would reduce flooding in the Pomegranate Avenue area and remove the remaining structures from the 100-year floodplain.</p> <p>Building Resilient Infrastructure and Communities Program Grant: BRIC (Beach Lake N. Levee Project) \$3.2M: The project will mitigate flooding of 5 interchanges and 3.9 miles of Interstate 5 (I-5), a runway at Sacramento Executive Airport, surface streets, drainage pumps, water, and sewer facilities, and 27,000 housing units in South Sacramento. Flood protection will increase from events more frequent than the 100-year event to at least the 200-year event. This will be accomplished by raising approximately 4 miles of the north Morrison Creek and Beach Lake levee, including raising or installing sections of floodwall, improving levee sections, building a 750- linear-foot seepage berm, relocating a pump station, installing turf-reinforcement geotextile fabric along the waterside of the levee, and incorporating a riparian woodland barrier to protect against wave erosion and provide resiliency.</p> <p><u>Public Works Updates:</u> In 2024, the City</p> <ul style="list-style-type: none"> • applied for and received \$1.9M for the Northgate Boulevard Compete Street project from the Active Transportation Program. • applied for and is waiting to hear back on a \$3.1M application for the Dixianne Alleys Phase 2 project from the AHSC program • applied for and did not received \$750,000 to complete the Ninos Parkway Regional Trail Connection Study from the USDOT • applied for and received \$904,950 in Highway Safety Improvement Program (HSIP) Cycle 12 Funding for intersection and traffic signal improvements |

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| H47. Preserve Existing Supply of Affordable Housing | 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. | SHRA will track expiring subsidy contracts on an ongoing basis and will conduct an annual review. | SHRA | SHRA continues to transition its public housing portfolio to the Rental Assistance Demonstration (RAD) Program. Construction on Big Trees, Pine Knoll and Riverview Plaza are now complete. SHRA will continue to track the expiring subsidy contracts and regulatory agreements of affordable housing. |
| H48. Rental Home Inspection Program | 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 education to both tenants and landlords to better understand the program. | Continue ongoing implementation of the program; expand annual reporting metrics starting in 2022 | CDD | The Rental Housing Inspection Program, entering its 16th year, continues to inspect newly registered rental properties and perform random audit inspections of existing, self-certified rental properties. 2,603 rental units were inspected in 2024. 1,556 units were found to have violations. Fourteen units were referred to Housing and Dangerous Buildings due to continuing violations. If violations are discovered, the inspector provides a list of the items that need to be corrected prior to a 30-day reinspection. Properties that are not brought up to code within the timeframes prescribed by the ordinance are transferred to our Housing and Dangerous Buildings division for enforcement. Of the fourteen cases that were referred in 2024, six has been resolved. The remaining eight are ongoing. Additional information on the program can be found on the City's website at the following link: http://www.cityofsacramento.org/rhip |
| H49. Emergency | 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 | Ongoing | SHRA; OIED | In February 2023, the City programmed Aggie Square funds to implement a Home Repair Program with Habitat for Humanity. The program has assisted 10 homes within the Oak Park area |

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| Repair Program | funding to expand this program to include loans for larger repairs and all electric modifications. | | | <p>with home repairs. Habitat also completed the full electrification of 2 homes in the same area and in partnership with SMUD has completed 24 heat pump installations.</p> <p>In 2024, Habitat’s anti-displacement home repair program assisted another 8 homes in the Oak Park area.</p> <p>In 2024, SHRA also completed home repairs for 25 families.</p> |