



City of Sacramento 2008-2013 Housing Element

2008-2013 Housing Element Update
City of Sacramento

Adopted November 18, 2008
Resolution No. 2008-758

Prepared for:

City of Sacramento
Planning Department
915 I Street, 3rd Floor
Sacramento, CA 95814

Attn: Greg Sandlund
Assistant Planner
(916) 808-8931

and

Sacramento Housing and Redevelopment Agency
600 I Street, Suite 250
Sacramento, CA 95814

Attn: Emily Halcon
Management Analyst
(916) 440-1399 ext. 1420

Prepared by:

EDAW
2022 J Street
Sacramento, CA 95811

Contact:

Jeff Goldman
Principal
(916) 414-5800

November 2008

EDAW | AECOM

Table of Contents

H-E	EXECUTIVE SUMMARY.....	H ES-1
	Sacramento’s Housing Challenges	H ES-1
	Building Upon Our Past Success	H ES-3
	A New Focused Housing Strategy.....	H ES-4
	Meeting Our City’s Housing Needs	H ES-6
H-1	INTRODUCTION	H 1-1
	1.1 State Law Requirements	H 1-1
	1.2 Regional Housing Needs Allocation	H 1-1
	1.3 Public Participation	H 1-3
	1.4 Organization of the Housing Element.....	H 1-3
	1.5 General Plan Consistency	H 1-6
H-2	EVALUATION OF PAST PERFORMANCE	H 2-1
	2.0 Key Findings	H 2-1
	2.1 Introduction	H 2-2
	2.2 Housing Production.....	H 2-3
	2.3 Housing Rehabilitation.....	H 2-6
	2.4 Other Accomplishments	H 2-8
	2.5 Program Evaluation	H 2-10
H-3	COMMUNITY PROFILE.....	H 3-1
	3.0 Purpose	H 3-1
	3.1 Population and Household Characteristics	H 3-2
	3.2 Income and Employment	H 3-12
	3.3 Housing Characteristics.....	H 3-18
	3.4 Housing Cost and Affordability.....	H 3-25
	3.5 New Housing Needs, Special Housing Needs, and At-Risk Housing.....	H 3-33
H-4	HOUSING ELEMENT UPDATE PUBLIC PARTICIPATION PROGRAM	H 4-1
	4.0 Key Findings	H 4-1
	4.1 Introduction	H 4-1
	4.2 Community Outreach.....	H 4-2
	4.3 Distribution Methods of Draft Housing Element.....	H 4-7
	4.4 Summary of Public Comments	H 4-7
H-5	LAND INVENTORY.....	H 5-1
	5.0 Key Findings	H 5-1
	5.1 Introduction	H 5-1
	5.2 Legal Requirements.....	H 5-2
	5.3 Regional Housing Need Allocation.....	H 5-2
	5.4 Land Inventory	H 5-7

H-6	HOUSING PROGRAM RESOURCES.....	H 6-1
6.0	Key Findings	H 6-1
6.1	Introduction	H 6-1
6.2	Funding Sources	H 6-3
6.3	Institutional Resources	H 6-10
H-7	OPPORTUNITIES FOR RESIDENTIAL ENERGY CONSERVATION	H 7-1
7.0	Key Findings	H 7-1
7.1	Introduction	H 7-1
7.2	Energy Conservation Strategies and Policies	H 7-3
7.3	Programs and Implementation Measures	H 7-8
7.4	Conclusions	H 7-12
H-8	CONSTRAINTS	H 8-1
8.0	Key Findings	H 8-1
8.1	Introduction	H 8-2
8.2	Nongovernmental Constraints	H 8-2
8.3	Governmental Constraints.....	H 8-11
H-9	GOALS, POLICIES, AND PROGRAMS	H 9-1
9.1	Sustainable, Stable and Integrated Communities (H-1)	H 9-1
9.2	Production (H-2)	H 9-4
9.3	Extremely Low-Income and Special Needs (H-3).....	H 9-7
9.4	Rehabilitation (H-4)	H 9-9
9.5	Accessibility (H-5)	H 9-10
9.6	Modest Income Homeownership (H-6).....	H 9-11
9.7	Quantified Objectives.....	H 9-12

APPENDICES

Appendix H-A	Program by Program Evaluation
Appendix H-B	Summary of Public Participation Notes
Appendix H-C	Land Inventory Table and Map
Appendix H-D	Glossary
Appendix H-E	References
Appendix H-F	Affordable Housing List
Appendix H-G	Alternative Sites Checklist

Figures

<u>Number/Title</u>	<u>Page</u>	
H 3-1	Population Projections	H 3-4
H 3-2	Age Distribution in 2006	H 3-6
H 3-3	Community Plan Areas	H 3-11
H 3-4	2006 Income Distribution	H 3-14
H 3-5	Estimated and Projected Employment Growth by Sector.....	H 3-15
H 3-6	Estimated and Projected Employment Growth by Occupation.....	H 3-16
H 3-7	Housing Type by Community Plan Area	H 3-20
H 3-8	Rental Vacancy Rates by Community Plan Area	H 3-22
H 3-9	Percentage of ELI Households by Population Group	H 3-43

Tables

Number/Title	Page
H 2-1 Comparison of RHNA and Housing Production, 2000–2007.....	H 2-4
H 2-2 Comparison of Housing Production Objectives and All Development, 2002–2007.....	H 2-4
H 2-3 Comparison of Housing Rehabilitation Objectives and Number of Units Rehabilitated, 2002–2007.....	H 2-7
H 3-1 Population Change 1990–2007.....	H 3-4
H 3-2 Age Distribution 1990, 2000, and 2006.....	H 3-5
H 3-3 2000 and 2006 City and County Comparison of Race and Ethnicity	H 3-7
H 3-4 Household Change 1990–2007.....	H 3-8
H 3-5 Household Change 1990–2000.....	H 3-9
H 3-6 2005 Households by Housing Unit Type by Community Plan Area ..	H 3-10
H 3-7 City and County Median Income 1990, 2000, and 2006.....	H 3-13
H 3-8 2000 Estimated Number of Households by Income Level	H 3-13
H 3-9 Fastest Growing Occupations 2004–2014 (Sacramento County).....	H 3-17
H 3-10 Housing Type (1990–2007).....	H 3-19
H 3-11 Overall Vacancy Rate 1990–2006.....	H 3-21
H 3-12 Age of Housing Stock	H 3-23
H 3-13 Median Sales Price 2002–2007.....	H 3-26
H 3-14 Rental Rates by Number of Bedrooms Sacramento Metropolitan Area 2007.....	H 3-27
H 3-15 Rental Rates by Number of Bedrooms Sacramento Metropolitan Area 2001–2007.....	H 3-28
H 3-16 Sacramento Area Affordability Index for Select Years.....	H 3-29
H 3-17 Fair Market Rents, Sacramento Metropolitan Area.....	H 3-29
H 3-18 2006 City of Sacramento Monthly Housing Costs of Households by Percentage of Income	H 3-30
H 3-19 2000 City of Sacramento Lower Income Households Overpaying for Housing.....	H 3-31
H 3-20 New Construction Needs (January 1, 2006–June 30, 2013).....	H 3-35
H 3-21 Units in Projects at Risk of Conversion to Market Rate Housing.....	H 3-37
H 3-21 Units in Projects At Risk of Conversion to Market Rate Housing (Continued)	H 3-38
H 3-22 Estimated Acquisition/Rehabilitation Cost.....	H 3-39
H 3-23 Potential Rent Subsidies.....	H 3-40
H 3-24 Estimated Replacement Cost.....	H 3-40
H 3-25 Affordable Housing Organizations Interested in Acquiring At-Risk Rental Housing in the City of Sacramento	H 3-41
H 3-26 Group Quarters Populations 1990–2000.....	H 3-45
H 3-27 Female-headed Households with Children.....	H 3-46
H 3-28 2007 Homeless Subpopulations.....	H 3-52
H 3-29 2006 Countywide Needs of Homeless Individuals.....	H 3-53
H 3-30 Emergency Shelter Facilities and Beds for the Homeless	H 3-54
H 3-31 Transitional Housing Opportunities for the Homeless.....	H 3-55
H 3-32 Permanent Housing Opportunities Targeted to the Very Low- Income and/or Formerly Homeless Individuals and Families.....	H 3-56
H 4-1 GPAC Housing Subcommittee Meetings	H 4-4
H 4-2 Community Meetings	H 4-5

Tables

Number/Title	Page
H 5-1 Progress Towards Meeting RHNA	H 5-3
H 5-2 Alternative Adequate Sites Projects	H 5-5
H 5-3 Affordable Housing Projects Developed in Lower Density Residential Zones	H 5-10
H 5-4 Realistic Unit Capacity Used for Each Zone.....	H 5-11
H 5-5 Affordable Housing Projects Developed on Less than an Acre	H 5-12
H 5-6 Breakdown of Vacant and Underutilized Land Capacity by Zone and Income Category	H 5-13
H 5-7 Capacity of Opportunity Sites by Zone District and Type of Site.....	H 5-14
H 5-8 Normal Year Water Supply and Demand Comparison	H 5-19
H 5-9 Vacant Sites Capacity within Natomas Basin, Potential Housing Development Capacity by Zone.....	H 5-20
H 6-1 SHRA Budgeted Funding by Funding Source	H 6-2
H 6-2 SHRA Projected Funding by Funding Source, 2008–2013.....	H 6-2
H 8-1 Land and Construction Costs	H 8-5
H 8-2 Development Standards in Zoning Districts that Permit Housing	H 8-13
H 8-3 Permitted Land Uses in Residential Zoning Districts.....	H 8-14
H 8-4 Permitted Residential Land Uses in Nonresidential Zoning Districts.....	H 8-15
H 8-5 Parking Standards for Residential Uses	H 8-22
H 8-6 Typical Single-Family Fees	H 8-30
H 8-7 Typical Multifamily Fees	H 8-31
H 8-8 Permit Processing.....	H 8-33
H 9-1 Quantified Objectives for 2008–2013	H 9-12
H 9-2 Housing Element 2008–2013 Programs	H 9-14

List of Acronyms

ACS	American Community Survey
CADA	Capitol Area Development Authority
CHAS	Comprehensive Housing Affordability Strategy
CPTED	Crime Prevention through Environmental Design
CSUS	California State University Sacramento
DHA	Department of Human Assistance
DOF	Department of Finance
DSD	Development Services Dept.
ELI	Extremely low-income
FHA	Federal Housing Administrator
FMRs	Fair Market Rents
GHG	Greenhouse Gas
GPAC	General Plan Advisory Committee
HAP	Housing Assistance Payment
HCD	Housing and Community Development
HELP	Housing Enabling Local Partnerships
HOI	Housing Opportunity Index
HUD	Housing and Urban Development
LI	Low-income
MF	Multifamily
MFI	Median Family Income
NEV	Neighborhood Electric Vehicles
RHNA	Regional Housing Needs Allocation
SACOG	Sacramento Area Council of Governments
SF	single-family
SHRA	Sacramento Housing and Redevelopment Agency
SRO	Single Room Occupancy
SSDI	Social Security Disability Insurance Program
SSI	Supplemental Security Income
VLI	Very low-income

Executive Summary

As part of the new General Plan, the City of Sacramento has embarked on a new sustainable vision for growth over the next 25 years. A major part of that vision will be to ensure that the City grows in a manner that meets the housing needs of all its residents.

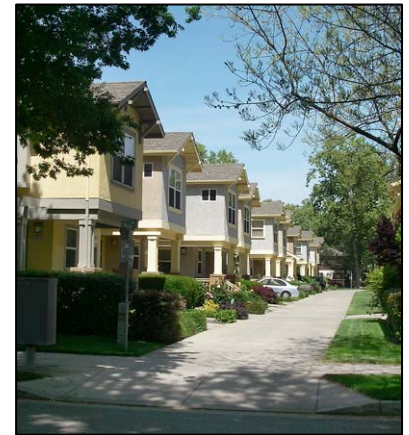
In preparing its 2008–2013 Housing Element, the City has gone beyond a simple quantitative approach to housing needs and has focused instead on the broader values and goals of the community. Covering a much shorter time period, the Housing Element nonetheless reflects the long term vision of City’s new General Plan. Key to this vision is a shift toward infill development and a focus on sustainable and complete neighborhoods. The General Plan directs growth to key “opportunity areas” in order to locate people in close proximity to jobs, transit, and other urban amenities. Emphasis is placed on the design and character of the City’s neighborhoods, both existing and new, that contribute to a high quality of life for all of its residents.

Over the past several months, the City has been working to understand how best to provide housing for all of its residents in the coming years and to enhance this vision of sustainable, complete neighborhoods. Conferring with a variety of interested stakeholders and the public, the City has looked at both its past successes, including a traditionally strong and affordable market and a rich variety of affordable housing programs, and its challenges, including current environmental and market constraints to housing development. In doing so, the City has evaluated not only the housing needs of its existing residents and neighborhoods but has also looked at how it will be able to meet the needs of its future citizens as the City continues to grow.

The result of this work is the 2008–2013 Housing Element, which is intended to not only meet the requirements of the State but, more importantly, serve as the City’s strategic housing plan. The plan first evaluates the City’s housing conditions and needs and provides an inventory of vacant residential land necessary to meet that need. At the heart of the Housing Element, however, are the strategic goals, policies and programs which will guide City investments and land use decisions to address future growth and existing need. Organized under six key housing challenges, this new strategy demonstrate the City’s commitment to meeting the housing needs of all of its residents.

Sacramento’s Housing Challenges

The City has a strong history of providing housing for people of all income levels. However, recent changes in the market have created unique challenges for the City. The need to grow and accommodate future residents is hampered by declining home prices and environmental constraints. At the



Metro Square



Fremont Mews



800 J Street

same time, Sacramento is faced with the challenge to retain existing residents in their homes in light of rising foreclosures and declining federal support for affordable housing. Growth of new housing opportunities must be balanced with purposeful intervention to maintain and enhance existing housing.

While the City is looking towards an infill focused growth pattern under the new General Plan, the City still has significant growth potential in its newer greenfield developments. Recent development booms in the City have occurred primarily in these greenfield areas, both for market rate housing and affordable housing. However, as other cities throughout California are, the City is experiencing an abrupt collapse of the real estate market, halting development and dropping home prices and values. Coupled with these market forces, the City is facing new flood restrictions that will severely limit building in the Natomas Basin for the next few years. The convergence of these market, real estate and environmental changes are likely to affect the City's ability to experience the level of production success seen under the previous Housing Element.

During this recent development boom, many new homebuyers saw the real estate market as a vehicle for wealth and asset building. In an attempt to secure the "American Dream," many households utilized subprime or other risky mortgages in order to purchase a home in the hope that they could enjoy ever-increasing home equity. However, beginning in 2006, the housing market slowed dramatically and home prices weakened and began to fall. The economy also weakened and access to credit became more difficult to obtain in an atmosphere of rising mortgage defaults and foreclosures. Initially faced with the significant challenge of addressing declining affordability, the City is now facing a wave of foreclosures that has impacted not only individuals but also entire neighborhoods.



13th and F Streets

With the dramatic increases in growth since 2000, the City also saw a significant increase in housing prices, transforming Sacramento from a City with a relatively low-cost of living into one that now faces the same affordability issues as the Bay Area and other major cities in California. While housing prices rose dramatically between 2000 and 2006, incomes did not. In fact, incomes in the City have not kept up with the rest of Sacramento County, as City residents earned as much as 20 percent less than their equivalents countywide. By 2000, over half the City's households were classified as low-incomes (less than 80 percent of area median income). Yet, these lower household incomes did not result in lower home prices. Between 1991 and 2006, while the median income increased by 65 percent, housing prices grew by over 180 percent. By 2006, the median-priced Sacramento area home was affordable to only eight percent of the population.¹ Increasingly, middle-income households no longer had the same homeownership opportunities in Sacramento they once had and low-income households were faced with a housing market that, without subsidies, no longer served their needs.

¹ National Association of Home Builders, *Housing Opportunity Index*, 2007.

Coupled with the difficulty lower income households face in entering the housing market, the City's stock of existing affordable housing is more and more strained. The City has historically been a leader in producing affordable housing, but much of that housing is aging and in need of repair. The City has a wealth of affordable housing assets, ranging from public housing to regulated rental projects to unregulated single room occupancy (SRO) units. Each housing type provides a much needed housing opportunity, but as market forces shift, many of these housing projects are jeopardized. The City recognizes the importance of all of its existing housing, and has adopted a strong commitment to maintaining these valuable units even in the face of a challenging market.

Ensuring the City's commitments to maintaining its existing housing requires balancing housing funds and resources between preservation efforts and new development. As market forces rebound in the coming years, the City must be positioned to best take advantage of all housing opportunities, infill and greenfield, market rate and affordable. An understanding of these dual and competing needs underscores the strategic framework of the City's Housing Element.

Building Upon Our Past Success

In the face of the trend toward a more economically stratified population and fewer affordable housing options, the City has made great strides to both embrace its growth and plan for the needs of its lower income residents. During the previous Housing Element planning period (2000–2007), the City exceeded the State's anticipated housing construction needs by more than 50 percent, building and substantially rehabilitating over 30,000 housing units, forty percent of which were affordable to low- and moderate- income households. These notable production numbers were influenced by a number of market factors, including growing housing demand in Sacramento, available land and flexible financing options. Building on these market influences were many of the City's own initiatives and programs, including:

- A targeted inclusionary housing ordinance in new growth areas, which has led to 1,500 affordable units in five years;
- Aggressive strategies for housing extremely low-income and special needs households, including the Single Room Occupancy (SRO) Strategy, the Ten Year Plan to End Chronic Homelessness and the asset repositioning strategy for Public Housing; and
- An accessible and streamlined application process resulting from the City's new MATRIX program that reduced the timing and cost of development.

As a result of these and other City efforts, more housing affordable to very low- and low-income households was built in Sacramento than in any other



Phoenix Park

major city in California.² Furthermore, the City has been able to preserve its affordable and public housing assets despite significant losses in other communities of such housing as a result of market rate conversions.

A New Focused Housing Strategy

Even with these substantial accomplishments, the City is faced with the reality of new challenges and increasing need in an era of limited resources. As the City looks to preserve and build upon its past successes, innovative approaches to housing and the targeted use of resources must be considered.

Market development has declined over the past few years and the City now faces constraints to development in the Natomas Basin. As new development under the new General Plan focuses on infill areas; City housing strategies must support and enhance existing housing in our neighborhoods as we move towards this more compact development model. Recognizing and supporting Sacramento's character as both a new growth City and a City of existing, established neighborhoods is key to creation of a comprehensive housing strategy.

In consideration of historical production, new and existing needs, available resources and constraints the City faces, the Housing Element approach and organization is focused on six themes that reflect key challenges for City housing policy and programs. These themes reflect community input on needs, assessment of priorities, and alignment with the new General Plan goals. The themes and related priority programs are summarized below.

Sustainability, Balanced Communities and Complete Neighborhoods

Sustainability of housing, through "green" building and planning techniques, creates socially and economically responsible living, minimizing the impact of growth on the larger community. However, development of housing cannot be viewed solely as individual buildings; consideration must be made to the surrounding neighborhoods and the whole community. Through a proactive planning process, the City will encourage a variety of housing types, both in its existing neighborhoods and as new neighborhoods are created. As Sacramento's population grows and its housing needs evolve, the City will track and report on the changes in the demographic makeup of our communities and the resulting impact on housing.

Production of New Housing

As the City grows, more development will occur in existing areas, gradually shifting away from greenfield sites. As the City moves toward this new infill focus, new housing policies and programs must respond. Providing

² California Housing and Community Development Department, 2006 Workforce Housing Grant Reward Program Application Results, 2007.

incentives for infill development, proactive City zoning of key opportunity sites and the provision of infrastructure can all help encourage infill development. Nevertheless, development in greenfield areas, which historically supported a high proportion of the City's new housing production, will also need to include a wide variety of housing types and densities in order to address the needs of future City residents.

Extremely Low-Income and Special Needs Housing

While this Housing Element represents the first time the State requires cities to consider the needs of extremely low-income (ELI) households, the City of Sacramento has a strong foundation from which to build. The City has made a clear commitment to ELI populations through their SRO Strategy, Ten Year Plan to End Chronic Homelessness and the “no net loss” policy in its public housing asset repositioning strategy. While these achievements are notable, the City is dedicated to seeking new funding and developing new programs in order to continue to improve housing options for ELI households.



Silverado Creek

Rehabilitation and Preservation of Existing Housing

Recognizing the importance of preserving and maintaining existing housing resources, the City will augment its new infill development strategy with targeted rehabilitation investments. Targets for rehabilitation funding will include properties in distressed neighborhoods with substantial blight; properties in areas with limited new growth potential, but where economic diversity is low; and properties left vacant due to foreclosure. In addition to this targeted strategy, the City will continue to promote the preservation of existing affordable housing citywide.

Accessible Housing and Neighborhoods

The City is home to over 67,000 persons with disabilities. With the aging of our population, this number is expected to increase. Accessible housing and neighborhoods allow for better integration and population stability as people are able to “age in place.” The City will also affirm its commitment to providing housing for all through the adoption of a Universal Design Ordinance to encourage accessibility in new housing and the adoption of a Reasonable Accommodation Ordinance that establishes processes which allow special consideration in the planning and building process to address the housing needs of those persons with disabilities.

Modest Income Homeownership

As market affordability vanishes in Sacramento, the City will look toward new partnerships with major employers, promote alternative housing types and modify existing regulations to assist the market in once again providing attainable housing for Sacramento's middle-income residents. Existing funding for homeownership assistance, which reaches lower income

residents will be targeted to overlap with other City goals, including redevelopment, inclusionary housing and moving foreclosed properties back to homeownership.

Meeting Our City's Housing Needs

The themes above provide a context for the goals, policies, and programs guiding City housing development over the next five years. These programs form an approach to providing housing that is varied and diverse for a population equally as diverse, with programs ranging from modifying zoning regulations to targeting funding. Together, these programs present a comprehensive look at housing in the City, and how housing supports and enhances other citywide initiatives in the new General Plan. Through the combination of programs presented in this Housing Element, the City anticipates production of over 15,000 new and substantially rehabilitated units, including over 4,000 lower income units. In addition to the anticipated quantitative production, the Housing Element sets the course for a new direction for housing in Sacramento, one that is purposeful, inclusive and connected to the changing perspective of living in the City of Sacramento.

1 Introduction

1.0 Purpose

This chapter provides background for the Housing Element, including state law requirements, housing needs, other City housing strategies, policies and documents, and an overview of the public outreach program for the Housing Element update. In addition, this chapter provides a brief summary of the Element's contents, and identifies the Element's consistency with the rest of the City's General Plan.

1.1 State Law Requirements

The contents of the City of Sacramento's Housing Element reflect a combination of local issues, priorities, and state law requirements. California law (Government Code Section 65583) requires that every city and county adopt a Housing Element that contains:

- An assessment of housing needs and an inventory of resources and constraints relevant to meeting these needs;
- A statement of the community's goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing;
- An inventory of developable sites capable of accommodating development of housing for a range of income types to meet the City's share of the regional housing need; and
- A program which sets forth a five-year schedule of actions to implement the policies and achieve the goals and objectives of the Housing Element.

1.2 Regional Housing Needs Allocation

An important part of the Housing Element is the determination of the City's new housing construction need. Under California law (California Government Code Section 65584), new housing construction need is determined, at a minimum, through a regional housing allocation process.

Sacramento (along with all other cities and counties in the state) must plan to accommodate its share of the housing need of persons at all income levels. The fair share process began with a regional allocation from the State Department of Housing and Community Development (HCD). The Sacramento Area Council of Governments (SACOG) then determines what share of the regional allocation will be met by each of its member cities and counties, including the City of Sacramento. The City's share of regional



Metro Square

housing need or the City’s Regional Housing Need Allocation (RHNA) is based on SACOG’s Regional Housing Needs Plan. Under this plan, Sacramento must accommodate 17,649 new housing units between 2006 and 2013. Of these housing units, 2,472 should be affordable to households earning no more than 50 percent of median income, 2,582 to households earning between 50 percent and 80 percent of median income, 3,603 to households earning between 80 percent and 120 percent of median income, and 8,992 to households earning more than 120 percent of median income. In addition, of the 2,472 units needed for very low-income households, half, or 1,236, are presumed to be needed for extremely low-income households, those making 30 percent or less of median income.

The City’s responsibility under state law in accommodating its regional housing allocation is to identify adequate sites that will be made available through appropriate zoning and development standards and with services and facilities to encourage the development of a variety of types of housing for all income levels. The City does not have to guarantee that its share of the regional allocation will be constructed, although the City must include a quantified housing construction objective in the Housing Element.

Housing Production to Date Compared to Housing Needs

Between 2002 and 2007, housing development in the City, particularly in new growth areas subject to the Mixed Income Housing Ordinance, has resulted in the production and rehabilitation of units in excess of the RHNA and production goals contained in the 2002–2007 Housing Element.

The Housing Element includes two sets of housing targets or goals: the SACOG RHNA target and the housing production goal. The RHNA target for the previous Housing Element (19,313 units) relates to the number of housing units the City must demonstrate it was able to accommodate through adequate sites between 2000 and 2007. The target for production (14,365 units) relates to the City’s own 2002 through 2007 goal for housing construction, considering historic construction activity levels, available land and funding and program goals. The RHNA target and the production target cover different time periods due to differences in state law related to the RHNA and quantified objectives included in the Housing Element.

The City exceeded the 2000–2007 RHNA need for the very low-, moderate-, and above moderate-income levels, and met 99 percent of its RHNA need for low-income units. In total, over 30,000 units were constructed or rehabilitated between 2000 and 2007, compared to a RHNA target of 19,313 units and a production goal of 14,365 units. Among these units are 718 multifamily units rehabilitated and/or preserved for low- and very low-income households which do not count towards the RHNA goal, but represent a significant improvement to the existing housing stock for lower income renters.



Fremont Building

1.3 Public Participation

State law (California Government Code section 65583[c] [6]) requires the City to “make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element.” Public participation in the City is an integral part of all planning processes, and has been especially emphasized during the update to the City’s General Plan. Because of the corresponding update of the General Plan, there were many public participation opportunities for the Housing Element update through meetings with the General Plan Advisory Committee (GPAC) and a subcommittee of the GPAC, the Infill, Housing, Finance and Infrastructure Subcommittee. In addition to these established General Plan committees, the Housing Element included specific outreach to a variety of stakeholder groups, including affordable housing advocates, developers, and advocates for special needs. The public at large was involved in the preparation of the Housing Element through five community meetings throughout the City’s neighborhood service areas and presentations to a variety of boards and committees. Public hearings with the Planning Commission and City Council were scheduled four times from October 2007 to May 2008 to provide community members additional opportunity to provide input. A summary of the public outreach efforts for the update of the Housing Element may be found in Chapter 4 and summary of meeting notes in Appendix H-B.



Public Participation

Through this ongoing public input, the City has identified issues, concerns, and recommendations for housing policies and programs that are reflected in the updated Housing Element. The Housing Element is in large part a synthesis of these efforts.

1.4 Organization of the Housing Element

The City of Sacramento’s Housing Element, a part of the General Plan, is a comprehensive statement of the City’s housing needs and strategies. The Housing Element addresses a broader range of issues than these other planning documents, including sustainability, green building, energy conservation, balanced and complete neighborhoods, neighborhood accessibility, and regulatory issues. The Housing Element provides the guiding principles and over-arching policies that define the City’s housing strategy. Many of the Element’s implementation measures are coordinated with or defined through other planning documents, including:

- Sacramento City and County Ten-Year Plan to End Chronic Homelessness
- Consolidated Plan
- Redevelopment Implementation Plans
- Sustainability Master Plan

- Public Housing asset repositioning strategy
- Single-Room Occupancy Strategy
- Preservation Ordinance
- Mixed Income Housing Ordinance

The Housing Element incorporates strategies and implementing actions from these other plans and has been reviewed for consistency with these plans. While the Housing Element is not intended to supplant any of these independent documents, as a part of the General Plan, the Housing Element is seen as the broad, inclusive and comprehensive housing document for the City. The Housing Element does not dive into the same level of detail as many of these other documents, but the strategic vision that prompted each should be reflected in the policies and programs of the Housing Element.

This Housing Element is divided into the following chapters:

Executive Summary. The executive summary provides an overview and road map of the City’s housing issues, needs and policies. The Executive Summary connects the visioning strategic goals of the City with the practical implementation measures of the Housing Element. As a stand alone document, the Executive Summary should allow the reader insight into citywide priorities for housing policy and provide general understanding of the process for bringing this vision to reality.

1. Introduction provides an overview of State requirements, a summary of the public participation process, and a summary of the organization of the Housing Element.

2. Evaluation of Past Programs summarizes the City’s achievements in implementing programs under the previous Housing Element, which was adopted in 2002. Lessons learned from an evaluation of achievements have been considered in the development of new goals, policies, and implementing actions in this Housing Element.

3. Community Profile describes current conditions and trends related to population, housing, and employment. Topics covered in this chapter include population and household characteristics, income and poverty, housing cost and condition, publicly assisted housing, and employment characteristics. This chapter also includes discussion about the preservation of subsidized rental units at risk of converting to market rate housing and what steps the City can take during the 2008–2013 period to maintain this inventory of affordable housing.

4. Public Participation describes the City’s efforts to engage all segments of the community during the preparation of the updated Housing Element. The chapter includes a list organizations and agencies with which the City

consulted, the methods of community outreach, and a summary of comments received and how these comments have been addressed.

5. Land Inventory describes the availability and characteristics of land that can accommodate housing development to meet the City's future needs. Among the issues covered in this chapter are the number, types, and affordability of housing units constructed since the beginning of the period covered by the Regional Housing Need Allocation (RHNA); the City's ability to accommodate its remaining share of the region's housing needs; and possible constraints that could affect development potential on housing opportunity sites.

6. Housing Program Resources summarizes programs and funding resources available in the City of Sacramento to assist in the development, rehabilitation, and conservation of housing affordable to low- and moderate-income households.

7. Energy Efficiency summarizes the City's plans and programs for increasing energy efficiency of housing and reducing the City's greenhouse gas (GHG) emissions from housing and housing development.

8. Analysis of Constraints to Housing describes potential governmental and nongovernmental factors that could affect the availability and cost of housing, particularly for low- and moderate-income households and population groups with special needs.

9. Goals, Policies, and Programs contains the City's housing goals, policies, and implementation actions—the heart of the City's strategy for addressing its housing needs. The goals adopted in this Element address:

- Sustainability, Stability and Integration: Create and enhance sustainable housing, balanced communities and complete neighborhoods;
- Production: Produce new housing units to meet growth projections and regional fair share goals;
- Extremely low-income and Special Needs: Ensure housing for extremely low-income and special needs families;
- Rehabilitation: Rehabilitate and preserve our existing housing resources;
- Accessibility: Provide accessible housing and neighborhoods; and
- Modest Income Homeownership: Provide and sustain homeownership, especially for “modest” income families.

Also included in this chapter is an implementation schedule that specifies responsible agencies, timeframes, potential funding sources, and objectives

for each implementing action and a summary of the City’s quantified objectives for housing development, rehabilitation, and conservation (preservation of affordable rental housing).

1.5 General Plan Consistency

State law requires the Housing Element to contain a statement of “the means by which consistency will be achieved with other General Plan elements and community goals” (California Government Code, Section 65583[c] [6] [B]). There are two aspects of this analysis: 1) an identification of other General Plan goals, policies, and programs that could affect implementation of the Housing Element or that could be affected by the implementation of the Housing Element, and 2) an identification of actions to ensure consistency between the Housing Element and affected parts of other General Plan elements.

At the time of the Housing Element update, the City of Sacramento was in the process of updating the remainder of the General Plan, which was originally prepared in 1988. Therefore, the analysis of consistency focuses on the new General Plan. The concurrent update of the Housing Element and the other General Plan elements ensured that the Housing Element’s goals and policies are consistent with—and supported by—goals and policies in the other elements. A brief description of particular goals and policies of the updated elements which are most closely related to the Housing Element follows.

Elements of the new General Plan most closely related to housing issues include the Land Use and Urban Design, Mobility, and Public Health and Human Services elements. Several of the goals of these elements relate to Housing Element goals and will affect implementation of the Housing Element.

Relevant Land Use and Urban Design goals and policies include:

- **Sustainable growth and change.** Goals and policies address infill development, diversifying the City’s housing stock, and increased transit and alternative transportation use. Other goals and policies promote a balanced housing mix within neighborhoods as well as development of housing for seniors.
- **Integrated urban pattern.** Goals and policies support removal of accessibility barriers and development of a well-connected urban pattern.
- **Sustainability and renewal.** Goals and policies promote revitalization and rehabilitation of existing structures and neighborhoods, and sustainable building practices.

- **Clear design direction.** Goals and policies support development regulations that express intended outcomes (rather than prohibitions), and integration of public safety concerns into development designs.
- **Fair and equitable access.** Goals and policies support equitable distribution of housing and services throughout Sacramento.

Relevant Mobility goals and policies include:

- **Transportation choices.** Goals and policies support expanded transportation choices, including a variety of public transportation, pedestrian, and bicycle transportation. Other goals and policies include reductions in parking requirements.
- **Pedestrian network.** Goals and policies support a continuous pedestrian network, with design elements which encourage use by pedestrians.
- **Link transit and land use.** Goals and policies support integration of stations into neighborhoods, and transit designed to meet the needs of all residents, including seniors and those with disabilities.

Relevant Public Health and Safety Element goals include:

- **Public safety.** Goals and policies support crime prevention and reduction policies for high-crime areas. The development process, including fee collection and design review, will be operated so as to support fire safety.
- **Public health and human services.** Goals and policies include meeting the needs of homeless residents, senior citizens, and residents with disabilities. The City will promote development patterns which encourage walking, and offer educational programs to improve public health.
- **Code enforcement.** Goals and policies support code enforcement activities, including maintenance of deteriorating housing units, replacement or demolition of substandard buildings, and systematic inspections of all residential rental properties.

Other elements with goals and policies related to housing issues include the Utilities and Environmental Constraints Elements. Some relevant goals and policies from these elements include:

- **Utilities.** Goals and policies support prioritization of infill areas for utility infrastructure improvements. Green building and energy efficiency goals are also included in this chapter, and referenced in the Energy Conservation chapter of the Housing Element.

- **Environmental Constraints.** Goals and policies in this element include continued flood protection improvements, and evaluation of flood protection prior to development approvals.

The City's Housing Element team has been working with the General Plan team throughout the Housing Element update process to ensure consistency between the Housing Element and other elements of the General Plan.

2 Evaluation of Past Performance

2.0 Key Findings

Since 2000, when the previous Regional Housing Needs Allocation (RHNA) was assigned, the City of Sacramento has achieved many key objectives in the context of the existing Housing Element. Some of the main accomplishments are as follows:

- The City has added more than 30,800 housing units to its inventory as a result of new development and substantial rehabilitation efforts. This level of housing production exceeds both the City's housing production goal of 14,365 units and the Sacramento Area Council of Governments' (SACOG's) Regional Housing Needs Allocation (RHNA) of 19,313 housing units. The 30,800 housing units include 12,213 units affordable to very low-, low-, and moderate-income households.
- The City, primarily through the programs and funding of the Sacramento Housing and Redevelopment Agency (SHRA), assisted in substantially rehabilitating 1,603 housing units occupied by and affordable to lower income households. In doing so, the City nearly doubled its objective to rehabilitate 803 units.
- The City adopted a Mixed Income Housing Ordinance in 2001. This ordinance was in place during the recent boom in housing development, and production of housing in new growth areas has been instrumental in the development of affordable housing units during the 2002 to 2007 Housing Element period. As of the end of 2006, approximately 1,500 new affordable units had been approved or constructed directly as a result of the Mixed Income Housing Ordinance and the strong housing market.¹
- The City encouraged housing and infill development by streamlining its permit processing using the MATRIX Program and by changing the Zoning Code. Zoning Code changes included revisions to the second-unit ordinance and setbacks for infill development projects.
- The City adopted three important initiatives to encourage the development of new housing for extremely low-income and special needs households and to ensure the preservation of existing



North Avenue Apartments

¹ See SHRA's Assessment of the Mixed Income Housing Ordinance, May 2007 for more details. The assessment can be accessed at: http://sacramento.granicus.com/MetaViewer.php?view_id=7&clip_id=1299&meta_id=111164

extremely low-income housing assets: the Single Room Occupancy (SRO) Strategy, the Ten-Year Plan to End Chronic Homelessness and SHRA’s public housing asset repositioning strategy.

- The City adopted a Preservation Ordinance to closely monitor federally regulated multifamily units with expiring affordability covenants and to proactively encourage the preservation of those units through partnerships with affordable housing developers.
- To further encourage development of infill housing, the City adopted an Infill Strategy and associated programs such as the Shovel-Ready Sites and the Pre-Approved Infill House Plan Programs. These programs make it easier and cheaper for developers and property owners to add housing units in already developed areas.

2.1 Introduction

This chapter evaluates past performance and assesses the continued relevance of existing Housing Element policies and programs in addressing Sacramento’s current and future housing needs. This evaluation provides valuable information on whether Housing Element programs have been successful in achieving stated objectives and addressing local needs. An evaluation of the 2002–2007 Housing Element also considers the changing vision and strategies contained in the new General Plan, the Sustainability Master Plan, and other strategies of the City. While many policies and programs from the previous Housing Element continue to successfully provide housing opportunities, understanding the challenges of other programs allows consideration of new policies and programs in light of changing demographics, needs and objectives.

State law requires the review and evaluation of prior achievements as part of a Housing Element update. California Government Code Section 65588 requires that this evaluation assess:

- the appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the state housing goal;
- the effectiveness of the Housing Element in attaining the community’s housing goals and objectives; and
- the progress of the City in implementing the Housing Element.

Details on the City’s achievements under the 2002–2007 Housing Element are presented below, including housing production, housing rehabilitation, and other accomplishments. These details are followed by an evaluation of the 2002–2007 programs and a discussion of the City’s proposed direction for the Housing Element update. Analysis and evaluation of the City’s individual implementation programs in the 2002–2007 Housing Element is presented in Appendix H-A.

2.2 Housing Production

The Housing Element includes two sets of housing targets or goals: the SACOG Regional Housing Need Allocation (RHNA) target and the housing production target. The RHNA target (19,313 units) relates to the number of housing units the City must demonstrate it was able to accommodate through the provision of adequate sites between 2000 and 2007. In reporting on progress in meeting the RHNA target, state law allows the City to count both the construction of new housing units and rehabilitation of units with certain limitations. Up to 25 percent of each income category of the RHNA may be met with the substantial rehabilitation of substandard units, the conversion of market rate units to affordable and/or the preservation of at risk regulated units. Alternatively, the target for production (14,365 units) relates to the City's 2002 through 2007 goal for housing construction, rehabilitation and preservation. The production target is based on the City's understanding of historic production trends, unmet housing needs in the existing population, available land for new development and resources, and local priorities. In addition to deriving their goals from different needs assumptions, the time periods in state law are different for RHNA and the quantified objectives that must be included in the Housing Element.

Between 2000 and 2007, housing development in the City, particularly in new growth areas subject to the Mixed Income Housing Ordinance, has resulted in the production and rehabilitation of units in excess of the RHNA and production goals contained in the 2002–2007 Housing Element. More than 24,600 housing units were built between 2002 and 2007, and over 1,600 were substantially rehabilitated. This period of abundant production was indicative of market forces, including the availability of land in the greenfield portion of the City, the growth of the City's population and corresponding demand for new housing and the availability of inexpensive financing and access to credit for new homebuyers.

Tables H 2-1 and H 2-2 compare the City's RHNA and production goals with the number of housing units constructed and rehabilitated. For purposes of the RHNA, some rehabilitated units could not be counted, because the City participated in the rehabilitation, conversion and preservation of more than 25 percent of the overall RHNA. In addition, when calculating production to meet the RHNA goals, excess units from a lower income category "roll over" to meet unmet need in the next income category. For example, once all 772 very low-income units under the RHNA have been built or rehabilitated, excess very low-income units "roll over" and count against the RHNA need in the low-income category. Because of both the limitation on rehabilitation and the "roll over" of excess units, units included in the RHNA production (Table H 2-1) do not match actual production numbers; units included in the City production goals (Table H 2-2) more closely match actual production by income category.

Table H 2-1 Comparison of RHNA and Housing Production, 2000–2007					
<i>Income Group</i>	<i>RHNA</i>	<i>Housing Units Constructed</i>	<i>Housing Substantially Rehabilitated¹</i>	<i>Total Housing Units</i>	<i>% of RHNA goal</i>
Very Low	772	579	193	772	100%
Low	2,791	2,071	698	2,769	99%
Moderate	4,714	4,708	52	4,760	101%
Above Moderate	11,036	18,906	11	18,917	171%
Total	19,313	26,264	954	27,218	141%

Source: Halcon and Sandlund, pers comm, 2007; Sacramento Area Council of Governments, 2008.

¹Includes units converted from market rate, substantially rehabilitated and/or preserved
RHNA = Regional Housing Needs Allocation (Sacramento Area Council of Governments)

Table H 2-2 Comparison of Housing Production Objectives and All Development, 2002–2007					
<i>Income Group</i>	<i>Quantified Objective</i>	<i>Housing Units Constructed</i>	<i>Housing Substantially Rehabilitated¹</i>	<i>Total Housing Units</i>	<i>% of Quantified Objectives goal</i>
Very Low	697	1,477	832	2,309	331%
Low	698	924	771	1,695	243%
Moderate	6,347	6,119	52	6,171	97%
Above Moderate	6,623	16,096	11	16,107	243%
Total	14,365	24,616	1,666	26,282	183%

Source: Halcon and Sandlund, pers comm, 2007.

¹Includes units converted from market rate, substantially rehabilitated and/or preserved

Production and rehabilitation of units that exceeded the City’s quantified objective is the key accomplishment of the City’s production programs. Other accomplishments in the last five years have contributed to the City’s success in providing a variety of housing types to all Sacramento residents:

- The Mixed Income Housing Ordinance was adopted in 2001. This ordinance requires a mix of housing by income levels in all new growth areas, the downtown and Curtis Park railyards sites, and future City annexation areas. In these new growth areas, ten percent of new housing is required to be affordable to very low-income households, and five percent affordable to low-income households. Affordability is assured based on the requirements of funding sources, but must always be 30 years or more. At the time of an assessment of the ordinance in May 2007, 34 inclusionary housing plans had been approved by the City, requiring a total of 1,598

affordable units. Eight additional plans were approved in 2007, requiring a total of 421 units.

In November 2004 and again in January 2005, the City Council approved amendments to the Mixed Income Housing Ordinance to encourage a variety of housing types within residential projects subject to the ordinance. These changes included an alternative for “small” single-family developments under five gross acres, an alternative for condominium developments of 200 units or less, and provisions to encourage alternate housing types by allowing inclusionary units to be built to R-1A standards in the R-1 zone without a rezone.

- The City rezoned property in two phases in the Central City to encourage housing development. Several mixed-income projects were completed between 2005 and 2007. These mixed-income projects include 65 units at St. Anton Apartments (21st and L Streets), 175 units at 1801 L Street, 117 units at Fremont Mews (14th and P Streets), and 225 units at 800 J Street. In addition, 142 senior units at the Globe Mills project are under construction. Among the 724 units in these five projects, 259 are affordable for lower income households, including 209 for very low-and extremely low-income households. Several other projects are in the development application process or have been approved but have not yet begun construction.
- Progress continued at Del Paso Nuevo, a master planned community awarded federal funding in 1997 through the US Department of Housing and Urban Development’s (HUD) Homeownership Zone program. As of 2007, 77 single-family homes had been completed and maps for the final two phases were underway for construction of 176 additional homes. Infrastructure is in place throughout the site and both parks have been completed. A Request for Proposals has been issued for commercial development, and SHRA is beginning negotiations on a development agreement. The entire project is expected to be complete in 2009.
- In 2006, the City of Sacramento constructed more affordable housing than any other jurisdiction in the State, consequently receiving \$2,239,134 in workforce housing grant funds from the State of California to be used for public improvements. Sacramento produced 753 affordable units in 2006, more than both Los Angeles (599) and San Francisco (426).
- On October 12, 2004, the City Council approved an 81.3 percent increase to the Housing Trust Fund. Forty-four percent of the increase became effective immediately, and the remaining amount became effective July 1, 2005. In addition to this one time increase, the City Council also approved an automatic annual increase for the Housing Trust Fund fee based on changes in the construction cost



Del Paso Nuevo



Fremont Mews

index to ensure that the Fund keeps pace with housing construction costs. The Housing Trust Fund collects fees on non-residential development based on an economic nexus analysis which determined that the construction of commercial projects such as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low- and low-income workers to Sacramento. These funds are then used to fund the development of new housing affordable to the City's very low- and low-income workforce. Since adoption, the City has collected over \$20 million in Housing Trust Funds, which have aided in the construction of over 2,000 affordable housing units.

Given increases in construction costs, labor costs, and land costs, development of affordable housing is a significant challenge. However, the City has a strong commitment to providing housing for residents of all income groups. The City is proactive in seeking funding for the development of housing for all segments of the population and can encourage such development through planning tools such as the Mixed Income Housing Ordinance and with local financing such as housing set-aside tax increment and Housing Trust Fund. The City has met its share of the regional housing need for all income categories, but fell slightly short in meeting its production goals for moderate-income households. This struggle is likely a reflection of the changing housing market during the past Housing Element, when market affordability declined sharply.

2.3 Housing Rehabilitation



Fainted Ladies – Historic Rehabilitation

The City and the Sacramento Housing and Redevelopment Agency (SHRA) have financed the rehabilitation of multifamily housing and preserved expiring affordable developments throughout the City, financing over 1,600 affordable rental units in the last Housing Element cycle. Owner rehabilitation was achieved primarily through emergency repair and retrofit programs. Other programs, such as the boarded and vacant program for repair and sale of vacant homes, were not widely used when the housing market was functioning and sales prices provided adequate incentives to infill developers.

The City substantially rehabilitated, preserved or converted 1,666 housing units from 2002 to 2007 (see Table H 2-3). The City exceeded its rehabilitation goals for very low- and low-income housing units by assisting in the rehabilitation of 1,603 very low- and low-income housing units, more than double the objective of 658 lower income housing units. However, the City and SHRA did not accomplish its goals for rehabilitating moderate-income housing. Most moderate-income households can obtain private financing or have other options for rehabilitating their homes and do not need public assistance. The restrictions associated with public financial assistance for rehabilitation may not be attractive to moderate-income households that do need assistance.

Table H 2-3 Comparison of Housing Rehabilitation Objectives and Number of Units Rehabilitated, 2002–2007			
<i>Income Group</i>	<i>2002–2007 Rehabilitation Goal</i>	<i>Units Substantially Rehabilitated</i>	<i>Percent of Goal</i>
Very Low	433	832	192%
Low	225	771	178%
Moderate	145	52	37%
Above Moderate	0	11	N/A
Total	803	1,666	208%

Source: Halcon and Sandlund, pers comm, 2007.

Sacramento’s key rehabilitation achievements in the last five years include:

- The City completed the Phoenix Park Project, which is now fully occupied. This project included acquisition of 460 units in the former troubled Franklin Villa complex. The project involved rehabilitation and reconfiguration of 360 units as part of a plan to restore neighborhood vitality and safety. This project includes a resource center, Head Start facility and other amenities and provides safe and affordable housing to extremely low-, very low-, and low-income residents. The project was completed in two phases, and used a variety of public funding sources, including low-income housing tax credits, mortgage revenue bonds, funding from the State of California Multifamily Housing Program, funding from the Housing Enabling Local Partnerships (HELP) program from the California Housing Finance Agency and local funds administered by the Sacramento Housing and Redevelopment Agency (SHRA).
- Through its single-family rehabilitation, retrofit and emergency repair programs, SHRA has financed the rehabilitation or repair of 877 housing units. The Single-Family Rehabilitation Program was used to rehabilitate 127 of these units. The other 750 units received repairs through the Single-Family Emergency Repair Program and Retrofit Program, which provide accessibility repairs for single-family and multifamily owner and rental units.
- Since adoption of its Preservation Ordinance in 2004, the City has not seen the conversion of any federally regulated affordable projects to market rate. Since 2002, the City has assisted in the preservation of four federally assisted projects containing 374 Housing Assistance Payment (HAP) vouchers which typically serve very low- and extremely low-income households.
- In addition to the 594 rental housing units preserved in the City since 2002, the City has provided financial assistance for the rehabilitation or conversion of 1,009 additional rental units. All rental units funded

Phoenix Park



Before - Franklin Villa



After - Phoenix Park

by the City include long term affordability covenants. Preservation, conversion and rehabilitation activities play a vital role in maintaining the existing housing stock and in allowing for the dispersal of affordable housing throughout the City's existing neighborhoods.

2.4 Other Accomplishments

- This section presents key accomplishments pertaining to housing for extremely low-, very low-, and low-income households and homeless persons, improvements to development processing, infill development, and home ownership.
- The City approved a new Single Room Occupancy (SRO) program in 2006 to preserve Downtown SROs and build new SRO units outside the Central City. City and SHRA staff have been meeting with the Interagency Council to End Chronic Homelessness, the Downtown Partnership, and others to address the issues and recommendations related to SROs. SHRA has released a Request for Applications under its supportive housing lending program for SRO rehabilitation and development of new efficiency apartments, and is currently actively working on the rehabilitation of two existing SRO projects and the construction of two additional SRO projects in the City.
- In September 2006, the City Council and the Sacramento County Board of Supervisors adopted a Ten-Year Plan to End Chronic Homelessness. The plan takes a “housing first” or “housing plus” approach. This approach strives to get disabled individuals off the streets and out of shelters as quickly as possible and into permanent housing, providing case management and other support services as needed. Other strategies of the plan include prevention through effective discharge planning and an ongoing leadership structure to oversee implementation of the Plan and to ensure that services for non-chronic homeless individuals and families are effective and well coordinated. During the first year of the plan, 171 chronically homeless residents were housed, out of a goal of 218 in the first three years.
- SHRA and the County Department of Human Assistance (DHA) continue to support approximately 18 transitional facilities and 18 permanent supportive housing developments or programs in the City and County.
- The City has made important progress in streamlining the development process. The MATRIX Program, which is a new approach to processing at the City, brings together all the City departments and divisions involved in project review to create a more seamless process. The MATRIX was used successfully for the Central City/East Sacramento area and was expanded citywide on January 1, 2007. As part of the new General Plan and subsequent Zoning Code

update, the City is looking at a variety of ways to provide greater flexibility for development, to encourage infill and innovative types of development, and to lessen the costs of development.

- The City has continued to make improvements to infrastructure, facilities, and services. The City secured \$2,239,134 in 2007 from the state Workforce Housing Reward Grant Program for facility and infrastructure improvements. The City has also advocated for improvements to its levee system to provide 100-year flood protection to much of the City. Additional improvements have been made by the City's Utilities Department to the City's infrastructure, including water and sewer line improvements and repairs to the combined sewer system. In 2007, the City began to develop a comprehensive citywide infrastructure financing plan. This plan will be prepared as part of the new General Plan and will analyze methods of funding the necessary infrastructure, improvements, and maintenance necessary for both infill and greenfield development.
- The City of Sacramento Infill House Plan Program was developed to streamline the process for development of high-quality single-family homes in the City's older neighborhoods and redevelopment areas. The homes were designed to suit the character and style of the City's older neighborhoods. Under this program, users can purchase plans that are pre-approved through the City's design review and building-plan check review process, saving time and money. To date, 15 pre-approved house plans have been used and the homes have been completed or are under construction.
- The ongoing Citywide Infill Program combined with affordable housing financing and redevelopment efforts have successfully encouraged higher density housing near light rail transit stations. Several recent projects include nine units in a mixed-use project near the 65th Street light rail transit station, 142 units completed at a second site in the vicinity of the 65th Street station, 102 units in the Capitol Lofts Project planned near the light rail transit station on R Street, and 60 units in the Arika's Village project planned for the Florin station. As the City's work plan is fully implemented with the accompanying land use and zoning changes, the number of housing units near transit stations is expected to increase.
- The City has continued to support programs to assist home ownership. Between 2002 and 2007, SHRA provided first-time homebuyer assistance to 537 low-income households. Additional low- and moderate-income households have been assisted through the 293 mortgage credit certificates that were issued to households in the City.

2.5 Program Evaluation

Summary

As discussed in the previous sections above, the City's programs related to housing production and rehabilitation have been effective in increasing the housing supply in the City of Sacramento and providing a variety of housing types for all income groups. The City has also been effective in encouraging infill development and preservation of existing affordable units as well as supporting housing for special-needs groups and extremely low- to low-income households.

The 2002–2007 Housing Element had ten goals and 92 programs. Of the 92 programs, 27 percent have been completed, 37 percent have been partially completed, 33 percent are ongoing, and only five programs (five percent) were not completed. The incomplete programs are as follows:

- Program 7.5 considered adopting a process for reasonable accommodations, to provide housing opportunities for the disabled. This program will be strengthened and prioritized in this Housing Element.
- Programs 5.9, which recommended the use of property liens for code violations to be used to finance the development of infill housing became obsolete based on the market conditions which escalated home values dramatically during the last Housing Element. However, given the recent downturn in the market and the concern over vacant bank owned properties, the City will include this program again in the new Housing Element.
- Program 5.15 called for the City to implement the Rent Escrow Account Program, allowing tenants to voluntarily place rent in escrow when code violations were not resolved by landlords. The City has discontinued this program in favor of aggressive and proactive code enforcement inspections. The program is proposed for deletion, to be replaced with increased emphasis on programs supporting code enforcement efforts.
- Program 6.12 continued the Neighborhood Paint Program, which was a collaborative weatherization program for lower income homeowners. The Neighborhood Paint Program operated for a number of years with SHRA funding but became problematic with the evolution of lead- based paint regulations. This program will be deleted from the new Housing Element.
- Program 7.6 recommended changing SHRA's lending policies to allow weekly tenancies, with the expectation that such a change would increase rental options for residents of Single Room Occupancy (SRO) units. The weekly tenancy program was explored

but determined impractical given financing parameters. This program will be deleted from the new Housing Element, but new programs implementing the City SRO Strategy are included.

Additionally, after the review of the current programs and in light of the new strategic approach to housing programs in this Housing Element period, the City proposes to remove eleven programs as described below and introduce new programs. See Chapter 9, Housing Goals, Policies, and Programs for full text of all the continued and new programs.

Evaluation

The sections below provide a summary evaluation of programs under the City's ten housing goals, including notation of programs from the previous Housing Element being discontinued. More detailed program-by-program evaluation and analysis is provided in Appendix H-A.

GOAL 1

Housing Supply: Provide Adequate Housing Sites and Opportunities for All Households. The City has made great progress in achieving this goal. Programs that implemented the Housing Supply goal have generally been successful, with the City completing or making progress towards all objectives. Most of the programs implementing this goal are proposed for continuation in the updated Housing Element.

- Program 1.1, the City's production target, program language will be updated to reflect the City's increased focus on infill development.

Two programs under the Production strategy are proposed for deletion.

- Program 1.3 calls for 2,500 additional units in annexation areas. This program will not be continued in light of the City's increased focus on infill development.
- Program 1.6. The objective of this program—development of noise attenuation standards—has been completed, and the program will not continue.

GOAL 2

Housing Affordability: Provide Housing Assistance to Low- and Moderate-Income Households. The City has successfully completed or made progress towards completing objectives of this goal. However, the need for additional affordable housing opportunities continues, and most of the programs implementing Goal 2 are proposed for continuation in the updated Housing Element.

- Program 2.1, a fee waiver and deferral for regional sanitation and sewer fees, is being continued, and an additional program is being added to make minor modifications to the implementing ordinances.
- Program 2.8, related to maintaining affordable, quality public housing, will be continued with modified text to reflect SHRA's asset repositioning efforts.
- Program 2.11, regarding preservation of regulated affordable units, will be continued, but the text modified to reflect the 2004 Preservation Ordinance.
- Program 2.3, implementing fee reductions for infill in single-family neighborhoods, has been unsuccessful. The fee reductions may trigger prevailing wage laws, and developers have been reluctant to accept fee reductions which would require that prevailing wages be paid. The City is researching other incentives for infill development which can be implemented in place of this program.
- Program 2.18 develops additional options for meeting the needs of extremely low-income households. Housing for extremely low-income households is one of the themes of the updated Housing Element, with several new policies proposed. In light of this new focus in the updated element, Program 2.18 is no longer required and is recommended for deletion.

GOAL 3

Housing Mix, Balance, and Neighborhood Compatibility: Promote a variety of housing types within neighborhoods to encourage economic diversity and housing choice. The City has successfully completed or made progress towards completing objectives of this goal. Most of the programs implementing Goal 3 are proposed for continuation in the updated Housing Element, and modifications are not recommended for any programs.

Two programs from Goal 3 are not proposed to continue in the updated Housing Element.

- Program 3.1 seeks to include mixed-income housing developments in new growth areas. The City continued to implement the Mixed Income Housing Ordinance and amended the ordinance in 2004 and 2005, helping to achieve the objectives of program 3.1. This program should be discontinued; other programs will implement mixed-income housing goals.
- Program 3.2 called for annual analysis of development in North Natomas for compliance with the Community Plan for the area. This analysis was completed in 2003, and data indicated that the

development was meeting Community Plan requirements. The City proposes to delete this program to focus effort and resources on other priorities.

GOAL 4

Mitigate Government and Non-Government Constraints in the Development and Assistance of Housing. The City has successfully completed or made progress towards completing objectives of this goal. Most of the programs implementing Goal 4 are proposed for continuation in the updated Housing Element without modification.

Three programs are not proposed to be continued in the updated Housing Element.

- Program 4.5 related to implementation of Development Oversight Commission recommendations. These recommendations have been implemented, and the program is proposed for deletion.
- Program 4.6 called for development of effective infill programs, including streamlining and more flexible regulatory requirements. The City made a number of changes to streamline and simplify regulations, completing the objective of this program. New programs are included to further enhance infill development in the new Housing Element.
- Program 4.7 initiated Planning Director's Review for some small developments. The objective of this program has been met, and the program is no longer required.

GOAL 5

Housing Quality and Neighborhood Improvement. The City has successfully completed or made progress towards completing objectives of this goal. Most of the programs implementing Goal 5 are proposed for continuation in the updated Housing Element.

- Program 5.2, pertaining to infill development, should be continued, but an emphasis on reduction of fees for infill development is proposed.
- The City has had limited success achieving the objective of Program 5.8, which implements infill incentives. However, the City's existing fee reduction incentives have not been as successful as was hoped in attracting new development (as noted above in the discussion of Program 2.3). Nevertheless, since the City is studying other infill incentives as part of the updated Housing Element, this program is proposed to continue.

- Program 5.10 proposed that the City prepare Multifamily Development Guidelines. These guidelines have been adopted, and the program is not proposed to continue.
- Program 5.15 called for the City to implement the Rent Escrow Account Program, allowing tenants to voluntarily place rent in escrow when code violations were not resolved by landlords. The City has discontinued this program in favor of aggressive and proactive code enforcement inspections. The program is proposed for deletion, to be replaced with increased emphasis on programs supporting code enforcement efforts.
- Program 5.19 proposed that the City adopt and implement Neighborhood Design Guidelines. Guidelines have been adopted and implemented for Del Paso Heights, North Sacramento, and Oak Park. Since the objective of this program has been met, the program is proposed for deletion. A new program in the new General Plan recommends consideration of citywide design guidelines.

GOAL 6

Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing. The City has successfully completed or made progress towards completing objectives of this goal. Most of the programs implementing Goal 6 are proposed for continuation in the updated Housing Element.

- Program 6.3, pertaining to financing of owner-occupied rehabilitation funding, will be continued, but modified to focus on rehabilitation of housing in blighted areas or meeting another focused objective, such as re-occupying foreclosed homes.
- Program 6.5 established a pilot proactive rental code enforcement program. This program was implemented in the Oak Park and Dixieanne neighborhoods, and has been successful. The program is proposed to continue, but will be modified for citywide use, based on recent City Council action.
- Program 6.8 called for the City to enforce noticing requirements to owners of projects at-risk of conversion to market rate. The City passed an ordinance in 2004, completing the objective of this program. The program will be deleted, but a new program will be added to actively implement the Preservation Ordinance.
- Program 6.12 proposed that SHRA implement the Neighborhood Paint program. The Neighborhood Paint Program operated for a number of years with SHRA funding but became problematic with the evolution of lead- based paint regulations. This program will be deleted from the new Housing Element.

GOAL 7

Preserve and Develop Housing Opportunities for Persons with Special Needs. The City has successfully completed or made progress towards completing objectives of this goal. Most of the programs implementing Goal 7 are proposed for continuation in the updated Housing Element, many with modifications based on lessons learned from past performance.

- Program 7.2 proposed support for transitional housing for homeless residents. This program will be continued, but with a focus on permanent supportive housing and implementation of the Ten Year Plan.
- Program 7.3 called for the City to review and adopt the Five-Year Plan of the Board on Homelessness. The City and County have completed and adopted a Ten-Year Plan to End Chronic Homelessness. This program will be continued, but amended to reflect implementation of the Ten-Year Plan.
- Program 7.7 called for the City to implement recommendations of the SRO Task Force. The City is implementing the SRO strategy, meeting the objective of this program. The program will be updated to reflect implementation of this strategy, and continued.
- The City did not meet the objective of Program 7.5, which called for adoption of a reasonable accommodation process for residents with disabilities. This program will be continued and made a priority in this Housing Element.
- Program 7.6 proposed that SHRA change multifamily lending practices to allow weekly tenancies. The weekly tenancy program was explored but determined impractical given financing parameters. This program will be deleted from the new Housing Element, but new programs implementing the City SRO Strategy are included.

GOAL 8

Energy Conservation. The City has successfully completed or made progress towards completing objectives of this goal. Programs 8.1, 8.2, and 8.3 all support energy efficiency programs administered by SMUD and PG&E. These include:

- U 6.1.11 Energy Efficiency Improvements. The City shall develop and implement energy efficiency standards for existing buildings and provide incentives to property owners to make improvements necessary to meet minimum energy efficiency standards upon sale of a property or change of lease of rental properties.

- U 6.1.12 Energy Efficiency Audits. The City shall continue to work with the Sacramento Metropolitan Utility District to conduct energy efficiency audits of existing buildings.
- LU 2.6.3 Sustainable Building Practices. The City shall promote sustainable building practices that incorporate a “whole system” approach to designing and constructing buildings that consume less energy, water and other resources, facilitate natural ventilation, use daylight effectively, and are healthy, safe, comfortable, and durable.
- LU 2.6.6 Green Building Retrofit. The City shall promote the retrofitting of existing structures with green building technologies/practices and encourage structures under renovation to be built to a green building standard such as Leadership in Energy and Environmental Design (LEED).
- LU 2.6.7 Heat Island Effect. The City shall seek to reduce the “heat island effect” by promoting such features as reflective roofing, green roofs, light-colored pavement, and urban shade trees and reducing the unshaded extent of parking lots.

GOAL 9

Promote Equal Housing Opportunity. The City has successfully completed or made progress towards completing objectives of this goal. None of the programs supporting this goal are recommended for deletion.

- Program 9.4 is proposed for modification. This program called for a program to incorporate “visitability” standards in newly developed single-family homes. This program will be modified to support adoption of a Universal Design ordinance based on California’s model ordinance and continued.

GOAL 10

Monitor and Coordinate Housing Performance. The City has successfully completed or made progress towards completing all three objectives of this goal.

- Program 10.2 is similar to Program 3.2 (monitoring of North Natomas Community Plan), which was recommended for deletion. Program 10.2 is also recommended for deletion.

Housing Element Strategies for the 2008–2013 Housing Element

The City proposes a new housing strategy that reflects current market conditions, and considers the prioritization of policies and resources in the new General Plan. Although the Housing Element has a shorter timeframe (five years) than the General Plan, short-term market and development constraints particular to greenfield areas suggest a shift towards infill development to accommodate growth under the Housing Element. Key elements of the strategy include:

- Employ financing, planning and redevelopment tools to remove barriers and facilitate infill housing production, including affordable housing.
- Target rehabilitation efforts to the areas of greatest need and where efforts can have the greatest impact.
- Employ a multi-pronged approach to address extremely low-income (ELI) housing needs rather than a single strategy.
- Align homeownership resources with other strategic efforts, including redevelopment, foreclosure mitigation, and inclusionary homeownership.
- Adopt ordinances and improve information to promote accessible housing development.
- Using a variety of zoning, planning and financing tools, ensure all strategies contribute to sustainable housing, balanced communities, and complete neighborhoods.

The organization of the policies and programs of the Housing Element is meant to emphasize and make concrete these strategies. Each strategy is captured in one of six “themes” intended to closely align with other City initiatives and provide a framework and a clear organization for the policies and programs.

3 Community Profile

3.0 Purpose

The purpose of this chapter is to identify characteristics of Sacramento's population and housing that are essential to an understanding of the City's housing needs. Sacramento's housing needs include both current unmet needs among residents who live in the City now and estimated future needs among residents expected to live in the City over the next generation. An understanding of who lives or will live in Sacramento in relation to the types, cost, and condition of housing is critical to an understanding of housing needs.

While evaluating housing needs, it is important to remember Sacramento's vision for the future. The City's vision, as expressed in the General Plan "Vision and Guiding Principles" statement, is to be "the most livable City in America" where every neighborhood will be a desirable place to live with a range of housing choices, diversity, and equitable treatment of all neighborhoods and groups. Sacramento will also strive to be a model of sustainable development.

Among the key principles from the City's General Plan vision that will guide Sacramento's housing strategies are:

- Provide a mix of housing to meet the needs of current and future residents, including an equitable distribution of affordable housing, throughout the City;
- Include a mix of housing types within neighborhoods to promote a diversity of household types and housing choices for residents of all ages and income levels in order to promote stable neighborhoods; and
- Work to end homelessness in Sacramento by providing affordable housing opportunities and services.

Starting from this vision, the City of Sacramento has developed a housing strategy for the provision of housing programs around six key themes, as follows:

- 1) Sustainability, Stability and Integration
- 2) Production
- 3) Extremely Low-Income and Special Needs Housing
- 4) Rehabilitation and Preservation

- 5) Accessibility
- 6) Modest Income Homeownership

The six themes describe the housing needs and strategies that the City wishes to focus resources, efforts and policies on under this Housing Element. Demographic and trend data in this chapter supports those themes by detailing current and future housing needs and deficiencies. This chapter further provides detail on population and economic data which is inexorably linked to availability of and provision of housing.

This chapter is organized as follows:

- Population and Household Characteristics
- Income and Employment
- Housing Characteristics
- Housing Costs
- New Housing Needs, Special Housing Needs, and At-Risk Housing

Data in this Chapter is derived from a variety of sources, and compiled to show relationships, major trends and to respond to known issues and concerns. The most prominent data source used is the US Census data, in varying forms, including the decennial census from 1990 and 2000, the 2006 American Community Survey (ACS) and the Comprehensive Housing Affordability Strategy (CHAS) data, which are based on the 2000 Census. The decennial census data are based on a survey of the entire U.S. Population, with about one person in six answering a more detailed questionnaire. The ACS data are based on a much smaller survey size, with about 3 million people answering the survey each year. This smaller sample size results in a lower level of accuracy than the decennial census. Because of the variability of the data sources, not all information is consistently available during the same time period, and the margin of error for data also varies. The most recently available data by source was always used, and notations are provided within the text and charts to document the source data and source year.

3.1 Population and Household Characteristics

Summary of Key Findings in this Section

- Sacramento's population increased by nearly 100,000 between 1990 and 2007, largely housed within new development in North Natomas and the South Area.

- The fastest growing age group was persons between 50 and 59, followed by persons in their 40s and persons in their 20s.
- The number of persons 65 years of age or more has not increased as rapidly as other age groups, although the total number of older adults continues to increase.
- The Hispanic population has the fastest rate of population growth among all racial and ethnic groups.
- The city’s population is growing faster than the number of households—household size has declined slightly since 2000.

Sacramento’s population has grown steadily since 1990 at a rate approximately equal to that of the State as a whole. Sacramento’s population growth is a sign of positive economic development, strategic City investments and community health. Population growth has been supported largely by development in North Natomas, the South Area, and other large tracts of undeveloped land. Development in these greenfield areas tends to be geared towards more traditional suburban family housing, in line with the population trends during the nineties of increasing household size.¹

Future housing needs, and the City’s strategy for housing production, will depend, in part, on the changing character of Sacramento’s population. While household size increased during the nineties, starting in 2000, this trend leveled off. Long-term trends suggest that the City will continue to experience an aging population with pluralities of African American, Asian, Hispanic, and White people. Family size and birth rates are expected to decline.² These long-term changes will affect the types of housing and services that future residents demand, more homes and amenities designed for childless households and seniors. This shift in demographics aligns with the City’s overall focus on compact, infill housing outlined in the 2030 General Plan.

The population of seniors (over 65) has increased since 1990, although they represent a shrinking percentage of the City’s population. Older adults (50–59) approaching retirement age are among the fastest growing age groups in the City. Aging of these groups is expected to result in additional housing demand associated with active seniors and “empty nesters” without children. To respond to the changing desires of seniors, the City should consider providing alternative and accessible housing types located near cultural amenities, transit and services.

¹ A household consists of any individual or group of people sharing a housing unit, whereas a family consists of a related group of people sharing a housing unit.

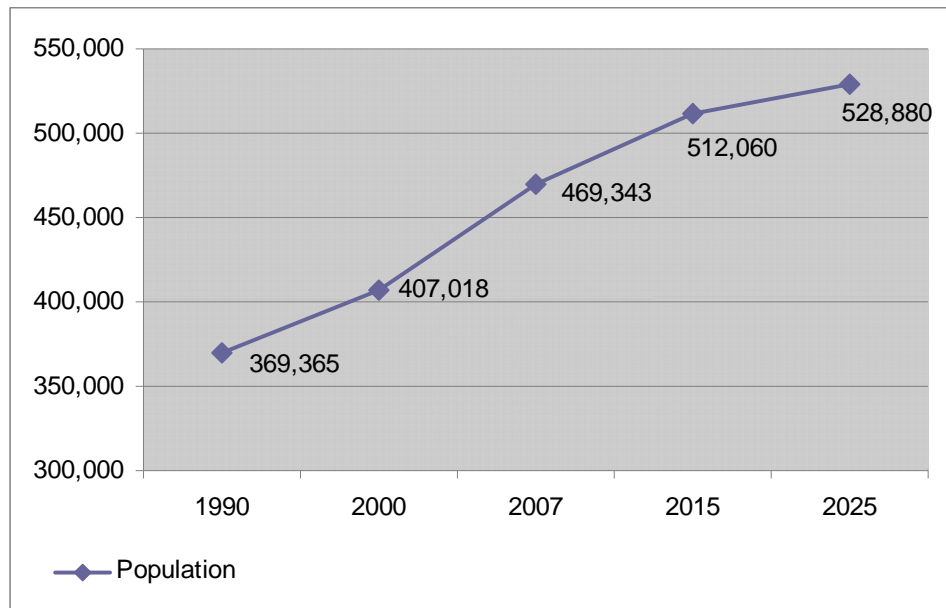
² Based on population projections through 2050 from the California Department of Finance Demographic Research Unit (<http://www.dof.ca.gov/HTML/DEMOGRAP/ReportsPapers/Projections/P1/P1.asp>).

Population Growth Rates

Sacramento’s population was 467,343 on January 1, 2007.³ Table H 3-1 shows the City of Sacramento’s growth rate relative to Sacramento County and the state. The City of Sacramento’s growth rate since 1990 has equaled the overall growth in the State of California, and Sacramento’s share of the state population has remained approximately one percent of the state total. Based on historical trends in the region, population within the City of Sacramento is forecasted by the Sacramento Area Council of Government (SACOG) to increase by 13 percent by 2025 (Figure H 3-1).

<i>Year</i>	<i>City of Sacramento</i>	<i>County of Sacramento</i>	<i>California</i>
1990	369,365	1,041,218	29,760,021
2000	407,018	1,223,499	33,871,648
2007 (DOF)	467,343	1,406,804	37,662,518
Average Annual Percent Change	2%	2%	2%

Source: U.S. Census Bureau, 2000; California Department of Finance (DOF), 2007.



Source: Sacramento Area Council of Governments, 2001.

Figure H 3-1: Population Projections

³ State of California, Department of Finance, E-5 Population and Housing Estimates for Cities, Counties and the State, 2001–2007, with 2000 Benchmark. Sacramento, California, May 2007.

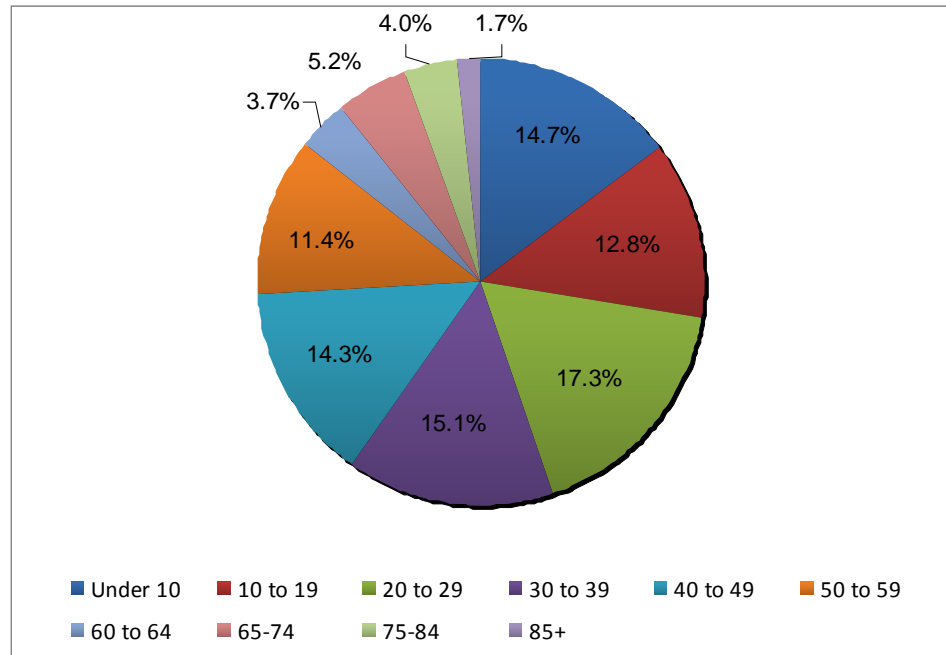
Age Distribution

The age of Sacramento's population reflects recent growth trends, with the bulk of the 2006 population (almost 60 percent) under the age of 40, and the median age of 33 years. However, since 1990, the fastest growing age group is persons aged 50 to 59, whose numbers increased by more than 75 percent in sixteen years, as compared to an overall population increase of 19 percent during that same time period. In contrast, the number of adults in their 30s and those aged 65–74 actually declined in population between 1990 and 2006. If most residents who are now in their 40s and 50s remain in the City over the next 20 years, the senior population should continue to increase and eventually begin to increase as a proportion of the total population in Sacramento.

Table H 3-2 shows the population distribution by age groups and Figure H 3-2 shows age distribution for the City of Sacramento as estimated in 2006.

<i>Age Interval (Years)</i>	<i>1990 Number</i>	<i>% of Total Pop.</i>	<i>2000 Number</i>	<i>% of Total Pop.</i>	<i>2006 Number</i>	<i>% of Total Pop.</i>	<i>% Change 1990–2006</i>
0–9	59,317	16	62,045	15.2	64,210	14.7	8
10–19	47,462	12.8	60,172	14.8	56,062	12.8	18
20–29	64,895	17.5	61,191	15	75,786	17.2	17
30–39	67,248	18.3	64,050	15.7	65,969	15.1	-2
40–49	43,589	11.8	60,083	14.8	62,614	14.3	44
50–59	28,346	7.6	39,310	9.7	49,804	11.4	76
60–64	13,889	3.8	13,619	3.3	16,257	3.6	17
65–74	25,493	6.9	23,195	5.7	22,658	5.2	-11
75+	19,126	5.3	23,410	5.8	24,886	5.7	22
Total	369,365	100	407,075	100	438,246	100	19

Source: 1990, 2000 Census; 2006 American Community Survey (ACS).



Source: 2006 ACS.

Figure H 3-2: Age Distribution in 2006

Although the total number of City residents age 65 and over is rising slightly, seniors represented a smaller percentage of the City’s population in 2006 than they did in 2000 or 1990. The senior population in 1990 was 44,619, 12 percent of the total population. In 2000 the senior population declined to 11 percent and in 2006 that proportion continued to decline to approximately 11 percent.

Another significant age cohort in the City is adolescents and young adults ages 10 to 29. These residents represent the future of Sacramento, and have varied and unique housing needs. As these residents age, they will increase the demand for housing appropriate for single adults and childless couples. As with the increasing senior population, it is anticipated that alternative housing types, amenities and urbane options will be valued by these younger adults.

Race/Ethnicity

Sacramento is a racially and ethnically diverse City, with pluralities of White, African-American, Asian, and Hispanic people. Sacramento’s racial and ethnic diversity has been influenced by a number of historic factors. Some of these include:

- The presence of the state government and military facilities that provided job opportunities and upward mobility for minority populations;
- Sacramento’s agricultural, railroad, and mining legacies, which attracted Hispanic and Asian populations from various countries; and

- The attractiveness of the Sacramento region to recent immigrants from throughout the world.

Compared to the County, the City is significantly more diverse racially and ethnically. In 2006, 50 percent of the City's population was non-white, compared to 40 percent non-white in the County as a whole or 34 percent of the County excluding the City. Similarly, the City has a notably higher proportion of Hispanic individuals. Table H 3-3 (below) summarizes the population by race and ethnicity in 2000 and 2006 for the City and County.

<i>Race/ Ethnicity</i>	<i>City 2000</i>	<i>% of City Total</i>	<i>City 2006</i>	<i>% of City Total</i>	<i>County 2006</i>	<i>% of County Total</i>
White	196,549	48.3	221,262	50.5	836,709	60.9
Black or African-American	62,968	15.5	61,036	13.9	139,081	10.1
American Indian, Alaskan Native	5,300	1.3	5,502	1.3	13,620	1.0
Asian	67,635	16.6	75,555	17.2	188,021	13.7
Native Hawaiian, Other Pacific Islander	3,861	0.9	6,180	1.4	10,942	0.8
Other ²	70,705	17.4	68,711	15.7	186,351	13.6
Total	407,018	100	438,246	100	1,374,724	100
Persons of Hispanic Decent ³	87,974	21.6	104,641	23.9	265,550	19.3

Source: 2000 Census; 2006 ACS.

¹ In 2000, respondents were allowed to mark more than one race/ethnicity, thus accounting for the discrepancy between the total number of people in the City/County and the total number of people in a category.

² The "Other" category refers to any other category not already defined which a person identifies.

³ Hispanic Decent: This number comes from the total population and is not a category of race. It is defined as anyone being of Spanish, Latino, or Hispanic decent.

The most notable changes in the racial and ethnic make up of the City's population between 2000 and 2006 were the significant numerical and percentage increases in the Hispanic population and decreases in the Black/African-American population. The rising number of Hispanic residents reflects both immigration and natural increase among families of Hispanic origin. The trend of increasing Hispanic population is similar to the state as a whole.

Although the White population of the City increased between 2000 and 2006, the percentage of the City's population that was White declined. Populations of American Indians/Alaska Natives, Asians, and Native Hawaiians/Pacific Islanders increased between 2000 and 2006.

Household Size

The average household size increased in the City of Sacramento during the 1990s, but has since leveled off. Sacramento's average household size in 1990 was 2.50, increasing to 2.57 in 2000 and declining slightly to 2.54 in 2006. Household size can be related to overcrowding and overpayment, which will be discussed later in this section.

Average Household Size (2006)

All Households	2.54
Owners	2.67
Renters	2.40

As shown in Table H 3-4, the number of households in Sacramento increased from 144,661 in 1990 to 178,607 in 2007, a 23 percent change. The City's population is growing faster than the number of households, increasing by 27 percent during this same time.

<i>Year</i>	<i>Number of Households</i>	<i>Total Population</i>
1990	144,661	369,365
2000	154,581	407,018
2007	178,607	469,343
Percent Change Since 1990	23%	27%

Source: 1990, 2000 Census; Department of Finance, 2007.

Population by Community Plan Areas⁴

The South Natomas, North Natomas, South Sacramento community plan areas (which included areas of the current Broadway/Fruitridge and South Area CPAs), and Pocket had the highest population growth between 1980 and 2000. As might be expected, the increase in housing units correlated very closely with population growth. The increase in housing units was further related to the amount of vacant land available for residential development in these areas between 1980 and 2000.

The number of people living in the Central City, East Broadway (now part of the Broadway/Fruitridge CPA), and East Sacramento community plan areas decreased slightly between 1990 and 2000, although the 2000 populations of Central City and East Broadway were still higher than 1980 totals. At the same time, the number of housing units in these areas increased, indicating

⁴ The community plan areas are being modified in the 2030 General Plan. The biggest changes involved reorganization of areas in the southern portion of the City, where the former East Broadway, South Sacramento, and Airport/Meadowview areas were reconfigured to form Fruitridge/Broadway and the South Area. To compare historical trends, summary information for past population and future forecasts by the Sacramento Area Council of Governments (SACOG) is presented for the former community plan areas, with current (2005) data presented for the new community plan areas.

that average household size has decreased. Table H 3-5 presents 1990 through 2007 population data by CPA. These demographic changes in established neighborhoods may indicate aging populations with grown children, and increasing numbers of younger singles and couples. Contributing to this condition may be the comparatively small, older homes in these areas of the City. Families with greater space needs may be seeking housing farther from the City center in newer neighborhoods.

<i>Community Plan Area</i>	<i>1980</i>	<i>1990</i>	<i>2000</i>	<i>2025 (Projected)</i>
Airport/Meadowview	30,486	32,684	37,137	48,083
Arden/Arcade	10,248	10,680	11,891	12,165
Central City	28,956	33,090	32,794	51,894
East Broadway	37,845	45,476	43,093	47,615
East Sacramento	34,644	33,111	32,181	34,682
Land Park	33,839	33,128	33,546	35,875
North Natomas	643	594	1,607	63,340
North Sacramento	34,560	44,823	54,650	60,330
Pocket	23,716	42,884	45,419	49,671
South Natomas	10,418	34,587	38,678	40,703
South Sacramento	28,721	56,752	76,022	83,722
Total	274,076	367,706	407,018	527,990

Source: 2000 Census; SACOG Population and Housing Module, 2001.

Table H 3-6 provides household and population totals for 2005 by CPA, and Figure H 3-3 illustrates the CPA boundaries. The table also indicates the percentage of households living in single-family homes versus multifamily units. Less than ten percent of Central City residents and about 35 percent of Arden Arcade residents live in single-family units. Except for the Central City and Arden Arcade community plan areas, most areas of the City had roughly similar proportions of households living in single-family (SF) versus multifamily (MF) housing.

Table H 3-6 2005 Households by Housing Unit Type by Community Plan Area¹

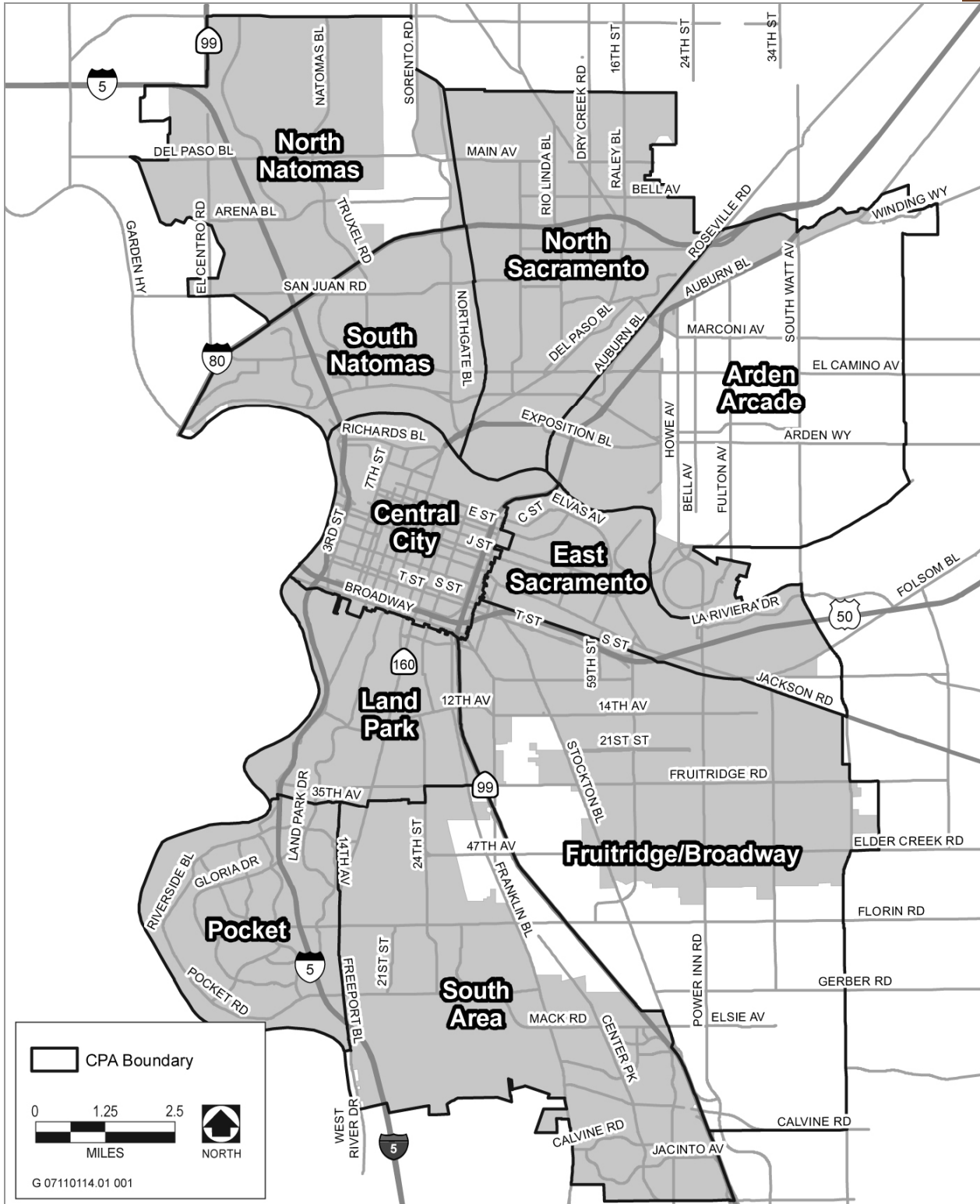
<i>Community Plan Area</i>	<i>Total Households (HH)</i>	<i>HH living in SF Units</i>	<i>HH living in MF Units (2-4 Units)</i>	<i>HH living in MF Units (5+ Units)</i>	<i>Total HH Population</i>
Arden Arcade	5,676	35%	11%	54%	13,129
Central City	16,872	8%	10%	82%	34,451
East Sacramento	14,168	69%	9%	21%	37,628
Fruitridge/Broadway	21,366	66%	12%	22%	56,225
Land Park	14,103	72%	10%	18%	37,822
North Natomas	12,739	70%	11%	19%	33,979
North Sacramento	17,143	69%	9%	22%	45,391
Pocket	18,119	70%	9%	22%	48,116
South Area	28,274	76%	7%	17%	76,825
South Natomas	14,874	58%	11%	31%	37,841
Total	163,334	62%	10%	29%	421,406

Source: SACOG, August 2007.

¹ Housing unit type is not the same as tenure (owner-occupied versus renter-occupied). For example, although the majority of single-family homes are owner-occupied, many single-family homes are rentals.

Conclusions

Based on the population and demographic data presented in this segment, an increase in housing needs for older adults and young adults is forecasted, pointing to the need for alternative housing types and designs. While average household size currently remains in the range of 2.5 to 2.6 people per household, with the fastest-growing segments of the population being seniors and adults aged 40–59, it can be expected that average household size will drop. The City’s population is growing steadily at a rate of about two percent per year, with corresponding household growth concentrated in greenfield areas, including North Natomas, South Natomas, the South Area, Broadway/Fruitridge, and the Pocket.



Source: City of Sacramento, 2008.

Figure H 3-3: Community Plan Areas

3.2 Income and Employment

Summary of Key Findings of this Section

- 50 percent of all households have lower incomes.
- The elderly and large families are more likely than others to have lower incomes.
- The City’s income distribution resembles a “barbell” with large numbers of relatively poor and affluent residents and relatively fewer middle income residents.
- Service jobs and government jobs support “barbell” income distribution.
- Job growth and opportunities are mostly in lower wage employment sectors.

Income

The correlation between household income and housing needs is undeniable, especially for lower income residents. Even as incomes in Sacramento steadily rise, housing costs on the open market grow at a much faster rate than incomes. In the past, lower income households were most affected by the growing gap between incomes and housing costs. More recently, moderate-income households have increasingly struggled to find adequate housing that they can afford.

Income Categories for the Housing Element are:

Extremely Low-Income	<30% of median
Very Low-Income:	31-50% of median
Low-Income.....	51–80% of median
Moderate-Income.....	81–120% of median
Above Moderate-Income	>120% of median

In 2000, 50% of Sacramento households had lower incomes

This section compares incomes based on the median income, as shown in the highlight box above. Collectively, extremely low-, very low-, and low-income are referred to as “lower income” in this section. According to the Census Bureau, Sacramento’s median household income in 2006 was \$46,055, compared to a median household income of \$53,930 countywide. The 2006 City median income represents a 24 percent increase since 2000. Nevertheless, the gap between the median City and County incomes has grown since 1990. Table H 3-7 compares citywide and countywide median income in 1990, 2000, and 2006.

**2006 Median Household Income
(U.S. Census)**

City of Sacramento.....	\$46,055
County of Sacramento.....	\$53,930

<i>Year</i>	<i>City</i>	<i>County</i>	<i>% difference</i>
1990	\$28,183	\$32,297	15%
2000	\$37,049	\$43,816	18%
2006	\$44,867	\$53,930	20%

Source: 1990 and 2000 US Census; 2006 ACS.

Contributing to the inequality between City and County incomes are relative income levels within the City itself. In 2000 about 50 percent of the City's households had incomes less than 80 percent of the countywide median (about \$52,900 in 2000 according to HUD), compared to 42 percent countywide. The countywide median income is typically used as a standard measure against which to compare incomes in difference communities.

The percentage of lower income households is much more significant for large families and the elderly, as shown in the highlighted row in Table H 3-8. Fifty-eight percent of elderly households and 63 percent of large family households are lower income. Although the elderly and large families represent just 36 percent of lower income households, the prevalence of lower incomes among these residents signals a relatively greater need for affordable housing compared to other groups.

<i>Income Level</i>	<i>Household Type</i>					<i>% of Total</i>
	<i>Elderly</i>	<i>Small Families¹</i>	<i>Large Families</i>	<i>Other</i>	<i>Total</i>	
Extremely Low-Income	6,696	7,510	4,238	8,559	27,003	18%
Very Low-Income	5,714	6,450	3,690	5,179	21,033	14%
Low-Income	6,301	10,129	4,430	8,334	29,194	19%
% Lower Income	58%	41%	63%	49%	50%	50%
Moderate +	13,225	34,104	7,074	22,850	77,253	50%
Total Households	31,936	58,193	19,432	44,922	154,483	100%

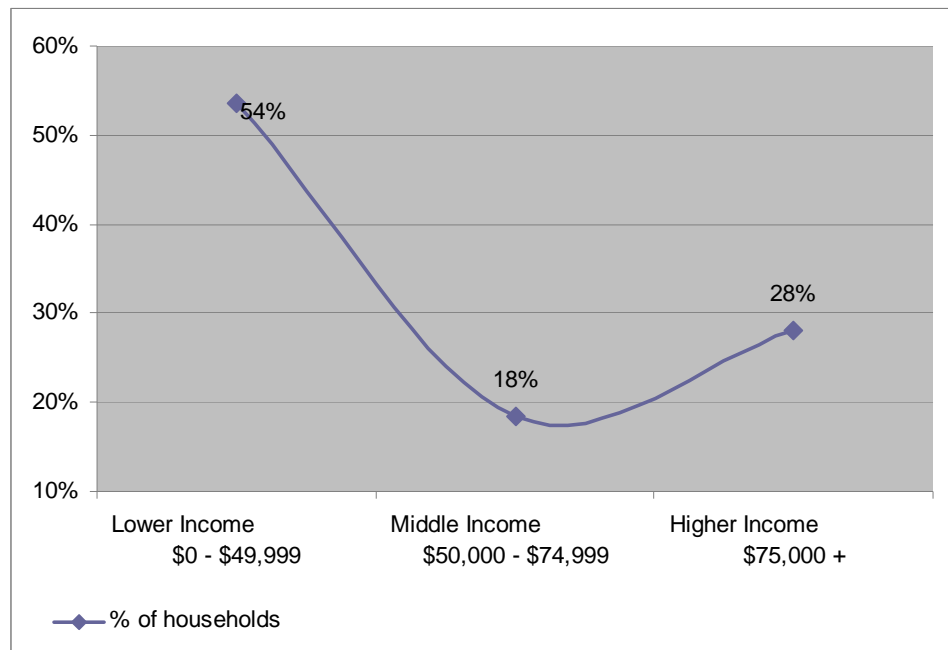
Source: 2000 CHAS.

¹"Small Families" are 2–4 related persons and "Large Families" are 5 or more related persons.

In addition to the high percentage of lower income elderly and large family households, 18 percent of all households are extremely low-income, meaning that they earn less than 30 percent of the countywide median income, approximately \$20,000 for a family of four. The challenges of extremely low-income are disproportionate among seniors (20 percent) and large families (21 percent) in relation to their relative numbers in the overall household population. Persons with disabilities are also more likely to have extremely

low-incomes than the population at large. Extremely low-income households typically receive some form of public assistance, earn very low wages, or live off of retirement incomes. Many are homeless, at risk of homelessness, or live in substandard housing.

In contrast to the large lower income population in the City, about 28 percent of households had incomes of \$75,000 or more in 2006. Only 18 percent had incomes in the middle range (\$50,000–\$74,000). As a result, the income distribution in the City looks like a “barbell,” with larger proportions of the population at the ends of the income range and a smaller proportion in the middle. Figure H 3-4 presents income levels for all households.



Source: 2006 ACS.

Figure H 3-4: 2006 Income Distribution

Employment Trends

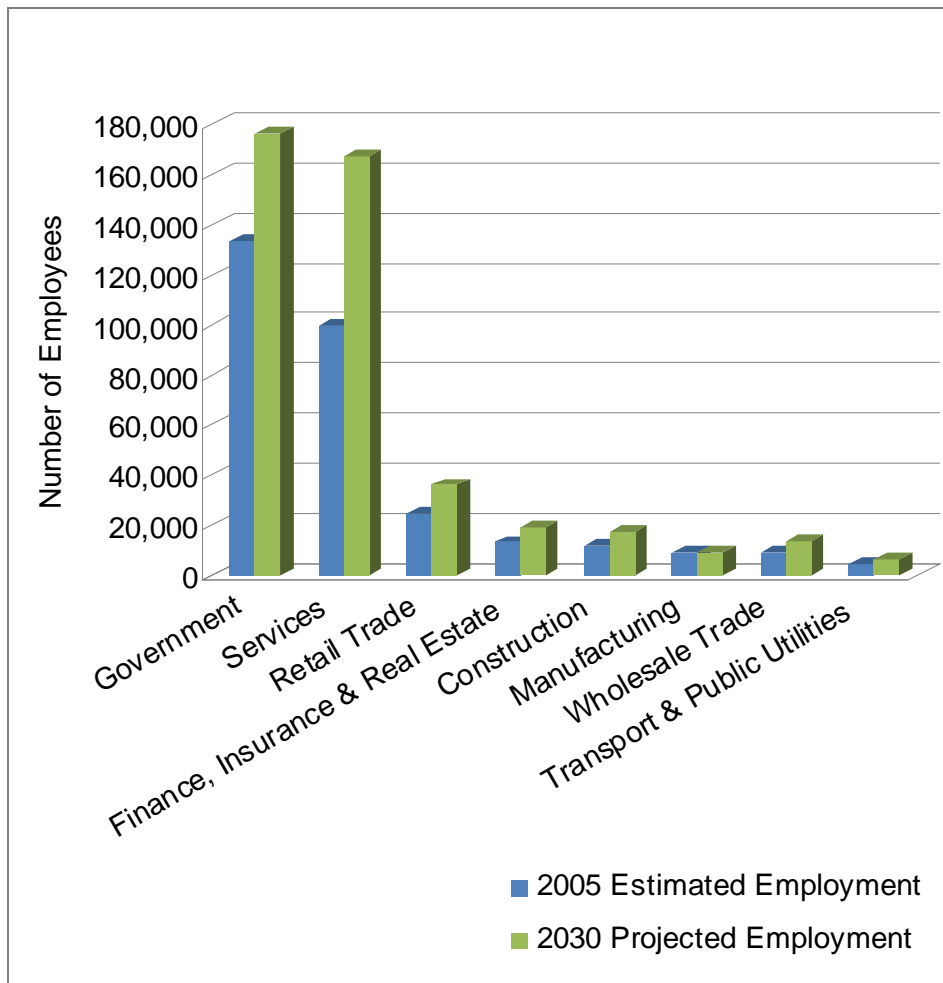
Future housing needs depend, in part, on employment trends. Changes in the types and pay levels of jobs available in Sacramento and the surrounding region will have an impact on the type and cost of housing that future residents will desire and can afford. Sacramento is a regional hub for state government and related industries, health services, financial services, and local/regional serving retail. Sacramento also has an opportunity to capture a growing share of employment in emerging technology and energy industries. The City’s current employment base, and the potential to attract new types of employers that offer better paying jobs, will affect future housing needs in Sacramento.

Major Job Opportunities

- Government Jobs (43%)
- Service Sector Jobs (32%)
- 140,000 new jobs by 2030

Job growth in Sacramento has been healthy, with 72,000 jobs added since 1990, and approximately 140,000 jobs forecast to be added by 2030. The government jobs sector leads the City’s employment base at 43 percent, followed by the service sector at 32 percent, with the closest following employment sector being retail trade, at less than eight percent.

As shown in Figure H 3-5 projected employment in the City is expected to be similar in 2030, although the services sector will grow to a larger share of total employment and the government sector will decline slightly as a share of total employment. Most of the fastest-growing employment sectors in the region, including most of the occupations with the greatest number of projected job openings over the next several years, pay relatively low wages.⁵

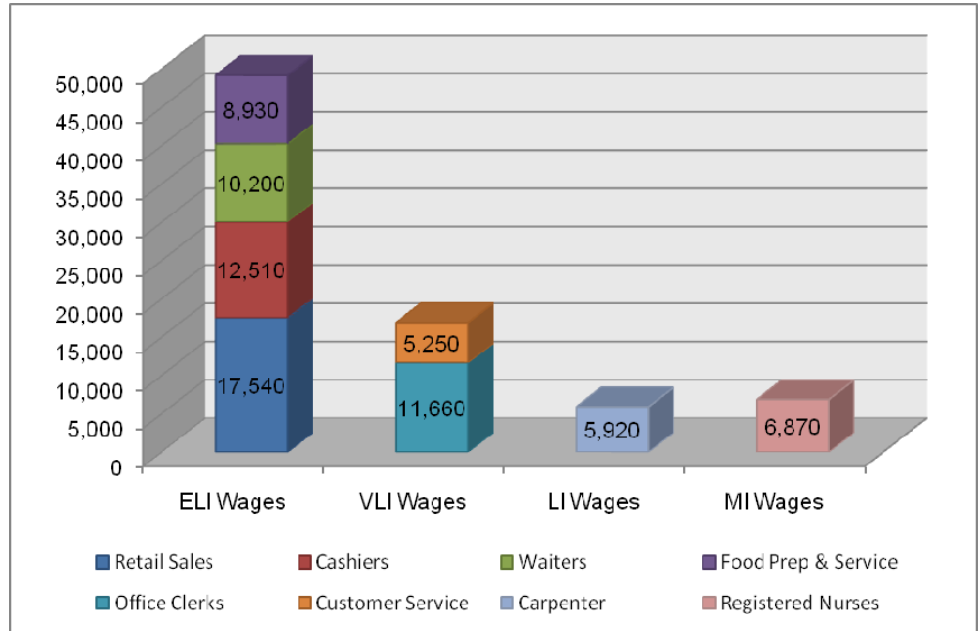


Source: EDD, 2007a.

Figure H 3-5: Estimated and Projected Employment Growth by Sector

⁵ California Employment Development Department (EDD), (Occupations with the Most Job Openings, 2004-2014, Sacramento-Arden Arcade-Roseville Metropolitan Statistical Area (El Dorado, Placer, Sacramento, and Yolo Counties), 2007).

Of the 78,880 job openings projected through 2014, over 90 percent pay wages equivalent to low-income or less. Over 62 percent of anticipated jobs pay the equivalent of extremely low-income wages. Only one job category in the top ten occupations, registered nurse, pays wages above the countywide median income, at \$33.75 an hour (104 percent of median income). Figure H 3-6 compares employment sectors with the greatest projected number of job openings.



Source: EDD, 2007a.

Figure H 3-6: Estimated and Projected Employment Growth by Occupation

Another measure of anticipated future job growth is fastest growing occupations, which includes those with a small number of total employees and a rapid growth rate, as shown in Table H 3-9. These occupations may provide clues about what industries or areas of the economy are positioned for faster growth in Sacramento. The projected growth in software engineers and communications analysts, for instance, may indicate an overflow from Bay Area technology firms as some functions are moved to lower cost markets such as Sacramento. Increases in vocational education teachers and special education teachers may reflect changing education priorities.

<i>Occupational Title</i>	<i>Annual Average Employment</i>		<i>Percent Change</i>	<i>Median Hourly Wage</i>	<i>Percent of MFI</i>
	<i>2004</i>	<i>2014</i>			
Computer Software Engineers, Applications	3,120	4,760	53	\$37.04	115
Highway Maintenance Workers	430	650	51	\$18.42	57
Construction and Building Inspectors	1,010	1,520	51	\$26.22	81
Vocational Education Teachers, Postsecondary	430	640	49	\$29.43	91
Network Systems and Data Communications Analysts	1,440	2,110	47	\$32.09	99
Gaming Dealers	630	920	46	\$8.09	25
Special Education Teachers, Preschool, Kindergarten, and Elementary School	790	1,150	46	1	1
Fire Fighters	2,780	4,010	44	\$22.05	68
Home Health Aides	2,230	3,210	44	\$8.75	27
Nonfarm Animal Caretakers	900	1,290	43	\$9.07	28

Source: EDD, 2007b.

¹ Not calculated for jobs with 9-month terms.

In contrast to job opening in existing fields, anticipated job growth in the Sacramento region over the next seven years includes a number of jobs in the moderate-income categories. Addition of these jobs should add to the upper end of a modified “barbell” income distribution, providing opportunities for upward mobility and increased earning potential for lower income residents.

Conclusions

While Sacramento’s median income continues to rise, the challenges for those most in need increases as well, perpetuating the gap between middle and lower income households. The “barbell” distribution of incomes in Sacramento is likely to become more pronounced as both government sector and service sector jobs grow, each adding to the respective high and low end of the income spectrum. Among lower income households, needs are most acute for seniors and larger families. Seniors, in particular, are least likely to benefit from job growth and economic opportunities, and may have additional housing challenges not evident simply in income categories.

Sacramento is anticipated to experience strong long-term employment growth, notwithstanding the temporary economic slowdown in 2007 and 2008. Increases in employment and accompanying population growth will

drive a need for additional housing production for all income levels, including lower income households filling many of the lower paying jobs anticipated to be created through 2030.

3.3 Housing Characteristics

Summary of Key Findings of this Section

- Nearly 26,000 housing units were built between 2000 and 2007 (including almost 18,000 single-family homes), the largest amount of homebuilding since the 1950s.
- About two-thirds of the City’s housing is single-family homes, of which 18 percent are renter-occupied (compared to 14 percent countywide and statewide).
- Sacramento has a relatively low homeownership rate—52 percent compared to 57 percent statewide.
- The vacancy rate in 2006 was three percent for owner-occupied housing and seven percent for rental housing, slightly above the “normal” vacancy rates for a housing market in balance.
- About 57 percent of the City’s housing units are more than 30 years old, making them susceptible to repair or maintenance concerns.
- Between 15 percent and 19 percent of the City’s housing (15,000 to 28,000 units) may need rehabilitation and another 1,300 to 2,000 units may need replacement.

Housing Type

In the first seven years of the century, nearly 26,000 housing units were constructed in the City, largely in North Natomas. About 18,000 single-family homes and 7,500 multifamily units were added during this period, representing the highest rate of housing construction since the 1950s, according to the U.S. Census Bureau.⁶ The proportion of single-family homes (detached and attached) rose between 2000 and 2007, from 64 percent to 66 percent of all housing, aligning closely with the type of single-family, suburban development that dominated the growth boom in North Natomas and other greenfield areas. Table H 3-10 compares the number of housing units by type in 1990, 2000, and 2007.

⁶ The City experienced greater population and housing unit gains in the 1960s, than in the 1950s, but this was largely due to the merger of the City of Sacramento and the City of North Sacramento in 1964.

<i>Type of Structure</i>	<i>1990</i>		<i>2000</i>		<i>2007</i>	
	<i>Housing Units</i>	<i>% of Total</i>	<i>Housing Units</i>	<i>% of Total</i>	<i>Housing Units</i>	<i>% of Total</i>
Single-family ²	98,105	64	107,229	65	125,057	66
Multifamily 2–4 units	14,971	10	15,859	10	16,158	9
Multifamily 5+ units	35,303	23	37,156	23	44,646	24
Mobile homes/other	4,983	3	3,670	2	3,686	2
Total	153,362	100	163,914	100	189,617	100

Source: DOF, 2007; 1990 and 2000 Census.

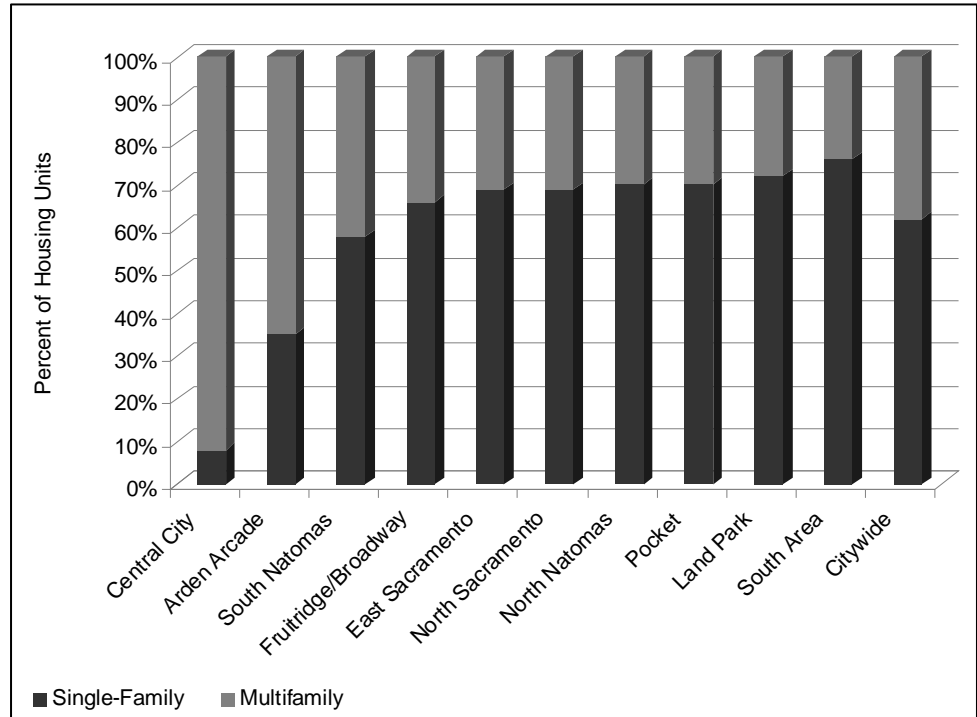
¹ 2000 Census April 1, 2000: Housing Unit total may differ in census due to different sampling methods and definitions of units.

² Single-family includes attached and detached units.

Housing type (single-family, multifamily, etc.) is not the same as tenure (owner versus rental occupancy). Citywide, nearly 18 percent of single-family homes are rentals, compared to about 14 percent countywide and statewide. Less than 2 percent of multifamily units are owner-occupied Citywide and countywide, compared to over 3 percent statewide.

Housing Type by Community Plan Area

The Central City, Arden Arcade, and South Natomas communities have the highest percentage of multifamily units in the City. These communities are characterized by a larger share of commercial and/or office development than other areas of the City and higher density residential neighborhoods. Figure H 3-7 shows the distribution of single-family and multifamily housing by community plan area. The 2007 estimates are based on SACOG data, which are not the same as California Department of Finance estimates used in Table H 3-10.



Source: SACOG, August 2007.

Note: Does not include mobile homes

Figure H 3-7: Housing Type by Community Plan Area

Housing Tenure

Household Tenure (2006)		
Homeowners	88,054	52 %
Renters	81,171	48 %
Total	169,225	100 %

Sacramento has a relatively low rate of homeownership, about 52 percent, compared to homeownership countywide and statewide (58 and 57 percent, respectively). The Citywide homeownership rate has increased slightly

since 2000, when it was 50 percent. As noted above, the percent of renter-occupied single-family homes in the City (18 percent) is high relative to countywide and statewide rates, which partly explains the smaller increase in homeownership during a time period when the number of single-family homes increased by more than 16 percent. This discrepancy is further understood in light of the financial markets that accompanied this building boom, which allowed for easy access to credit and encouraged investment in real estate, especially in emerging markets such as Sacramento. While these market conditions are changing, the short term expectations for housing tenure points to more new homeowners becoming renters again, but rental investment properties re-entering the market for new homebuyers.

Vacancy Rates

Vacancy figures used in this section come from three different sources which report different time periods and use different methods to

Vacancy Rates (2006)
3 % of Homeowner Units
7 % of Rental Units
5 % Total Vacancy Rate

measure vacancy; therefore, they are not directly comparable to one another. However, using all three data sets allow for a more detailed understanding of vacancy rates in the City.

In 2006, the vacancy rate was three percent for owner-occupied housing and seven percent for rental housing. The overall vacancy rate was five percent.⁷ Conventional wisdom is that a “normal” vacancy rate is about two percent for owner-occupied housing, six to seven percent for rental housing, and about five percent overall.⁸ Table H 3-11 shows overall vacancy rates between 1990 and 2006. The higher vacancy rate in 2006 may be due to the high level of housing construction during the early 2000s. Sometimes there is a lag between the completion of new housing units and occupancy of those units during periods of high housing construction.

<i>Year</i>	<i>Vacancy Rate</i>
1990	4%
2000	4%
2006	5%

Source: 1990, 2000 Census; 2006 ACS.

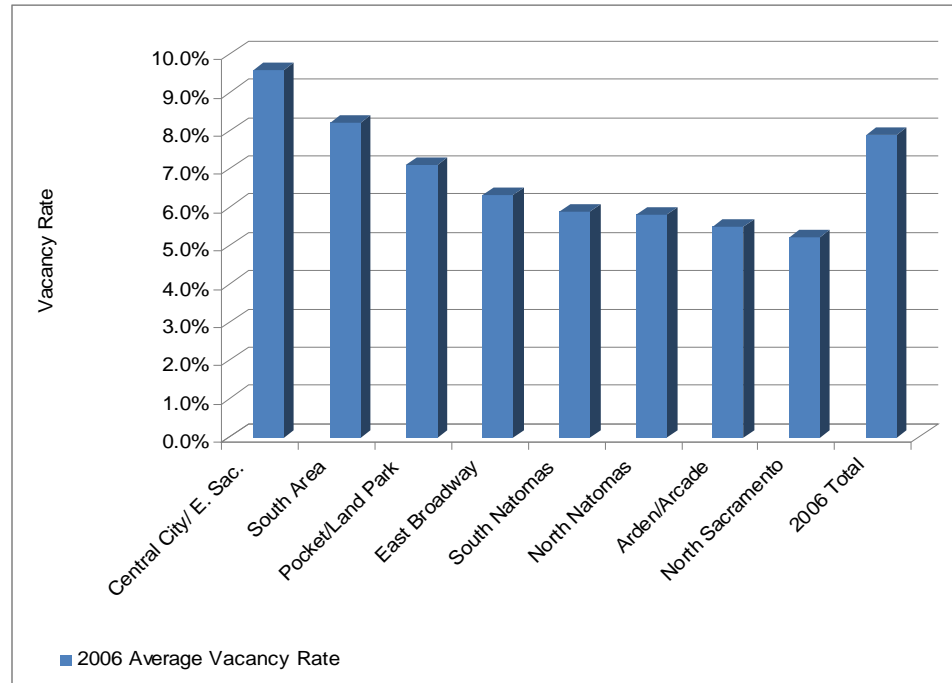
Although the City’s overall vacancy rates in Table H 3-11 suggest a housing market in balance, there are significant differences in vacancy by community plan area and housing type. Figure H 3-8 shows average rental vacancy rates by community plan area for 2006. These data indicate a vacancy rate of approximately eight percent, slightly different from the seven percent as estimated by the American Community Survey (ACS).⁹

A third source of vacancy data is the non-profit organization Sacramento Self Help Housing. Sacramento Self Help Housing collects vacancy data for low-cost (generally class “B” and “C”) rental apartment complexes on a quarterly basis. The majority (but not all) of the units polled by Sacramento Self Help Housing are located within the City of Sacramento. During the first quarter of 2007, Sacramento Self Help Housing’s data indicate approximately a four percent vacancy rate for these lower cost apartments. This vacancy rate is substantially below six to seven percent suggested for a balanced rental housing market.

⁷ The City calculated vacancy rates using Census and ACS data, and excluded units rented or sold but not occupied, seasonal homes, and other vacant housing not available to occupy. These vacancy rates may not be directly comparable to the CPA data presented in Table 3-18.

⁸ Although it is difficult to pinpoint one original source of this conventional wisdom, an internet search of “normal vacancy rate” finds numerous references in real estate reports, housing studies, academic research, and other documents to a “normal” vacancy rate for a housing market in balance as being about five percent overall, two percent for ownership housing, and six or seven percent for rental housing.

⁹ The City of Sacramento collects these data to evaluate proposals for condominium conversions.



Source: City of Sacramento, 2007.

Note: Vacancy rates were calculated using different data sources than those presented in Table 3-11 and are not directly comparable.

Figure H 3-8: Rental Vacancy Rates by Community Plan Area

Age and Condition of Housing

Age of Housing

The age of housing, by itself, does not necessarily equate with poor housing conditions. However, a neighborhood with a large stock of older housing (particularly older non-subsidized rental housing) occupied by a high percentage of lower income households has a much greater potential for housing problems than an affluent neighborhood with older housing.

If not properly maintained, housing can exhibit obvious signs of “wear and tear” after 30 years (or even less, depending on the quality of materials and construction). Non-structural components such as paint, siding, doors, windows, roof shingles, electrical, plumbing, and ventilation can deteriorate or fail during the first 30 years. After 40 years or more, housing can exhibit structural problems (sagging roofs, foundation failure, walls out of plumb, etc.) if subject to inadequate maintenance and repairs.

Of 185,843 housing units in the City counted by the ACS in 2006, about 65 percent were built before 1980, and about 52 percent were built before 1970. The median age of housing was built in 1971. Of all housing units built before 1970, 53 percent were owner occupied and 47 percent were renter occupied. Of the pre-1970 housing units counted by the Census in 2000,

approximately 17 percent were occupied by households below the poverty level of income.¹⁰ Except for subsidized rental housing maintained to state or federal quality standards, these older housing units occupied by persons living in poverty may be most vulnerable to problems of housing condition.

<i>Year Built</i>	<i>Number of Units</i>	<i>% of total</i>
2005	3,322	1.8
2000–2004	19,520	10.5
1990–1999	12,416	6.7
1980–1989	30,282	16.6
1970–1979	30,794	16.6
1960–1969	23,711	12.8
1950–1959	24,551	13.2
1940–1949	19,173	10.3
1939 or earlier	22,074	11.9
TOTAL	185,843	100

Source: 2006 ACS (Selected Housing Characteristics).

Housing Condition

Potential Housing Rehabilitation Need. Since October of 2006, the City of Sacramento has been conducting comprehensive and proactive code enforcement activities of rental properties in targeted neighborhoods of the City (this program is discussed in more detail in Chapter 9). Based on data generated by the City's code enforcement and in consultation with code enforcement staff, it is estimated that between 17 to 21 percent of the City's rental housing stock (about 28,000 to 39,000 units) may be in need of rehabilitation.

The 2000 CHAS data indicates that about 28,000 housing units affordable to extremely low- and very low-income residents were built before 1970. This figure could be a proxy for housing rehabilitation need based on the age and presumed average condition of these units. By this measure approximately 15 percent of the City's housing units may need rehabilitation.

Based on these two measures, the City estimates that at least 28,000 but as many as 39,000 housing units in the City may need rehabilitation.

Potential Housing Replacement Need. The best proxy for housing conditions available through the US Census is self reported deficiencies in plumbing and kitchen facilities. In the 2006 ACS, 982 total units in the City were estimated to lack plumbing facilities, and 3,212 units were estimated to lack kitchen facilities. A total of 4,194 housing units may need replacement;

¹⁰ Comparable statistics for 2006 are not available from the ACS.

however using this number as a measure of units in need of replacement provides a high estimate of the need for replacement in the City.

The Center for Housing Policy conducted a study of housing problems for working families in various metropolitan areas across the country, including the Sacramento Metropolitan Area.¹¹ The Center concluded that approximately two percent of working families (those earning between minimum wage and 120 percent of median income) live in dilapidated housing that may need replacement.¹² By applying this rate to the number of working families in the City in 2006, about 1,800 working families may live in dilapidated housing in the City. This number could be higher, however, because Sacramento has a relatively older housing stock with a higher proportion of working families than other jurisdictions in the Sacramento region.

Based on these two sources, the City estimates its housing replacement need at between 1,800 and 4,200 housing units.

Conclusions

Sacramento experienced a boom in housing construction during the 2000s, the highest level experienced by the City since the 1950s. Nearly 26,000 housing units were constructed between 2000 and 2007, mostly single-family homes. Citywide, about two of three housing units are single-family homes (detached and attached). Despite the high percentage of single-family homes, Sacramento lags in homeownership, in part due to the large percentage of lower income households in the City—about half of all households. Just over half of Sacramento households are homeowners, compared to 58 percent countywide and 57 percent statewide.

Vacancy rates in 2006 were three percent for owner-occupied housing and seven percent for rental housing, slightly above the “normal” vacancy rates for a housing market in balance. However, lower-cost apartments have a vacancy rate of just four percent, increasing pressures on lower income families to find affordable housing.

Over half of the City’s housing stock was built before 1970, meaning that a large number of housing units are susceptible to a need for rehabilitation or replacement. Although the City has not conducted a comprehensive housing condition survey, information from several sources suggests that between 15,000 and 28,000 housing units may need rehabilitation and between 1,300 and 2,000 housing units may need replacement.

¹¹ The U.S. Census Bureau defines Sacramento Metropolitan Area as the counties of Sacramento, Placer, El Dorado, and Yolo. No data was available specifically for the City of Sacramento in the Center for Housing Policy report.

¹² The study defined dilapidated conditions as severe physical problems, including inadequate plumbing, heating, and/or electrical systems.

3.4 Housing Cost and Affordability

Summary of Key Findings of this Section

- The median home price increased in the City from \$151,027 in 2002 to \$300,000 in 2007. The median price peaked in 2006 at \$339,500.
- Area rents increased six percent per year on average between 2002 and 2007. Rent increases were higher in the early 2000s but leveled off after 2003.
- In 1997 about 65 percent of homes were priced at a level affordable to a household earning the median income in the Sacramento area. This dropped to 15 percent by the first quarter of 2007.
- Market rents in Sacramento are not affordable to extremely low-income households or most very low-income households.
- Many low-income households can afford market rents in older buildings, but few newly constructed apartment units have market rents affordable to low-income households.
- In 2006, the Census Bureau estimated that 42 percent of homeowners and over 56 percent renters paid more than 30 percent of their incomes for housing.
- Over 58 percent of lower income households paid more than 30 percent of their incomes for housing in 2000.
- Overcrowding increased from nine percent of all households in 1990 to 11 percent in 2000. Overcrowding may have decreased to five percent of all households in 2006, but insufficient data are available to determine whether this is a short-term trend.

There are several ways to measure housing affordability and affordability trends. These measures typically focus on supply, demand, income, and development cost factors such as vacancy rates, the relationship of median housing costs to median income, the percent of income devoted to housing costs, and the percent of households living in overcrowded conditions. Housing affordability is usually defined as a cost that does not exceed 30 percent of household income, including mortgage or rent, taxes, insurance, and utility costs. Households paying more than 30 percent of their incomes for housing are described as “overpaying” or “cost burdened.”

This section evaluates these various measures of housing cost and affordability and how these measures have changed over time.

Home Sales

As with California in general, prices for single-family homes in the Sacramento area experienced dramatic increases over the past five years. Home prices increased on average more than 18 percent annually between 2002 and 2007. In June 2007, the median home price in the City of Sacramento was \$300,000, after peaking in 2006 at \$339,500. Table H 3-13 compares City and County housing prices between 2002 and 2007.

<i>Area</i>	<i>Median Price¹</i>						<i>% Average Annual Change</i>
	<i>2002</i>	<i>2003</i>	<i>2004</i>	<i>2005</i>	<i>2006</i>	<i>2007</i>	
Sacramento County	\$169,983	\$205,000	\$252,828	\$324,684	\$371,500	\$330,000	18
City of Sacramento	\$151,027	\$186,078	\$232,230	\$294,178	\$339,500	\$300,000	19

Source: Sacramento Bee DataQuick Information Systems; 2005, California Association of Realtors, 2006–2007.

¹ For January 2002–2005, June 2006–2007. Not adjusted for inflation.

Since 2002, the median sales price has risen about 18 percent annually both Citywide and countywide. Peak home prices in both the City and the County occurred during 2006, with a drop of approximately 11 percent for the County and 11 percent for the City between June 2006 and June 2007. It is not yet clear how long the current trend of declining prices will continue, but housing prices tend to be cyclical. For example, housing prices dropped as steeply (or more so) during the early 1990s as during the past year, yet rebounded beginning in the late 1990s and hit new highs in 2005 and 2006. The long-term trend will likely be that sales prices continue to rise as they have in the past.

The recent housing price decline results from a variety of larger economic factors, including a slow down in the housing market, tightening credit, and rising foreclosures activities (3,840 in Sacramento County during second quarter of 2007 compared to 1,352 in the second quarter of 2006¹³). This increase in foreclosure activity is associated with sub-prime loans, adjustable rate mortgages, and interest-only loans, which were prevalent in recent years. Over the next year or two, this price decline may produce a change in the vacancy rate for the City. The vacancy rate for owner-occupied dwellings could rise, while rental vacancy rates might drop slightly as former homeowners become renters.

¹³ Notices of Default for the county, July 24, 2007. Accessed on September 4, 2007. <http://www.dqnews.com/RRFor0707.shtm>.

Rental Costs

In the second quarter of 2007, the average rent in the Sacramento area (calculated based on rents at large apartment complexes in El Dorado, Placer, Sacramento, and Yolo Counties) was \$955, compared to \$905 in the City. Area wide, rents increased two percent between 2006 and 2007. Rents rose very rapidly between 2001 and 2003, but have leveled off since then, with smaller-year to year increases. The average annual increase since 2001 has been approximately six percent.

Larger annual rent increases in the early 2000s suggest a strong demand for rental housing associated with economic growth. By contrast, growth in the number of new rental units was relatively modest prior to 2003, according to the California Department of Finance, further explaining the rise in rental rates. After 2005, economic growth slowed along with increases in rents. Growth in the number of new rental housing units was higher between 2003 and 2006 just as the housing market was cooling off and housing demand was weakening. In the short term, high vacancy rates and a declining housing market are expected to continue to moderate rent increases. Once the local housing market rebounds, however, the long-term trend of higher rent increases may continue.

Table H 3-14 shows rental rates for the Sacramento area by unit size.

<i>Unit Type</i>	<i>2007</i>
Studio	\$711
1 Bedroom	\$826
2 Bedroom	\$870
3 Bedroom	\$1,361
Average (City of Sacramento)	\$905

Source: Sacramento Bee/RealFacts, 2007.

¹Metropolitan area includes Sacramento, Placer, El Dorado, and Yolo counties.

The rental rates shown in Table H 3-14 are based on surveys of larger complexes, not all rental housing. Another source of information is Sacramento Self Help Housing, which conducts quarterly surveys of lower-cost apartment complexes in the region. Table H 3-15 presents rents for these lower-cost rental units between 2001 and 2007¹⁴. Because the data

¹⁴ Table 3-15 provides historical rental data by unit size for the Sacramento metropolitan area based on surveys of large complexes in the City of Sacramento and the Sacramento region. The data in Table 3-16 were collected by Sacramento Self Help Housing, and are based on surveys of "less expensive apartment complexes." These data exclude more expensive apartments and so are not equivalent to area or city averages or medians.

shown in these two tables are based on rental surveys that focus on different segments of the rental housing market, they are not directly comparable.

Table H 3-15 Rental Rates by Number of Bedrooms Sacramento Metropolitan Area 2001–2007					
<i>Unit Type</i>	<i>2001</i>	<i>2003</i>	<i>2005</i>	<i>2007</i>	<i>% Change 01–07</i>
Studio	\$512	\$522	\$567	\$584	14
1 Bedroom	\$615	\$641	\$671	\$667	9
2 Bedroom	\$738	\$770	\$784	\$790	7
3 Bedroom	\$900	\$1,070	\$1,068	\$1,142	27
Average	\$691	\$751	\$773	\$796	14

Source: Sacramento Self Help Housing, Rental Reports, 2001–2007.

Affordability

Affordable housing is defined, in most cases, as housing and related costs (utilities, insurance, property taxes for owner-occupied properties, etc.) that can be obtained for 30 percent or less of a household’s gross income. Although local housing costs have tended to increase faster than local incomes, both home prices and rents have recently stabilized, with prices in many parts of the region, including parts of the City, declining. These trends followed earlier rapid price increases for rent (especially between 2001 and 2003) and home prices (which peaked in 2006). In the short term, the stable rents and declining home prices represent a positive trend for housing affordability, but in the long term, the historical trend of cost increases is likely to continue.

Ownership Affordability

A measure of ownership housing affordability is the Housing Opportunity Index, the percentage of homes that a household earning median income can afford in the area. The Sacramento Area Housing Opportunity Index (HOI) is one such affordability index and is prepared by Wells Fargo and the National Association of Home Builders. Housing affordability goes through cycles of increasing and decreasing affordability with changes in the local housing market and economy.

The general trend in the affordability of ownership housing since the late 1990s has been a decline in the proportion of homes that households earning median income can afford. The HOI figures for the fourth quarter of 1995 through the second quarter of 2007 are shown in Table H 3-16. The affordability index dropped from a high of 65 percent in 1997 to a low of seven percent in 2005. With a population more than 50 percent lower income, an affordability index of seven percent is a particular cause for concern, and points to a dramatic discrepancy in housing need and housing availability. However, Table H 3-16 shows that affordability has actually increased since 2005 with a decline in home prices. The long-term impact of

the current trend towards lower median home prices on affordability is not yet clear, and must be considered in light of corresponding changes to area median income.

<i>Year</i>	<i>Index Percentage (%)¹</i>
1995	61
1997	66
1999	57
2001	44
2003	25
2005	7
2007	15

Source: National Association of Home Builders Housing Opportunity Index, 2007.

¹ Figures are the percentage of homes that a household earning median income can afford during the fourth quarter of each year (2nd quarter of 2007).

Rental Affordability

There is no rental housing equivalent specifically for Sacramento to the Housing Opportunity Index. To estimate rental affordability, Fair Market Rents can be used as an approximate measure to determine affordability for lower and moderate-income households¹⁵. Fair Market Rents (FMRs) include the shelter cost plus the cost of tenant-paid utilities (except telephones, cable or satellite television service, and internet service) as calculated by the US Department of Housing and Urban Development (HUD) for the Sacramento MSA. Table H 3-17 shows 2007 FMRs and how they compare to actual average market rents.

<i>Unit Size</i>	<i>HUD FMR</i>	<i>Average Market Rent¹</i>
Efficiency	\$715	\$711
1 bedroom	\$813	\$826
2 bedroom	\$992	\$870
3 bedroom	\$1,431	\$1,361
4 bedroom	\$1,641	—

Source: HUD, The Final FY 2007 FMRs for All Bedroom Sizes, 2007.

¹ Average Market Rent for the second quarter of 2007 from the Sacramento Bee/RealFacts.

The 2007 FMRs for different apartment sizes were compared with state income standards. Depending on family size, some market rate rental units may be affordable to lower income households. At an FMR of \$992, a two-

¹⁵ In general, FMRs are the maximum chargeable gross rent in an area for projects participating in the HUD Section 8 (Housing Choice Voucher) Program. FMRs are based on the cost of modest, non-luxury rental units in the local market area for various size units (1 bedroom, 2 bedroom, etc.). For more information, see <http://www.huduser.org/datasets/fmr.html>.

bedroom apartment is affordable to a household earning about \$39,680, which would be affordable to some low-income (LI) households with two to four members, but not to very low-income (VLI) or extremely low-income (ELI) households. An efficiency apartment FMR of \$715 would require an annual income of \$28,600. This rent would be affordable to a VLI couple, or a LI individual. Fair Market Rents in Sacramento are not typically affordable to VLI households and are never affordable to ELI households. It is unlikely that the market will ever be able to provide units affordable to ELI households, given that the affordable rent often cannot cover the debt service on the unit, much less the cost of operations.

Another measure of rental affordability is the relationship between rents for newer apartment complexes and household incomes. An internet search of over 30 newer apartment complexes found monthly rents ranging from \$900 to \$1,370 for one-bedroom units, \$1,005 to \$1,575 for two-bedroom units, and \$1,111 to \$1,750 for three-bedroom units.¹⁶ Some market rents on the smallest, least expensive newer units might be affordable to households earning close to 80 percent of median income, but not to other lower income households.

Overpayment

“Overpayment” is another measure commonly used by public agencies to measure housing affordability. HUD refers to overpayment as “housing cost burden” in its CHAS data. Households that pay more than 30 percent of their gross income for housing are said to be “overpaying” for housing. The 2006 American Community Survey provides some insight into overpayment. Table H 3-18 shows overpayment by tenure.

Overpayment (2006)	
36,949 Homeowner Households (42%)	
45,716 Renter Households (56%)	
49 % of All Households Overpay	

Table H 3-18 2006 City of Sacramento Monthly Housing Costs of Households by Percentage of Income

<i>Income Spent on Housing</i>	<i>Owner</i>	<i>%</i>	<i>Renter</i>	<i>%</i>	<i>Total</i>	<i>%</i>
Less than 30 Percent	50,615	57	32,082	40	82,697	49
30 to 50 Percent ("cost burdened")	21,770	25	23,135	29	44,905	26
50 Percent or more ("severely cost burdened")	15,179	17	22,581	28	37,760	22
Not Computed	490	0.1	3,373	4	3,863	3
Total	88,054	100	81,171	100	169,225	100

Source: 2006 ACS.

¹⁶ Apartment complexes listed on www.rent.com and www.apartments.com completed since 2000, in the City of Sacramento, excluding luxury rental projects in downtown/midtown Sacramento, which have rents between 35 and 100 percent higher than the rental ranges cited in this section.

Residents at the lower end of the income scale are more likely to overpay for housing. Table H 3-19 shows the number of lower income households in 2000 that paid more than 30 percent of their income for housing.¹⁷ In all, 74,642 households, or 58 percent of lower income households, were estimated to overpay for housing in 2000. In 2000, more than three-quarters of ELI households overpaid for housing, compared to roughly two-thirds of VLI and one-third of LI households.

Table H 3-19 2000 City of Sacramento Lower Income Households Overpaying for Housing

Category	Owners Overpaying		Renters Overpaying		Total Overpaying	
	Number	%	Number	%	Number	%
Extremely Low-Income (<30% MFI)	20,792	77	16,371	79	37,163	78
Very Low-Income (30–50% MFI)	13,146	63	9,144	66	22,290	64
Low-Income (50–80% MFI)	10,393	36	4,796	30	15,189	34
All Lower Income (<80% MFI)	44,331	57	30,311	60	74,642	58

Source: 2000 CHAS.

Overcrowding

Overcrowded Households (2000)
5,310 Homeowner Households
11,805 Renter Households
17,115 Total Overcrowded Households (11%)

An overcrowded household is one that lives in a dwelling unit with more than one person per room (excluding bathrooms, porches, balconies, foyers, halls, or half-rooms). Overcrowding is

caused by two major problems: lack of availability and lack of affordability of appropriately sized units, particularly for large families. When households are unable to afford adequate housing, “doubling up” with family or friends may lead to an increase in overcrowding.

Overcrowding increased from about nine percent in 1990, to 11 percent in 2000, but appears to have decreased to approximately five percent in 2006. The data from 2006 represent a significant decline from the 2000 total. In the absence of other statistics to provide a reason for this decline, it is difficult to determine whether the 2006 estimate reflects a downward trend in overcrowding, a one-year anomaly, or whether the sample used for the 2006 ACS may not have accurately reflected overcrowding in the general population.

¹⁷ Comparable data is not available for 2006.

Availability of Subsidized Housing

There are two types of rental assistance available to renters in need of assistance: 1) rent restricted housing units in projects assisted with public funds, and 2) rental housing vouchers that pay property owners the difference between what a renter can afford and a payment standard based on the fair market rent.

The Sacramento Housing and Redevelopment Agency (SHRA) serves as the Housing Authority, the Redevelopment Agency and the Housing Department for the City and the County of Sacramento. SHRA has one of the largest inventories of public housing among California Housing Authorities. Assisted housing is an important component of the housing inventory for maintaining housing diversity and choice and for housing households of extremely low- and very low-incomes. Currently, SHRA administers 2,462 units of public housing within the City of Sacramento an additional 832 units of public housing in other portions of Sacramento County, and approximately 11,000 Housing Choice Vouchers (formerly Section 8) throughout the City and County of Sacramento, thereby providing assistance to over 14,000 extremely low-, very low-, or low-income households.

In addition, in its functions as Redevelopment Agency and Housing Department, SHRA provides funding for the construction, rehabilitation, purchase and preservation of affordable rental and ownership units throughout the City and County. On an annual basis, SHRA funds approximately 200 new rental units, rehabilitates 200 rental units and provides purchase assistance for 75 homeownership units in the City.

Conclusions

The median home price in Sacramento more than doubled between 2002 and its peak of \$339,500 in 2006. In accordance with rising home prices, housing affordability has significantly declined since the late 1990s. Only 15 percent of households in the City can afford a median home in 2007 compared to 65 percent in 1997. This steep decline in affordability indicates that most households who desire to become homeowners cannot afford to do so, including many middle income households who traditionally do not qualify for homebuyer assistance. While housing affordability has increased since 2006, it is still low by historic standards.

Rents have also risen since the early 2000s—approximately six percent on average—although not as dramatically as housing prices. Since 2003, rents in Sacramento have stabilized, rising less than three percent per year. The initial rise in rents during the early 2000s may have been due to high population growth and strong housing demand during a time when the supply of rental housing did not keep pace with population growth. A large number of apartment complexes were completed in the Sacramento area since 2000, eventually increasing the supply of rental housing and, perhaps, contributing

to the slow-down in rent increases. Even so, very little of the unregulated rental housing constructed since 2000 is affordable to lower income households.

Housing cost burden is high in the City, although it has decreased slightly since 2000. In 2006, 42 percent of homeowners and 56 percent of renters paid more than 30 percent of their incomes for housing. Overpayment was highest among extremely low-income renters (over 78 percent) and very low-income renters (over 66 percent).

There has been an increase in overcrowded housing units since 1990, from approximately nine percent of all households to 11 percent in 2000. This can be a result of several things: extended families living together, families or individuals who cannot afford to rent a place by themselves and therefore share space; or large families who cannot afford larger units and must occupy smaller units.

Whereas as late as the early 1990s, Sacramento could be generally considered an “affordable” place to live, changes in the market, demographic changes and recent population growth have reversed this trend. The combined factors of increased housing payment burdens, housing prices and overcrowding signal the need for more variety of regulated housing options.

3.5 New Housing Needs, Special Housing Needs, and At-Risk Housing

Summary of Key Findings of this Section

- The City should plan to accommodate 17,649 housing units between 2006 and 2013, of which 29 percent should be affordable to extremely low- or very low-income households.
- There are over 9,000 subsidized rental housing units in the City, of which 394 are at highest risk of converting to market rate housing.
- Almost 18 percent of City households have extremely low-incomes. Large families, Black households, and persons with disabilities are most likely to have extremely low-incomes.
- Nearly 9,000 City residents live in group quarters, mostly in nursing homes and other residential care facilities.
- Female-headed households with children account for about ten percent of all households. Nearly 40 percent have poverty level incomes.
- Seniors account for about 11 percent of City residents. Over 20 percent have extremely low-incomes. Among seniors, single women have the lowest median income.

- Large families (households with five or more related persons) account for 11 percent of City households. Nearly half of large family renters have extremely low-incomes.
- As many as 23 percent of City residents have one or more disabilities. Over 25 percent had extremely low-incomes.
- A January 2007 countywide homeless count found 2,452 homeless individuals. Over 1,400 homeless individuals were counted in various shelters and transitional housing, while about 1,000 were counted in unsheltered locations.

This section presents the City's share of estimated new housing need as established by the Sacramento Area Council of Governments (SACOG) through the Regional Housing Needs Allocation (RHNA) process between 2006 and 2013. In addition to the RHNA, new housing need in Sacramento should reflect demographic and economic trends in the City, and existing needs that are not being met. The City also has an inventory of over 9,000 subsidized rental housing units that are affordable to lower income households, a valuable resource that should be preserved, if possible.

This section also identifies special housing needs, including the needs of seniors, female-headed households, disabled residents, students, large families, farm workers, and extremely low-income (ELI) households. These housing needs must also be considered in formulating the City's housing policy. Some special needs groups have needs beyond housing, including job training, health care, mental health care, child care, and/or other supportive services. With a few exceptions, special needs groups are disproportionately lower income and have higher poverty rates than the population at large, creating further challenges to finding suitable housing that is also affordable.

New Construction Need

The 2007 Regional Housing Needs Assessment (RHNA) for the Sacramento region covers the planning period from January 1, 2006 to June 30, 2013. SACOG allocated 17,649 housing units as the City's share of regional housing needs during this period. Approximately 14 percent of these housing units should be affordable to extremely low- and very low-income households, 15 percent to low-income households, and 20 percent to moderate-income households. The City's obligation under state law is to demonstrate how it will accommodate its share of regional housing needs with adequately zoned sites that are development ready. The City does not need to guarantee that all of the housing units it must accommodate can actually be built. Table H 3-20 shows the City's housing allocation from SACOG by income level.

<i>Income Group</i>	<i>Number of Units</i>	<i>% of Total</i>
Very Low	2,472	14
Low	2,582	15
Moderate	3,683	20
Above Moderate	8,991	51
Total	17,649	100

Source: SACOG Regional Housing Needs Allocation (RHNA) February, 2008.

In addition to identifying overall housing needs, the City must demonstrate that it can accommodate a variety of housing types (single room occupancy units, residential care facilities, homeless shelters, etc.) that house those with special needs. State law also requires that cities and counties plan for the needs of extremely low-income households. The City may assume that 50 percent of its very low-income regional housing allocation is for extremely low-income (ELI) households.¹⁸ With this assumption, the City's housing need for ELI households is 1,236 new units over the seven and a half year RHNA period.

At-Risk Housing

Assisted Housing Projects. In 1989, the California Government Code was amended to include a requirement that localities identify and develop a program in their housing elements for the preservation of assisted, affordable multifamily units. Subsequent amendments have clarified the scope of the analysis to also include units developed pursuant to inclusionary housing and density bonus programs. In the preservation analysis, localities are required to provide an inventory of assisted, affordable units that are eligible to convert within ten years. As part of the analysis, an estimation of the cost of preserving versus replacing the units is to be included, as well as details on alternative programs designed to preserve the affordable units.

Over the past several decades, thousands of privately owned affordable rental housing units have been constructed in California with the assistance of federal, state, and local funding (loans or grants) that restrict rents and/or occupancy of units to lower income households for specified periods. The City of Sacramento is home to approximately 134 such assisted rental housing developments, containing over 9,100 affordable units. In general, once the period of restricted rent/occupancy expires, a property owner may charge market rents for the previously restricted units. There is a threat that low-income occupants may have to find alternative housing if rents rise to market levels, although in properties with Housing Assistance Payments

¹⁸ Under state law, SACOG is not required to prepare a regional housing allocation specifically for extremely low-income households. However, the City must include quantified objectives in the Housing Element for the number of housing units that might be constructed, rehabilitated, or preserved for ELI households.

(HAP) vouchers, those residents are provided “enhanced” vouchers to subsidize their rent in market rate projects.

Although these projects are required by law to be listed as at risk of converting to market rate housing, it is not a very good indicator of whether these units will actually convert. The majority of units included in this list are projects built under Federal Housing Administration (FHA) mortgage insurance programs in the late 1960s and early 1970s. In addition to the FHA mortgage insurance, most of these projects also included Housing Assistance Payment (HAP) vouchers, which function similarly to locally controlled Housing Choice Vouchers, formerly Section 8. These vouchers allow the owner to collect fair market rent, but restrict occupancy to lower income residents and assure that the resident will only be responsible for that portion of the rent equal to 30 percent of their income. Because these vouchers are contingent on annual appropriations from the federal government, HAP vouchers must be annually renewed. Much of the affordability of these older FHA properties is linked directly to the voucher subsidy, and so technically, the units are constantly “at risk”. Over time, data and experience has shown that many owners continue to renew their contracts beyond the expiration date, providing evidence that the link between affordability expiration date and conversion is not inevitable.

Even with the relatively low likelihood of conversion, the City is proactive in preventing the loss of affordable housing units. The City has adopted and implements a Preservation Ordinance which requires that owners of projects with federal mortgage insurance and/or HAP vouchers provide the Sacramento Housing and Redevelopment Agency (SHRA) and the tenants of the property written notice with one year of an anticipated prepayment, termination of a subsidy contract or termination of rental restrictions. This allows SHRA time to work with the owner to find a way to maintain the affordability of the units through subsidies or incentives, negotiation for purchase, or connecting the owner to an affordable housing developer for purchase. Should the owner still opt to convert to market rate rents, the ordinance ensures that tenants have at least 180 day notice and gives SHRA the right to inspect the property and sales agreement and to impose penalties to owners who fail to comply.

The inventory of assisted units required to be reported on in the Housing Element includes all multifamily rental units regulated by federal, state, and/or local programs, many of which are covered by the City’s Preservation Ordinance. Such units include those developed under the US Department of Housing and Urban Development (HUD) programs, tax exempt mortgage revenue bond programs, low-income housing tax credits, redevelopment programs, inclusionary housing programs, and density bonus programs that are eligible for conversion to market rate within the next 10 years (2008 to 2018). The total number of units at-risk for this period is 1,391.

Table H 3-21 presents a list of housing units which have income restrictions that may expire during the planning period for this housing update. The 83

units within the projects considered lower risk are those owned by SHRA or a non-profit housing organization. The remaining 470 units are within projects owned by profit motivated organizations, however, 1,308 of these higher risk units are “at-risk” only due to the annual renewal requirements associated with the HAP vouchers described above.

Table H 3-21 Units in Projects at Risk of Conversion to Market Rate Housing

<i>Project Name</i>	<i>Street Address</i>	<i>At-Risk Year</i>	<i>Primary Funding Sources</i>	<i>Total Units</i>	<i>Assisted Units</i>
Units at Higher Risk of Conversion					
Tamaron Ranch	2025 W El Camino Ave	2008	HUD/ HAP	128	26
Victoria Apartments	1307 F St	2008	HUD/ HAP	10	10
N/A	1215 D St	2008	HUD/ HAP	24	24
Florin Gardens Co-op East Phase II	2536 Wah Ave	2008	HUD/ HAP	52	52
Park Place	1230 N St	2008	HUD/ HAP	148	143
Pioneer Towers	515 P St	2008	HUD/ HAP	198	100
Larchmont Valley Hi	5280 Meadow Park Wy	2009	HUD/ HAP	10	10
Normandy Arms	1327 E St	2009	HUD/ HAP	20	20
St. Francis Manor	2515 J St	2009	HUD/ HAP	128	126
N/A	1133–1137 Harris Ave	2009	TI/ CDBG	2	2
N/A	1400 South Ave	2009	HOME, CDLAC	4	4
N/A	1404 South Ave	2009	HOME, CDLAC	2	2
N/A	2202–2204 20th Ave	2010	HOME	2	2
N/A	3210 4th Ave	2010	HOME	1	1
Laurel Oaks Apartments	3334 Smoketree Dr	2010	CDLAC	520	104
N/A	2410 C St	2011	HUD/ HAP	16	16
Shiloh Arms	4009 23rd Ave	2011	HUD/ HAP	106	106
Sweetbay Building	519 12th St	2011	HOME, TI	9	9
N/A	2206–2208 20th Ave	2011	HOME	2	2
N/A	3500 23rd Ave	2011	HOME	1	1
Hellenic Senior Center	7847 Rush River Dr	2011	HUD/ HAP	70	70
Gloria Drive Apartments	7201–4 Gloria Dr	2012	HUD/ HAP	32	32
Ashford Park Apartments	132 Fountain Oaks Circle	2012	CDLAC	279	56
Sun Garden Plaza	6248 Lemon Hill Ave	2013	CDLAC	149	149
Artisan Square	1615 Del Paso Blvd	2013	HOME, CDBG	7	7
Palmer House	132 Fountain Oaks Dr	2014	HOME	18	18
Woodbridge Apartments	2028 San Juan Rd	2014	CDLAC	301	61
N/A	3749 34th St	2015	HOME	1	1
N/A	2531 N St	2015	HOME, CDLAC	4	3
Don Carlos	1510 O St	2015	RRP	8	8
Johnston House	1522 14th St	2015	RRP	6	6
L & D Properties	2425 Q St	2015	HOME	10	10

Table H 3-21 Units in Projects At Risk of Conversion to Market Rate Housing (Continued)

<i>Project Name</i>	<i>Street Address</i>	<i>At-Risk Year</i>	<i>Primary Funding Sources</i>	<i>Total Units</i>	<i>Assisted Units</i>
Units at Higher Risk of Conversion					
Sequoia Hotel	911 K St	2016	TI, HCD	92	92
N/A	502 10th St	2016	HOME	8	7
N/A	511 9th St	2016	TI	2	2
Guild Theater/ Woodruff Hotel	3456 3 rd Ave	2016	TI	16	12
17 th Street Commons	1524 17th St	2017	HOME, TI	11	11
N/A	324 T St	2018	TI	3	3
Subtotal				2,400	1,308
Units at Lower Risk of Conversion					
N/A	521 T St	2009	CDBG, TI	4	4
Norwood Avenue Family Housing	3257 Norwood Ave	2009	Downtown, TCAC	28	28
SAC PHA 8 Scattered Lots	7546 Skelton Way	2017	HUD/HAP	8	8
Steven's Place	2411 F St	2017	HOME	16	11
YMCA	1122 17th St	2016	TI	32	32
Subtotal				88	83
Total Units				2,488	1,391

Source: Sacramento Housing and Redevelopment Agency, 2008.

Local Funding Definitions:

- CDLAC = Tax exempt bond financing (California Debit Limit Allocation Committee)
- HOME = HOME Investment Partnership Program (Federal Funding)
- HUD/HAP = Housing and Urban Development/ Housing Assistance Payments Contract
- TCAC = Tax Credit financing (Tax Credit Allocation Committee)
- TI = Tax Increment
- CDBG = Community Development Block Grant funding (Federal funding)
- RRP = Rental Rehabilitation Program
- Downtown = Downtown redevelopment project area Low-Income Housing Fund
- HCD = State Department of Housing & Community Development

Preservation Options

In addition to identifying units at risk of converting to market rate housing, Government Code Section 85583(a)(8)(B) requires a comparison of costs to replace lost units through construction or rehabilitation to the cost of preserving the existing units. Preservation of the at risk units can be achieved in several ways, including 1) facilitating a transfer of ownership of these projects to by affordable housing organizations; 2) purchasing of affordability covenants; and 3) providing rental assistance to tenants.

Purchase of Affordability Covenant

The first option to preserve the affordability of at-risk projects is to provide an incentive package to owners to maintain the projects as low-income housing. Incentives could include restructuring the existing loan, and/or

supplementing the HAP fair market rent to market levels, if market rents are substantially more than the HUD allowed fair market rent, and/ or providing a low interest loan or grant to finance project rehabilitation. It is difficult to estimate the cost of purchasing affordability covenants due to the number of variables in such a purchase.

Transfer of Ownership

Long-term affordability of low-income units can be secured by transferring ownership of these projects to non-profit or for-profit affordable housing organizations. By doing so, these units would be eligible for refinancing using a range of affordable housing financing programs, including low-income housing tax credits and tax-exempt mortgage revenue bonds that ensure affordability for at least 55 years from the time of funding. Most of these transactions also include rehabilitation of the project to modernize the property and to extend the useful life of the major systems. Upon review of recently financed preservation projects that have been acquired and refinanced as shown in Table H 3-22, the average cost of acquiring and rehabilitating these affordable housing units is \$116,300 per unit.

Table H 3-22 Estimated Acquisition/Rehabilitation Cost

<i>Preservation Project</i>	<i>Number of Units</i>	<i>Total Cost</i>	<i>Cost/Unit</i>
Casa De Angelo	100	\$11,165,000	\$111,650
Broadway Seniors Apartments	120	\$12,010,00	\$100,083
Southcrest Apartments	30	\$4,115,000	\$137,167
Average	83	\$9,096,667	\$116,300
Total for all 1,391 "At Risk" units			\$161,773,300

Source: Sacramento Housing and Redevelopment Agency, 2007.

Rent Subsidy

Tenant-based subsidies could be used to preserve the affordability of housing. Similar to Housing Choice vouchers (formerly Section 8), the City, through a variety of potential funding sources, could provide a voucher to lower income households. The level of subsidy required to preserve at-risk affordable housing through rent subsidies is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a lower income household. Table H 3-23 estimates the rent subsidies required to preserve the housing affordability for a theoretical project with equal numbers of three different prototypical units. Based on the estimates and assumptions shown in the table, approximately \$3 million annually would be required to preserve the current at-risk inventory of 1,388 units.

Table H 3-23 Potential Rent Subsidies					
		<i>1 BR</i>	<i>2 BR</i>	<i>3 BR</i>	<i>TOTAL</i>
Per Unit Affordable Rent ¹					
A	Low Income (60% AMI)	\$798	\$958	\$1,107	
B	Very Low Income (50% AMI)	\$665	\$798	\$923	
C	Average (A & B)	\$732	\$878	\$1,015	
D	Per Unit Fair Market Rent	\$805	\$982	\$1,417	
E	Monthly Per Unit Subsidy (D-C)	\$74	\$104	\$402	
F	Annual Subsidy/Unit (E * 12)	\$882	\$1,248	\$4,824	
Total "At Risk" Units ²		463	464	464	1,391
Total Annual Subsidy ³		\$408,366	\$579,072	\$2,228,688	\$3,225,774

Source: Sacramento Housing and Redevelopment Agency, 2008.

¹ Gross rents as allowed under the HOME and low-income housing tax credit programs.

² Assumes 1/3 of total "At Risk" units within each bedroom size.

³ Assumes a 5% vacancy rate.

Replacement Costs Cost Comparisons

To estimate replacement housing costs for units potentially lost in the affordable housing market, per unit construction costs of recently approved or constructed projects are used. The land for the projects listed was donated, so the estimated cost does not include the land cost, which would add substantially to the overall project cost (estimated land costs are discussed in Chapter 8, Constraints). Based on costs for recently funded new construction multifamily projects, it is estimated that the average per unit cost is \$172,827 as shown in Table H 3-24. 2007 SACOG data and other general market data estimates new construction costs between \$151,000 and \$235,000, within the range of recently approved projects in Table H 3-23.

Table H 3-24 Estimated Replacement Cost			
<i>New Construction Project</i>	<i>Number of Units</i>	<i>Total Cost¹</i>	<i>Cost/Unit</i>
Vintage at Natomas Field	200	\$25,721,800	\$128,609
Copperstone Village	103	\$20,268,000	\$196,776
Willow Glen	135	\$29,101,647	\$215,567
Norden Terrace	204	\$30,672,306	\$150,354
Average	161	\$26,440,938	\$172,827
Total for all 1,391 "At Risk" units			\$240,402,357

Source: Sacramento Housing and Redevelopment Agency, 2008.

¹ Costs reflect total project cost less land costs. Land costs would add substantially to the cost and are further discussed in Chapter 8.

In summary, the three cost estimating scenarios find the relative preservation costs to be:

- Acquisition and rehabilitation - \$161,773,300
- Rent subsidy - \$3,225,774 annually or \$32,257,740 over ten years
- Replacement through new construction - \$240,402,357

Replacement and preservation of these 1,391 at-risk units is costly, regardless of the preservation method. Providing a rent subsidy program may appear to be the least costly option. However, because of the many federal and state funding programs available for acquisition, rehabilitation and new construction of affordable housing, the cost to the City would be substantially less under either of these options.

There are several organizations active in the region that have the capacity to own and manage affordable rental projects and have expressed an interest in being notified of the availability of assisted rental housing. These organizations listed in Table H 3-25 have been pre-approved by SHRA to purchase participate in acquisition of at-risk properties under the City's Preservation Ordinance. In addition to these qualified companies, there are many other affordable housing developers locally and throughout the state who participate in preservation projects.

<i>Company</i>	<i>City</i>
Mercy Housing California	West Sacramento
Ezralow/Gala Construction Companies	Rocklin
John Stewart Company	San Francisco
Community Housing Opportunities Corporation	Davis
The Related Companies	Irvine
A.F. Evans Company, Inc.	Oakland
Sacramento Mutual Housing Association	Sacramento

Source: Sacramento Housing and Redevelopment Agency, 2008.

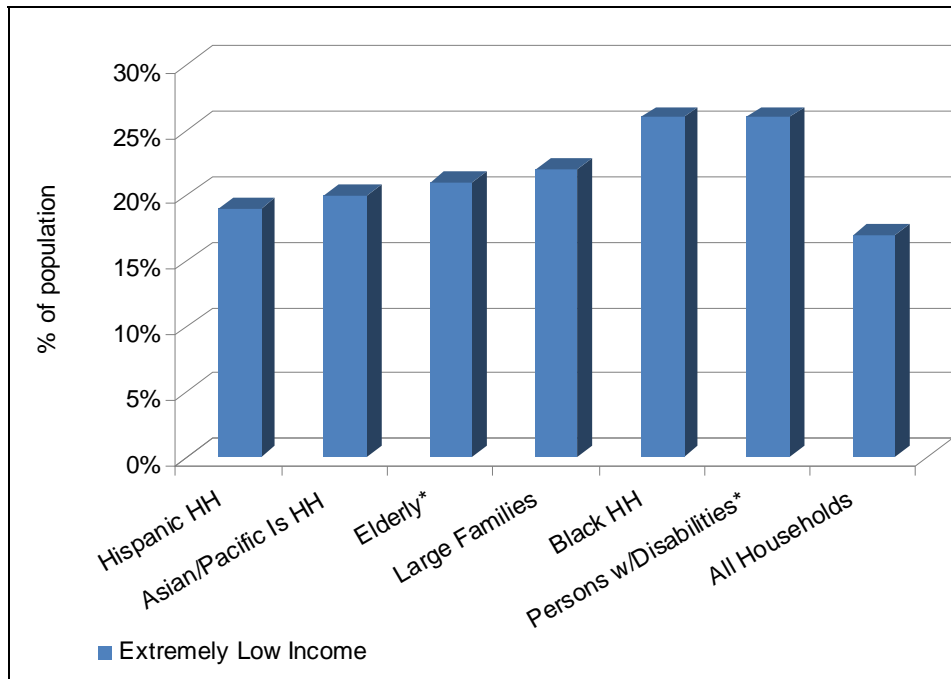
Conclusions

The City of Sacramento takes a very effective approach to ensuring its stock of regulated rental units remains affordable and available to lower income residents. While 1,391 units are considered “at risk” during this housing element cycle, given the City’s proactive Preservation Ordinance and the presence of Housing Assistance Payments (HAP) vouchers on many of the units, it is unlikely that many affordable units will look to convert. Should owners opt to convert to market rate, the City has numerous programs and policies in place (see Chapter 9 for more detail) to facilitate new affordable development and to provide alternate affordable housing options to any displaced residents. Since adoption of the Preservation Ordinance in 2004, the City has not had one federally regulated affordable unit convert to market rate, and has provided funding to preserve 374 units from conversion, ensuring additional long term affordability in the City’s existing affordable housing stock.

Special Housing Needs

Special housing needs relate to age, disability, income, family size, or other circumstances (such as student status) that create additional challenges to obtaining suitable housing that is also affordable. The following section describes these special needs groups and their associated housing availability issues.

Extremely Low-Income (ELI) Households. Extremely low-income (ELI) households are those with an income of 30 percent or less of the area median income, adjusted for family size. According to HUD’s 2000 CHAS data, approximately 27,003 households (approximately 18 percent of the City’s total households) were ELI households and over half (56 percent) of all very low-income (VLI) households are ELI. Special needs households are more likely than the population at large to have extremely low-incomes. This includes seniors whose primary source of income is Social Security, persons with disabilities, minimum wage workers, homeless persons, and single parents. Figure H 3-9 shows population groups, including special needs groups and racial minorities who have a higher percentage of ELI households.



Source: HUD (2000 CHAS)

* Households containing at least one person over 62 years of age (elderly) or one person with a disability.

Figure H 3-9: Percentage of ELI Households by Population Group

In 2008, a family of four making 30 percent of area median income (ELI) earned \$21,300. This income equates to a wage of about \$10.24 per hour for a single wage-earner, or two dollars more than the 2008 state minimum wage. As would be expected in a population of such little means, most ELI households (77 percent) rent their homes. However, among elderly ELI households (25 percent of all ELI households), homeownership rates rise to approximately 42 percent.

Regardless of tenure, more than 80 percent of ELI households experience additional housing problems such as overpayment, overcrowding, and/or severe structural dilapidation. More than 75 percent of ELI households paid more than 30 percent of their incomes for housing, including almost 60 percent who paid more than 50 percent of their incomes. This same extremely low-income family of four described above could afford a monthly housing cost of approximately \$532 a month. With average rents of \$905 per month and studio apartments renting for \$711 per month, this ELI family would have to spend between 40 and 51 percent of their monthly to afford either of these average apartment rents.

Virtually all ELI households are expected to need aid, including housing cost subsidies and social services. The City's program for addressing chronic homelessness, which provides housing followed by additional services based on the client's needs, is likely to assist many ELI households with extreme housing issues. Other programs available to serve ELI clients include the Single Room Occupancy (SRO) strategy, public housing units, housing choice vouchers, and low-income housing tax credits.

Group Quarters Population. The group quarters population includes residents with special needs, both for housing and support services. Group quarters residents include inmates at County jails, prisons, military quarters, college dormitories, nursing homes, and other types of housing or shelter in which unrelated people live in common. Group quarters populations do not include residents of assisted living facilities that have individual living units, such as senior apartments with on-site assistance.

Special needs related to residents of group quarters most typical in Sacramento are most likely to reflect the needs of infirm older adults, persons with disabilities and other self-care limitations, and homeless individuals and families. These special needs groups are discussed later in this section.

The group quarters population increased by approximately 10 percent from 1990 to 2000 in the City from 8,209 to 9,002 individuals. Since 2000, the group quarters population decreased slightly to 8,983. The largest subset of the group quarters population in 2000 was 3,172 persons living non-institutionalized facilities such as group homes or residential care facilities (also called “community-based homes”) that provide care and supportive services. Such places include homes for the mentally ill, developmentally disabled, and others with self-care limitations; drug/alcohol halfway houses not operated for correctional purposes; communes; and maternity homes for unwed mothers.

In 2000, 1,917 people were living in nursing homes, which was an increase of almost 24 percent over the 1990 total of 1,547. The number of residents in nursing homes is expected to continue to rise based on rising population of older adults. Another 2,059 individuals resided in correctional facilities (including inmates at the main County jail who did not list another place or residence) and 92 individuals resided in military quarters.

The final group quarter category included 907 residents of colleges. The majority of students who live or study in the City of Sacramento are non-traditional students, with housing needs independent of their status as students. However, California State University Sacramento (CSUS) has plans to expand its on-campus student housing to accommodate nearly 1,000 additional students, mostly in group quarters housing.¹⁹ This will permanently increase the City’s group quarters population.

Table H 3-26 presents the types of group quarters populations in 1990 and 2000. Due to differences in how group quarters population were classified in 1990 and 2000, these two sets of data are not directly comparable.

¹⁹ *The Sacramento Bee*, April 21, 2007.

<i>Type of Group Quarters</i>	<i>1990 Population</i>	<i>2000 Population</i>
Correctional Institutions	1,908	2,059
Nursing Homes	1,547	1,917
Emergency Shelters for Homeless	1,287	N/A
Other Institutions	N/A	855
College Dormitories	1,055	907
Other Non-institutional Group Quarters	968	N/A
Psychiatric Hospitals	212	N/A
Juvenile Institutions	563	N/A
Other Institutions	332	N/A
Visible in Street Locations	265	N/A
Military Quarters	1	3,172
Total	8,138	9,002

Source: 1990 and 2000 Census.

N/A – Not available.

Female-Headed Households. Female heads-of-households have special needs due to their incomes and family status. Single mothers (female-headed households with children) and single women 65 years of age or more (single elderly women) on fixed incomes are among the special needs population at greatest need. The needs of single elderly women are discussed in the section on seniors following this section.

Female-Headed Households (2006)

59,766 Female-Headed Households
35 % of all Sacramento Households

17,252 Female-Headed Households with children under 18 years (10 % of households)

The number of female-headed households with children increased between 1990 and 2006, as shown in Table H 3-27. Single mothers face housing challenges because of their incomes, in that many single mothers do not earn enough to qualify for market rate housing, and subsidized housing is in short supply, especially those units of sufficient size and with sufficient amenities to meet the needs of families. Many single mothers also receive some form of public housing assistance. In 2007, 73 percent of public housing residents countywide were female headed households. With 43 percent of public housing residents under the age of eighteen, it can be surmised that a large majority of these households are single mothers.

<i>Year</i>	<i>Female Headed Households With Children</i>	<i>Percent of Total Households</i>
1990	14,880	10%
2000	17,144	11%
2006	17,252	10%

Source: 1990 and 2000 Census; ACS, 2006.

According to the 2006 American Community Survey, approximately 39 percent of single mothers had incomes below the poverty level, while another 34 percent had incomes between the poverty level and 185 percent of poverty level income. Poverty level, like income levels, varies depending on family size; for a family of four, the poverty level in 2006 was \$20,000, or 30 percent of Sacramento area median income during that same year. Over half (55 percent) received some form of public assistance income, such as Supplemental Security Income, public assistance, or food stamps. The median income for single mothers—\$24,109—was less than half (46 percent) of the median income for all families in the City.

A phenomenon on which the Census Bureau began reporting at the turn of the century is the number of grandparents raising grandchildren. Of the nearly 4,300 grandparents raising grandchildren in the City in 2006, 63 percent were women. Nearly 37 percent of grandparents raising grandchildren lived at the poverty level.²⁰

Female-headed households with children can be assisted by many of the same strategies targeted to very low- and extremely low-income households in general. However, childcare, early childhood education (such as Head Start), and other family supportive services are particularly important for these households.

Seniors. Seniors (persons age 65 or more) are a special needs group because a high percentage have relatively low incomes and decreasing mobility, which limit their housing options. Many seniors own homes that no longer meet their needs; for example, their homes may be too large, not located near medical and other service, and/or need repairs or accessibility modifications.

In 2006, 47,544 seniors lived in the City and 29,213 households were headed by seniors in the City (see Table H 3-2 for detailed population age numbers). Overall senior population is rising, up seven percent since 1990, despite the declining proportion of seniors as a subset of the total population. Senior

²⁰ The 2006 American Community Survey did not report on the percentage of grandmothers with poverty level incomes raising grandchildren.

headed households have only slightly declined since 1990, perhaps due in part to the rising numbers of seniors living in nursing homes.

Seniors, as a group, have lower incomes than the population at large. The median income in 2006 of households headed by seniors was \$33,070, about 72 percent of the median income of all households in the City. This median senior income was approximately 63 percent of area median income for a family of two and 72 percent of area median income for a single person.

In contrast to City households as a whole, who had a 52 percent ownership rate in 2006, 69 percent of senior households were homeowners in 2006, down from 71 percent in 2000. Although most elderly residents own their homes, often unencumbered by debt, many may be in a situation characterized as “house rich and cash poor.” In other words, a person may have large equity in a home, but still be forced to live on a minimal fixed income. Selling the home may not be an available option, because the cost to rent a housing unit may override the income made available by the home sale. Seniors who do rent face the problem of paying ever increasing rents on fixed incomes. Approximately 31 percent of elderly households were estimated to be renters in 2006, or 9,026 senior households.

In addition to financial difficulties, seniors face transportation difficulties, with one-third of persons over 75 years of age unable to use public transit due to limited mobility. Compounding this problem, one-third of all seniors live alone and therefore may not have access to any type of transportation assistance.

The vast majority of the senior population desires to live an independent lifestyle as long as possible. Housing and assistance programs for seniors should put priority on independent living, attempting first to maintain these persons in their own homes.

Female Householders 65 Years of Age or More. A subgroup of seniors that may have special housing needs are single elderly women. In 2006, 10,918 households were headed by women 65 years of age or more. Women in this age group face housing challenges that are often greater than the senior population as a whole because these women have substantially lower incomes than seniors as a group and less ability to obtain housing that meets their needs.

According to the 2006 American Community Survey, single elderly women had a median income of just under \$17,000, about 37 percent of the median income for all Sacramento City households and slightly more than half of the average senior household income of \$33,070. Over half (53 percent) of these single women own their homes, and it is likely that a substantial number of these homeowners experience difficulties in maintaining and/or adapting their homes for accessibility, given that over half (52 percent) of elderly women have one or more disabilities. Over 14 percent of elderly women reported that their disabilities affect their ability for self-care, while nearly 27 percent reported that they had difficulties going outside their homes.

Large Families. A large family is defined as a household of five or more related individuals. Large families represent the overwhelming majority (99 percent) of large households according to the 2000 Census.

Large Families (2000 CHAS)

9,473 Owner Households (49%)
9,959 Renter Households (51%)
19,432 Total Large Family Households

In 2000, about 13 percent of all households (19,432) were large families. This number represents more than a 30 percent increase in ten years.

In 2006, the population of large families decreased slightly by just over one percent to 19,217 large families in the City (11 percent of all households).

The primary housing challenge facing large families is insufficient income to afford housing of adequate size to meet their needs. In 2000, 49 percent of large families owned their homes, and 51 percent were renters in the City. Large families are proportionally more represented in extremely low-income or very low-income brackets than in the household population as a whole.

Large families in higher income categories tend to be homeowners or have adequate income to own or rent units of adequate size and sufficient number of bedrooms. However, large families who are renters are more likely to have difficulty finding housing, due both to their lower incomes and the limited number of larger units in the rental housing stock. In 2000, about 80 percent of large families (7,990) living in rental housing were low-, very low- or extremely low-income.

Disabled. Individuals with disabilities have special needs related to relatively low-incomes, housing accessibility, self-care, access to transit, and proximity

Residents with Disabilities (2006)

67,350 Individuals with Disabilities

to health care and supportive services. Many individuals with disabilities cannot afford housing that meets their needs or cannot afford to live in neighborhoods with good access to transit.

According to the 2006 American Community Survey, 67,350 individuals over age five in the City of Sacramento had one or more sensory, physical, mental, self-care, or “go outside the home” disabilities.²¹ This number represents about 17 percent of the City’s population over age five. In 2000, 84,630

²¹ The Census Bureau defined disabilities based on two questions from the 2000 Census Long Form: 1) a long-lasting condition such as blindness, deafness, a severe vision or hearing impairment, or a condition that substantially limits one or more basic physical activities such as walking, climbing stairs, reaching, lifting, or carrying; and 2) a physical, mental, or emotional condition lasting six months or more that creates a difficulty in learning, remembering, concentrating, dressing, bathing, getting around inside the home, or going outside the home alone to shop or visit a doctor’s office. Individuals may have more than one disability. The Census Bureau used the same definitions for the American Community Survey.

individuals over age five had one or more disabilities, about 23 percent of the population. The large drop between 2000 and 2006 may be related to the sampling technique used in the 2006 ACS rather than an actual decline in disabilities.

The 2000 CHAS data shows 31,454 lower income households with disabilities.²² Over 44 percent were very low-income households (including more than 25 percent extremely low-income), and the other 20 percent were low-income.

Another perspective on the disabled population in Sacramento County can be seen by examining the number of Supplemental Security Income (SSI) recipients living in Sacramento County. In March, 2002, based on information from the State Department of Social Services, there were 1,007 blind individuals receiving SSI and 41,654 disabled individuals receiving SSI (42,671 total) throughout Sacramento County. The SSI is a program based on individual need and resources and does not include the Social Security Disability Insurance Program (SSDI), the disability insurance program employees normally pay into. Recipients in the SSDI program would add to total disabled population.

Based on information from caseloads from the Community Services Planning Council, 30,987 people received mental health services from or funded by Sacramento County in 2004–2005. This total includes both City residents and those from elsewhere in Sacramento County. During the last quarter of 2005, 8,832 developmentally disabled people received County services related to their disability.

Because disabilities include a wide range and severity of sensory, physical, mental, and developmental conditions, the special needs of persons with disabilities is wide ranging, as well. In addition to affordable and accessible housing, transportation, and proximity to services, many persons with disabilities need on-site support or even full-time care in a group home environment.

Students. Three major public colleges are located within the City of Sacramento. They are California State University Sacramento (CSUS), Sacramento City College and Cosumnes River College. The latter two are two-year colleges. The University of California, Davis Medical Center is also located in the City, and many of the medical school functions are also located on the Medical Center campus.

In the fall of 2006, enrollment at CSUS, the only four year college in the City, was about 28,500. The student population is expected to increase to 35,000 students (full and part time) by 2010. As of 2006, the enrollment at Sacramento City College was about 23,000 students, with an additional

²² CHAS data includes only the number of households with disabilities, not the number of individuals.

12,180 students at Cosumnes River. This amounts to a total enrollment of about 63,700 students for all three campuses, or 14 percent of the entire population of the City. The UC Davis Medical Center reports approximately 800 students, plus interns assigned to the medical center. In general, approximately eight percent of the City's population was enrolled in college or graduate school according to the 2000 U.S. Census, pointing to the fact that many students, especially those at the two year colleges and the medical center, do not live within the City boundaries.

CSUS is the only college in the City with on-campus housing. Its student housing capacity is approximately 1,100. Consequently, 96 percent of students at CSUS and 98 percent of students Citywide live off campus, including in housing leased by the University.²³ While the University is in the process of doubling its on-campus student housing capacity, currently, most students live with their parents or in rental units throughout the Sacramento area.

Sacramento has a large percentage of older, continuing education students, who have already established homes and careers. The median age at CSUS is in the mid-thirties. This factor somewhat decreases the low-income housing needs generated by the college, although data as to the magnitude of this factor is not available.

There are many other colleges in Sacramento, including law schools, bible colleges, trade schools and university extensions. These schools have low enrollments relative to the City's population. However, one large private college, McGeorge School of Law in Oak Park, has approximately 600 day students.

Farmworkers. Farmworkers represent a small fraction of the City's labor force. In 2006, fewer than 300 City residents were employed in agriculture. Although little agricultural activity remains within the Sacramento City limits, the region includes significant agricultural activity that attracts farmworkers and their families.

In 2000, a study to enumerate and profile migrant and seasonal farmworkers in California was completed for the U.S. Department of Health and Human Services. This study estimated that 2,831 migrant farmworkers and 3,284 seasonal farmworkers were employed in Sacramento County. Including all members of farmworker households, 10,882 farmworkers and their family members were estimated to reside or work in the County. While the study did not differentiate those living in the unincorporated portions of the County, based on the location of farming activities, it can be assumed that a large majority of these farmworker households reside in the unincorporated portions of Sacramento County, and few in Sacramento City or other incorporated cities.

²³ Including the Upper East Side Lofts, which can accommodate approximately 400 students.

According to the 2000 Comprehensive Housing Affordability Survey (CHAS), seasonal farmworkers (those who live in the area full-time) are part of the area's lower income population. Migrant farmworkers, on the other hand, are not counted by the census as part of the local population and may not be counted in census-

Farmworkers

2000 Department of Health and Human Services
Estimate of Migrant and Seasonal Farmworkers and
their family members in Sacramento County: 10,882

based studies of affordable housing needs. However, migrant workers do have shelter needs while working in the County. Farm worker housing needs for migrant and seasonal farmworkers may be greatest in proximity to agricultural areas of the County such as the Delta, than within the incorporated area of the City of Sacramento, which is remote from farming areas. City farmworker housing needs are anticipated to be relatively small.

As the County's farmlands are developed for urban uses, some permanent farmworkers may be displaced from farm employment and may seek jobs and housing in more urban areas. Again, strategies to assist very low-income households will also benefit this special need population.

Homeless Population. As part of their efforts to continually monitor, understand and appropriately plan for housing and service needs for the homeless population, the City and County, through the County Department of Human Assistance (DHA), undertake a single day (or a "point-in-time") count of the homeless. This project has numerous contributing partners, including but not limited to the following: the Downtown Sacramento Partnership, law enforcement (police and park rangers), community volunteers, and the Interagency Council of the Ten Year Plan.²⁴ The homeless population is varied and complex, and enumerating this population is difficult. The count is conducted for two reasons. First, it is required by the Department of Housing and Urban Development (HUD) as part of the annual application for McKinney-Vento funding. Secondly, the count is conducted as part of the ongoing monitoring for the Ten Year Plan to End Chronic Homelessness. The count relies on a methodology that allows for focused geographic counting and extrapolation of that count to the broader geography of the City and County. Although DHA has been conducting point-in-time counts since 2003, this research-based methodology was first utilized for the 2007 and 2008 counts.

Homeless Population (Sacramento County)

January 30, 2007 Homeless Count:
2,452 Total Homeless People

²⁴ The Interagency Council is one component of the leadership structure created to implement the Ten Year Plan to End Chronic Homelessness and is staffed by the Community Services Planning Council. Please see the Ten Year Plan website for more information about the structure: <http://www.communitycouncil.org/homelessplan/>.

On January 30, 2007, DHA conducted a homeless count to determine the size of the homeless population throughout the County in shelters, transitional housing, and on the streets. This point-in-time count documented 2,452 individuals, including 709 in emergency shelters, 738 in transitional shelters, and 1,005 on the streets.²⁵ At the time of the 2007 count, 74 percent of homeless people had at least one disability, such as mental illness (28 percent) or alcohol/drug dependency (54 percent). About 16 percent of homeless people counted in the 2007 survey were veterans of the U.S. Armed Forces, although the U.S. Department of Veterans Affairs estimates that approximately one-third of homeless people nationally are veterans.

Table H 3-28 2007 Homeless Subpopulations			
<i>Sub-Populations</i>	<i>Total</i>	<i>Sheltered</i>	<i>Unsheltered</i>
Chronically Homeless	626	432	194
Seriously Mentally Ill	293	222	71
Chronic Substance Abuse	773	534	239
Veterans	201	104	97
Persons with HIV/AIDS	29	16	13
Victims of Domestic Violence	122	90	32
Youth	19	6	13

Source: County Department of Human Assistance; 2006 Continuum of Care Homeless Population and Subpopulations Chart.

The Ten Year Plan to End Chronic Homelessness focuses on the “housing first” model, which aims to get homeless individuals and families into permanent housing. However, through the Continuum of Care, the City and County also recognize the great need to provide emergency and transitional shelter facilities. Countywide data indicating the estimated shelter needs for homeless individuals and families is presented in Table H 3-29 and existing beds available is presented in Table H 3-30.

²⁵ Sacramento County Department of Human Assistance, 2007

Table H 3-29 2006 Countywide Needs of Homeless Individuals				
<i>Homeless Populations</i>		<i>Estimated Need</i>	<i>Current Inventory</i>	<i>Unmet Need/Gap</i>
Beds: Individuals	Emergency Shelter	530	459	71
	Transitional Housing	993	673	320
	Permanent Supportive Housing	2,477	714	1,763
	Total	4,000	1,846	2,154
Beds: Families	Emergency Shelter	151	130	21
	Transitional Housing	469	425	44
	Permanent Supportive Housing	1,063	756	307
	Total	1,683	1,311	372

Source: County Department of Human Assistance; 2006 Continuum of Care Homeless Population and Subpopulations Chart.

Shelter Facilities. Sacramento's emergency shelters, transitional housing, and permanent supportive housing are listed in Tables H 3-30, 3-31, and 3-32. The 2006 Continuum of Care Report counted 3,157 shelter beds for individuals and families during the warm weather months, with an additional 160 shelter beds available during the winter overflow period (November to March). These facilities serve the homeless throughout Sacramento County, although they are scattered throughout the City and unincorporated portions of the County. The current inventory includes 749 emergency beds, 1,098 transitional beds and 1,470 permanent beds for homeless in the City of Sacramento. Despite the significant numbers and variety of housing options, shelter providers report serving a growing number of homeless individuals and turning away increasing numbers of homeless persons.

Table H 3-30 Emergency Shelter Facilities and Beds for the Homeless		
<i>Single Person Shelters</i>	<i>Location</i>	<i>Number of Beds</i>
Diogenes Youth and Family Services Temporary	County	6
Loaves and Fishes, Sister Nora's Place	City	13
Sac Area Emergency Housing Center Women's Refuge	County	12
St. John's Emergency Shelter Program	County	40
The Salvation Army Women's Program	County	32
The Salvation Army Lodge Program	City	80
The Salvation Army Adult Protective Services	City	4
Union Gospel Mission Emergency Shelter	County	86
Volunteers of America North A Street Aid-in-Kind	City	60
Volunteers of America Bannon Street Aid-in-Kind	City	62
Volunteers of America Open Arms (HIV)	City	12
WIND Youth Center	County	16
The Salvation Army Interim Care Program	City	18
<i>Family Shelters</i>	<i>Location</i>	<i>Number of Beds</i>
Sac Area Emergency Housing Center Family Shelter	City	54
St. John's Emergency Shelter Program	County	60
Women Escaping a Violent Environment Emergency	City	2
Interfaith Network Family Promise Center	City	14
<i>Shelter for the Mentally Ill</i>	<i>Location</i>	<i>Number of Beds</i>
Transitional Living & Community Support for Mentally Ill Women & Men (Carol's Place)	City	18
Total Emergency Shelter Beds		589
<i>Winter Overflow Shelters (November to March)</i>	<i>Location</i>	<i>Number of Beds</i>
Volunteers of America Winter Program	City	160
Total Winter Overflow Beds		160
Grand Total Shelter Beds		749

Source: County Department of Human Assistance; 2-1-1 Sacramento databases; and 2006 Continuum of Care.

Table H 3-31 Transitional Housing Opportunities for the Homeless¹	
<i>Single Person</i>	<i>Number of Beds</i>
AIDS Housing Alliance Cornerstone/Hidden Cove	7
Antelope Christian Center Lydia's House	6
Chemical Dependency Center for Women New Horizons	30
Clean and Sober New Start	70
Clean and Sober New Life	50
Diogenes Youth Services Connections	4
Diogenes Youth Services Transitional Housing Program	12
Resources for Independent Living Transitional Center	6
Sac Area Emergency Housing Center Women's ESP	6
Sac Children's Home Crisis Nursery	4
Sac Cottage Housing Inc. Quinn Cottages	50
Sac County DHA Mather Community Campus	200
Sac County DHHS Homeless Intervention Program	10
Sac County DHHS River City Community Homeless	47
Sac Veterans Resource Center Men's Transitional	30
Sac Veterans Resource Center Women's Transitional	8
Self Help Housing Cathedral/Downtown Housing	5
Transitional Living and Community Support Palmer	9
Transitional Living and Community Support MICA Palmer	39
Volunteers of America Adolfo TH for Foster Youth	10
Volunteers of America Adolfo TH for Foster Youth (HUD)	10
Volunteers of America Independent Living Readiness	58
Walking the Village Tubman House	2
<i>Family</i>	<i>Number of Beds</i>
AIDS Housing Alliance Cornerstone/Hidden Cove	6
Chemical Dependency Center for Women New Horizons	8
Diogenes Youth Services Connections	4
Diogenes Youth Services Transitional Housing Program	8
Lutheran Social Services Transitional Housing Families	35
Powerhouse Ministries Transitional Center	20
Sac Cottage Housing Inc. Quinn Cottages	20
Sac County DHA Mather Community Campus	146
Sac Food Bank and Family Services Havens Transitional	35
Transitional Living Community Support MICA Families	9
Traveler's Aid Families Beyond Transition	52
Total Transitional Beds	1,098

Source: County Department of Human Assistance; 2006 Continuum of Care

¹ Transitional housing includes apartment units and support services with residency limited to two years. Permanent housing has no residency limitation.

Table H 3-32 Permanent Housing Opportunities Targeted to the Very Low-Income and/or Formerly Homeless Individuals and Families¹

<i>Single Person</i>	<i>Number of Beds</i>
AIDS Housing Alliance Avalon	6
AIDS Housing Alliance Hidden Cove	6
AIDS Housing Alliance Steven Place	10
Glory House PSH	7
Lutheran Social Services Saybrook	5
MAAP Inc Las Casitas	4
Sac Area Emergency Housing Center Omega Project	15
Sac County DHHS River City Community Homeless	103
Sac County DHHS Homeless Intervention Program	140
Sac County DHA LaVerne Adolfo PSH	20
Sac County DHA Shelter Plus Care	198
SHRA Midtown Manor	20
Sac Self Help Housing Shared Housing Program	88
Shasta Hotel Cooperative Shelter Plus Care	18
Transitional Living Community Support Southside House	9
Transitional Living Community Support WORK	25
Volunteers of America Nova House	12
Volunteers of America Halcyon Place	22
Volunteers of America Harbor House	6
<i>Family</i>	<i>Number of Beds</i>
AIDS Housing Alliance Steven Place	14
Lutheran Social Services Saybrook	172
MAAP Inc Las Casitas	2
Sac Area Emergency Housing Center Omega Project	42
Sac Cottage Housing Inc. Serna Village	136
Sac County DHA LaVerne Adolfo PSH	8
Sac County DHA Shelter Plus Care	370
Sac Self Help Housing Shared Housing Program	12
Total Permanent Beds	1,470

Source: SHRA 2006; County Department of Human Assistance

¹ Transitional housing includes apartment units and support services with residency limited to two years. Permanent housing has no residency limitation.

Chapter 3 Conclusions

The City of Sacramento is a City with a dynamic and changing population, a wide variety of housing types, and a diverse supply of resources and opportunities. Understanding the population demographics, affordability trends and current housing characteristics is necessary when creating comprehensive policies and programs to address current and future housing needs. The City has identified six themes that capture the broad housing goals to be addressed in the Housing Element; data relevant to each theme is summarized below from the community profile.

Sustainability, Stability and Integration

Sacramento is a City of both older, established neighborhoods and one of new housing units and development opportunities. As such, this theme plays out differently in new communities and in existing neighborhoods. By diversifying the current housing stock and providing housing for changing populations who demand alternative housing options, new neighborhoods are strengthened. With over half of the City's current housing stock over 30 years old and up to 20 percent of the current housing stock in need of rehabilitation, the City has also the unique opportunity to encourage the incorporation of sustainability in existing housing.

Given the interplay of existing infill areas and greenfield development areas, the City has a variety of individual neighborhoods, each with its own housing characteristics. As shown in Table H 3-5, one of the most important is the mixture of single-family and multi-family housing units. The majority of the City neighborhoods are characterized by a majority of single-family units, with the notable exception of the Central City. As the general demographics of the City shift to smaller households, more senior households and more racially diverse households, the need for variety of housing types and tenures throughout the City may shift this distribution closer to the more urbane distribution found in the Central City.

While the City is ethnically and racially diverse, with 50 percent of the population non-white and growing segments of Hispanic and African-American households, income disparities among minority populations lead to economic and geographic segregation. The City as a whole has a lower income than the surrounding region, and within the City, economic stratification is severe. Over 50 percent of the City's population is low-income and housing opportunities for these households is diminishing as market prices rise.

Production

As a basic tenet of the Housing Element, the City must plan to accommodate its "fair share" of new growth allocated to the six-county SACOG region, enumerated in the Regional Housing Needs Allocation (RHNA). Between 2006 and 2013, the City's RHNA requires that the City

plan to accommodate 17,649 new housing units, including just over 5,000 for lower income households.

Beyond planning for growth to meet the RHNA, however, the City has needs for improving housing for existing residents. These needs include ensuring that the 1,800 households living in substandard units can improve the conditions they live in and that the almost 50 percent of the households, including many lower income families, who overpay for their housing can find relief to this economic strain. Production must also include the need for innovative approaches for housing for extremely low-income residents, many of whom have needs beyond the physical provision of shelter. While the City must respond to the new production needs of its growing and diversifying population it must also seek preserve the character of its existing neighborhoods.

Extremely Low-Income and Special Needs Housing

While the Regional Housing Needs Allocation requires the City to plan for 1,236 new housing units for Extremely Low-Income (ELI) households, other measures of ELI needs point to the need for an approach that looks beyond new construction. These measures include enhancing opportunities for the 27,003 existing ELI households in the City, 75 percent of whom are overpaying for their current housing and preserving existing affordable ELI housing throughout the City. This would also include preserving the City's asset of over 2,000 public housing units, which house, on average, households making seven percent of area median income. In addition, there are over 1,300 subsidized rental units in the private market with expiring affordability restrictions, many of which are occupied by ELI households and which have subsidies ensuring this occupancy.

Rehabilitation and Preservation

The City's existing neighborhoods are aging at the same time that the new growth greenfield areas are building out with new housing. To ensure that the existing neighborhoods are maintained as valuable and viable with attractive housing options, the City must encourage reinvestment in these assets. Considering that 47 percent of the older housing stock is renter-occupied, this task becomes more important and suggests intervention with City resources. In addition to the aging of the market housing, the City must also commit to maintaining the existing subsidized housing stock, including public housing, subsidized housing and homeless and transitional shelters.

Accessibility

With over 67,000 City residents living with some sort of physical, mental or sensory disability, the City has a responsibility to consider housing options for this population. Given the interplay of disability and income, with the majority of disabled individuals being lower income, housing opportunities must attempt to bridge the gap between affordability and accessibility. In

addition, considering the growing senior population and the aging housing stock, thoughtful targeting of rehabilitation resources can help stabilize this population, allowing them to remain in their homes and ensuring on-going affordability.

Modest Income Homeownership

As the economy in Sacramento grows and shifts, housing can play a vital role in attracting employers. However, as market prices rise, home purchase has become out of reach for the average working family, with only 15 percent of all households able to purchase the median priced home. In addition, the City currently has an ownership rate of 52 percent, well below the state average of 58 percent. Increasing homeownership and providing ownership opportunities for the modest income worker, therefore, addresses both of these concerns. Ownership housing at more moderate levels can also help to boost the lagging middle class in the City, equalizing the current disparate income distribution.

4 Housing Element Update Public Participation Program

4.0 Key Findings

The City of Sacramento has led a comprehensive public participation program for the Housing Element update, beginning in 2005. Some of the public involvement tools have included:

- Three housing policy workshops with the City Council.
- Two rounds of town hall forums for the overall General Plan update with more than 1,000 participants during each round.
- Four General Plan open houses with specific booths to discuss housing issues.
- Three meetings with a Housing Element stakeholder group consisting of developers, advocates, non profit social service providers and other interested community members.
- Four General Plan Advisory Committee (GPAC) Housing Subcommittee meetings.
- Three meetings with the full GPAC.
- Five community meetings held throughout the City.
- Study sessions and hearings before the City Council, Planning Commission, and the Sacramento Housing and Redevelopment Commission.



South Natomas Community Center
Housing Element Meeting

4.1 Introduction

State law (Section 65583[c][7] of the California Government Code) requires cities and counties to make a diligent effort to achieve public participation of all economic segments of the community in the development of a Housing Element and requires the Housing Element to describe this effort.

This chapter describes the City's efforts to engage all segments of the community during the preparation of the updated Housing Element, including the individuals, organizations, and agencies with which the City

consulted, the methods of community outreach, and a summary of comments received and how these comments have been addressed.

4.2 Community Outreach



Hart Senior Center Housing Element Meeting

The public outreach process began during the early stages of the comprehensive update to the City’s General Plan in 2005 and 2006. Additional outreach was conducted specifically for the Housing Element in 2007 and 2008. To achieve public participation for all segments of the community, the City of Sacramento conducted town hall forums, open houses, policy workshops, community meetings, and stakeholder meetings and worked with the General Plan Advisory Committee (GPAC) including a GPAC subcommittee focused specifically on housing issues. The following sections briefly describe the methods the City used for public outreach for the new General Plan, the Housing Element, and a series of housing policy workshops that preceded the start of the Housing Element update.

Housing Policy Workshops

Prior to the official start of the Housing Element update, the City and the Sacramento Housing and Redevelopment Agency (SHRA) engaged the City Council and the community on housing issues through a series of City Council workshops. These workshops were aimed to highlight major policies, update existing programs, and assess production and results in meeting housing goals. Topics of these workshops were as follows:

- | | |
|-------------------|--|
| February 28, 2006 | Affordable housing workshop to begin planning for Housing Element update |
| April 18, 2006 | Housing Trust Fund update
Condominium Conversion Ordinance workshop |
| May 1, 2007 | Assessment of the City’s Mixed Income Housing (Inclusionary) Ordinance |

General Plan Town Hall Forums

Update to the City’s General Plan began in the Fall of 2004 well before the update to the Housing Element. Outreach for the new General Plan was extensive and comprehensive, and provided additional opportunities for the general public to comment on housing needs, conditions and development in the City.

The City conducted two rounds of town hall forums in 2005 and 2006 at 13 locations in which over 1,000 individuals participated in each round. Every property owner, business owner, and household in the City of Sacramento received a mailed invitation to these forums. The forums were also advertised through local media, community organizations, the City’s Web site, and through other means.

In the first forum, participants were asked to rank their top citywide issues to be addressed in the new General Plan. Among the top ten priorities were safe neighborhoods, mixed-use and higher densities, walkable neighborhoods, equitable distribution of affordable housing, increased amount of affordable housing, and jobs near housing. These issues are addressed through the main themes proposed in the Housing Element of sustainable, balanced, and complete neighborhoods; housing production; extremely low-income and special needs housing; rehabilitation and preservation; accessibility; and modest income homeownership.

At the second forum, participants heard a brief presentation on the three growth scenarios: the existing General Plan development pattern, an “Infill, Compact” scenario and a “Multi-centered, City Expansion” scenario. A majority of residents supported an infill oriented development pattern that has limited expansion within the City’s sphere of influence, captured in the “Multi-centered, City Expansion” scenario, a priority that is reflected in many of the proposed programs in the Housing Element.

General Plan Open House

The City conducted four public open houses in September and October 2007 to share the draft policies of the new General Plan and the proposed land use diagram. To increase participation by lower income and minority groups, the City General Plan team arranged for “sneak previews” of the opens houses for a wide variety of groups at lower income housing communities, high schools, a community college, nonprofit organizations, special need service providers, and churches. The open houses were also publicized in dozens of community organization newsletters, fliers were printed and distributed in six non-English languages, and advertisements were placed on Russian and Hmong language radio programs.

The Housing Element team staffed a booth at these events to provide information about the Housing Element, its relationship to the General Plan and to solicit input on housing issues and concerns. Among the housing issues raised at these open houses were:

- Ensuring a socio-economic mix of housing types, including affordable housing in residential/commercial mixed-use districts;
- Encouraging more moderate-income housing, as much of the new housing being constructed, including infill housing, is not affordable; and
- Building “family friendly” urban infill with affordable housing, child care, and other services.

General Plan Advisory Committee Infill, Housing, Finance, and Infrastructure Subcommittee

The City met with the General Plan Advisory Committee (GPAC) Infill, Housing, Finance, and Infrastructure Subcommittee (GPAC Housing Subcommittee) at key points in the Housing Element update process. In addition to on-going staff updates on the process, the GPAC Housing Subcommittee was consulted during the drafting of the Housing Element, acting as an advisory committee to staff and the Housing Element consultant. Significant meetings with the GPAC subcommittee and their area of focus are described in Table H 4-1.

Table H 4-1 GPAC Housing Subcommittee Meetings	
<i>Date</i>	<i>Topic</i>
September 12, 2007	Introduction to the Housing Element update process and discussion of key issues, strategic themes, priority needs and major opportunities
December 5, 2007	Discussion of strategic theme development and how the themes relate to identified housing needs as presented in the draft Community Profile
April 3, 2008	Review and feedback on the draft policies and programs as well as an update on the land inventory
May 14, 2008	Recommended approval of Draft Housing Element and submittal to the State Department of Housing and Community Development. Recommended additions to Policies regarding citywide inclusionary housing, ELI funding, and partnerships with CADA and the State.

General Plan Advisory Committee

In addition to consulting with the GPAC Housing Subcommittee, the Housing Element team met three times during the update process with the full membership of the General Plan Advisory Committee (GPAC). The GPAC is an advisory committee to the City Council for the entire General Plan, and consists of 25 City residents. On January 28, 2008, the Housing Element team presented an overview of the process for the update to the Housing Element and detailed the work to date. On March 24, 2008, the Housing Element team shared the strategic vision guiding the preparation of the Housing Element, which was intended to provide context to the policies and programs. Finally, on May 19, 2008, the GPAC reviewed and provided recommendation of the full Housing Element to the City Council with the same recommendations as the GPAC Housing Subcommittee.

Community Meetings

The City conducted five public meetings in the four neighborhood service districts, with two of the meetings covering the north area. The dates, times,

and locations are presented in Table 4.2. The City solicited help from the representatives of each neighborhood service district in providing outreach and informing the community of these meetings. Individuals on the new General Plan e-mail list were also notified about the meetings.

<i>Neighborhood Service Area</i>	<i>Meeting Locations</i>	<i>Dates and Times</i>
Area 1	Hart Senior Center	August 8, 2007, 6:45 p.m.
Area 2	Pannell Community Center	August 30, 2007, 6:45 p.m.
Area 3	Coloma Community Center	August 6, 2007, 6:45 p.m.
Area 4	South Natomas Community Center	August 29, 2007, 5:00 p.m.
Area 4	South Natomas Community Center	September 6, 2007, 6:00 p.m.

Whenever possible, City planning staff attended established community meetings of groups that are not well represented throughout the City, such as lower-income renters and Asian/Pacific Islander communities in the south area. The City used these opportunities to give a brief overview of the Housing Element and elicit comments and concerns from these groups, and invited participants to attend one of the larger community workshops for a full discussion of the Housing Element.

In addition to these community-wide meetings, the City outreached to other stakeholders and special needs groups, and to other City staff through the Technical Advisory Committee (TAC) for the General Plan. These workshops include:

Silverado Creek Apartments (low-income housing development)	August 21, 2007
Hart Senior Center	September 20, 2007
The Public Housing Resident Advisory Board	August 27, 2007
Sacramento Housing Alliance	November 9, 2007 May 2, 2008
Building Industry Association	July 11, 2007
Technical Advisory Committee	September 6, 2007 January 30, 2008

Stakeholder Group Meetings

The City held three stakeholder group meetings during key points of the Housing Element update process. The stakeholder group consisted of representatives from the development community, affordable housing community, special needs communities and other interested parties. During

the first meeting on June 5, 2007, and the City provided a Housing Element 101 presentation to educate the group on the update process and their roles. The meeting was also used to solicit feedback and discuss major issues, proposed themes, highest priority City needs, major opportunities and barriers to meeting the City's housing needs, and priority short-term and mid-term steps on which the City should focus. On November 7, 2007, the City led a discussion on each of the strategic themes and obtained feedback on them. On April 2, 2008, the City presented the proposed goals, policies, and programs to solicit comments and input on the proposed policies and programs.

Study Sessions and Public Hearings

The City held study sessions before City Council on October 16, 2007, March 18, 2008, and April 15, 2008 to obtain direction and feedback and to share work progress to date. The October and March workshops were preceded by similar workshops at the Sacramento Housing and Redevelopment Commission (SHRC), the City Planning Commission and the City Disability Advisory Commission. A subsequent public hearing on the draft Housing Element was routed through the commissions during May of 2008 and held before the City Council on May 27, 2008. During the May hearings, each body was asked to recommend approval of the draft Housing Element and the Council was asked to approve submittal of the Housing Element to the State Department of Housing and Community Development (HCD). The City Council decided to continue the Housing Element until their June 17th, 2008 meeting. On June 17th, 2008, City Council approved submittal of the Draft Housing Element to HCD.

List of Attendees (Organizations Represented)

Throughout the year-long process of updating the Housing Element, many different organizations and groups have provided input during the community outreach. This list includes some of those organizations, but is not exhaustive and does not include the many individual citizens who also participated.

- North State Building Industry Association
- Sacramento Housing Alliance
- Loaves and Fishes
- Housing Now
- Resources for Independent Living
- Sacramento Municipal Utility District (SMUD)
- Legal Services of Northern California

- Transitional Living and Community Support (TLCS)
- Sacramento Self Help Housing
- Community Services Planning Council – Adult and Aging Commission
- Mercy Housing
- New Faze Development
- St. Anton Partners
- Urban Capital Partners
- Signature Properties
- Sacramento Housing and Redevelopment Commission
- Sacramento City Planning Commission
- Sacramento Disabilities Advisory Commission (DAC)
- Sacramento Development Oversight Commission

4.3 Distribution Methods of Draft Housing Element

The Draft Housing Element was distributed to City Commissioners and Council members in preparation for their May hearings beginning on Friday, May 9, 2008. City staff posted it on the General Plan Web site, and the City advertised the availability of this document for public review at the Thursday, May 8, 2008 General Plan community convention.

4.4 Summary of Public Comments

During the initial stakeholder and GPAC meetings and at the General Plan open house events, participants responded to a series of questions regarding the City's housing strategy and past successes. Participants discussed the Housing Element's six housing themes:

- Sustainable, Stable, and Integrated Communities;
- Production;
- Extremely Low-Income and Special Needs;
- Rehabilitation;

- Accessibility; and
- Modest Income Homeownership.

These themes were woven throughout the Housing Element outreach and public comments were used to shape the programs and policies associated with each theme. In addition to these thematic discussions, a wide variety of other housing issues were discussed throughout the outreach process. A detailed summary of comments from each public meeting, including those not specific to the themes is included in Appendix H-B. The main points of the comments on each theme and a summary of additional comments are provided below, followed by “other housing-related comments,” many of which are addressed in the other General Plan Elements.

Sustainable, Stable, and Integrated Communities

- Provide mixed-income neighborhoods with a range of housing options.
- Concentrate on infill development.
- Build new schools to bring families back to the Central City.
- Provide City support for small infill projects near transit.

Participants discussed the need to provide economically and socially stable communities. They suggested that the City support mixed-income neighborhoods that provide a range of housing options. To do this, the City should focus its efforts on promoting infill development projects by providing financial support for infrastructure development and/or upgrades, streamlined permitting to support development, flexible zoning, and lower utility hook up fees. Some participants said the City should also offer incentives for green development based on bond financing examples from Berkeley and San Francisco. The theme of community sustainability should also be applied to existing areas, such as South Sacramento, to address the jobs/housing imbalance, safety concerns, and the lack of family-oriented activities within walking distance of housing.

Production

- Promote production of lower-income homeownership units.
- Balance new housing growth with rehabilitation.
- Preserve historic and single-family homes.
- Relate high-density development to property values and local-transit needs.

- Support transit-oriented development.

Participants repeated the need for affordable homeownership opportunities. The City should provide better incentives for production of these units compared to affordable rental units. Both are needed, but ownership units are not being produced. The balance between new construction and rehabilitation was mentioned concerning historic buildings and existing single-family homes. Some participants felt that high-density pressures were having a negative impact on the City's older single-family neighborhoods. It was noted that high-density development in midtown increases property values, making affordable construction more difficult, and it also increases the need for local transit options. To reduce parking needs and their associated costs, some participants suggested transit-oriented development as an option. This approach would strengthen local transit, promote infill development, and provide opportunities for affordable housing near services. To prevent concentrations of poverty, it was suggested that the City limit new housing developments to 20 percent affordable or assisted units, and expand the inclusionary housing ordinance outside new growth areas.

Extremely Low-Income and Special Needs

- Expand inclusionary ordinance to include extremely low-income (ELI) citywide.
- Reduce parking requirements for ELI units.
- Allow more variety in housing types.
- Locate ELI units near jobs and transit.
- Avoid concentrations of poverty.

Participants commented that ELI households need housing near transit and job centers. These units should be incorporated into existing neighborhoods through infill development and provided in new growth areas through expansion of the City's inclusionary housing policy. ELI households sometimes need supportive services (e.g., mental health services, drug and alcohol counseling, food assistance) close to housing or on-site in some developments. The City should allow and promote more variety in housing types, including single-room occupancy or boarding-room-style housing opportunities. ELI units should be dispersed throughout the City to avoid concentrating poverty.

Rehabilitation

- Enforce code violations.
- Establish displacement policies for rehabilitation like those for condemnation.

- Target rehabilitation efforts toward units occupied by renters.
- Provide low-interest rehabilitation loans to homeowners.

Many comments stressed the need to preserve affordable units through rehabilitation of older properties, which requires the City to enforce building code violations. Some participants felt the City should establish a displacement policy for rehabilitation work similar to its policy for condemning units. This would ensure that temporarily displaced individuals did not become permanently displaced by higher rents after the rehabilitation work. The City should target rehabilitation efforts at units occupied by renters, but also provide low-interest loans for homeowners.

Accessibility

- Support aging in place.
- Locate senior housing near transit, services, and amenities.
- Increase funding from City retrofit program.

Some participants expressed concern regarding the ability of individuals to retrofit their homes to allow them to age in place. Concerns were based on costs (the City's retrofit program only funds \$5,000 and this may not be enough) and zoning restrictions (i.e., ramps extending into setbacks). It was noted that for senior housing to be successful, it needs access to transit, services, and amenities. This can be achieved through compact, infill projects. Locating accessible units near schools would also allow some residents to care for their grandchildren after school. Participants were also concerned about accessibility to the City's emergency shelters.

Modest Income Homeownership

- Provide ownership opportunities in the City to prevent suburban flight.
- Provide supporting services to attract families back to the City.
- Provide more moderate-income housing and rentals.

The City should support the development of moderate-income housing for purchase within Central City areas. This would attract families and stem the flow to suburban areas. Schools are also needed to attract young families. Some participants felt the real estate market would provide opportunities for above moderate-income households, so the City should focus its resources on attracting housing development for the other income levels (moderate, low, very low, and extremely low).

Other Housing-Related Comments

A number of comments were made concerning the issue of housing, but do not directly relate to the scope of a Housing Element. These comments are addressed in other General Plan elements:

- Address the need for higher incomes that can afford housing to increase economic opportunity, rather than just promoting additional low income housing.
- Address safety in South Sacramento and other low-income neighborhoods.
- Address public transit shortcomings.
- Address incompatible scale of new development, and land speculation.

Concerns were raised that the Housing Element neglects to address the fact that local economic factors directly relate to the need for affordable housing. Some participants were concerned that unsafe conditions in south Sacramento attribute to a lack of community pride among low-income renters, landlords, and property owners. Numerous comments were made regarding the need for increased transit services within the City and connecting to surrounding areas and amenities. These services are necessary to many low-income individuals who have no other means of transportation. Some participants felt that new high-density developments in the City are incompatible with the existing family-oriented neighborhoods of one- and two-story houses with private yards. Some participants also agreed that land speculation, related to higher-density infill projects, was causing gentrification in certain neighborhoods.

5 Land Inventory

5.0 Key Findings

- Sacramento's Regional Housing Need Allocation for 2006–2013 is 17,649 units. A total of 7,922 units were constructed during 2006 and 2007, 74 units are planned for construction in 2009 and a total of 260 units are planned for rehabilitation or preservation under the Alternative Adequate Sites Program, reducing the number of units which must still be accommodated by this land inventory to 9,393 units.
- The City has prepared an inventory of opportunity sites which can accommodate 14,062 units, approximately 1.5 times the remaining need of 9,393. The inventory includes vacant land, infill parcels in the Central City, underutilized sites, and units which are expected to be built in large projects such as Township 9 and the Downtown Railyards.
- Sites suitable to accommodate the City's remaining housing need of 9,393 have been identified using typical densities of recent projects. To be considered suitable, sites must have appropriate zoning to permit development of housing and available infrastructure.
- Land in the Natomas Basin is not included in the inventory because of development restrictions based on flood risk that will be put in place in 2009.



Del Paso Nuevo

5.1 Introduction

This chapter presents an inventory of sites suitable for residential development in Sacramento during the planning period of this Housing Element update, 2008–2013. In 2006 and 2007, 7,922 units were produced, 74 units are planned for construction in 2009 and 260 units are planned for rehabilitation or preservation under the Alternative Adequate Sites Program, reducing the number of units which must be accommodated in the land inventory to 9,393 units. Analysis of the data presented in this chapter demonstrates that the City of Sacramento contains an adequate supply of suitable land to accommodate the City's remaining housing allocation of 9,393 units.

The chapter provides a brief summary of legal requirements framing the land inventory, and begins with the City's progress towards meeting the Regional Housing Needs Allocation (RHNA). An analysis of capacity within each zoning district follows, using information from housing recently developed in Sacramento. Using actual projects provides a basis for the densities assumed in the land inventory. Additional information demonstrates the availability of



infrastructure and public services that support development of housing for a variety of income levels and special needs groups.

Finally, this chapter contains a discussion of the opportunity sites that are suitable for housing development, including vacant parcels, infill areas, large development project areas, and underutilized sites.

5.2 Legal Requirements

California law (Government Code Sections 65583 (a)(3)) requires that the Housing Element contain:

- an inventory of land suitable for residential development, including vacant sites and sites having potential for redevelopment; and
- an analysis of the relationship of zoning and public facilities and services to these sites.

The inventory of land suitable for residential development must be used to identify sites that can be developed for housing within the planning period (Section 65583.2).

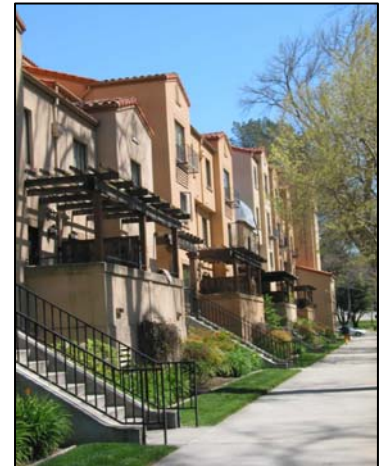
State law further requires that the Housing Element:

“...identify adequate sites made available through appropriate zoning and development standards with services and facilities, including sewage collection and treatment, domestic water supply, and septic tanks and wells, needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, emergency shelters, and transitional housing in order to meet the community’s housing goals as identified in subdivision.”

Government Code Section 65583.2(c) requires the local government to demonstrate that the projected residential development capacity of the sites identified in the inventory can realistically be achieved. The City must determine whether each site in the inventory can accommodate some portion of its share of the regional housing needs by income level during the planning period. The number of units calculated must be adjusted as necessary based on land use controls and site improvement requirements.

5.3 Regional Housing Need Allocation

The City of Sacramento’s share of the regional housing need is determined by the Sacramento Area Council of Governments (SACOG) through the Regional Housing Needs Plan, adopted in February 2008. The Plan contains the Regional Housing Needs Allocation (RHNA), which specifies the share of the regional housing need allocated to each city and county by income



St. Francis

level. According to the RHNA, the City should plan to accommodate 17,649 housing units between January 2006 and June 2013. Of the 17,649 total units, 2,472 should be affordable to extremely low- and very low-income households, 2,582 to low-income households, 3,603 to moderate-income households, and 8,992 to above moderate-income households. Opportunity sites which are identified to meet the allocated need must permit adequate densities and contain infrastructure and services such that production of housing affordable to lower income residents is feasible.

Progress in Meeting the RHNA Goal

Sacramento's efforts to meet its "fair share" of regional housing needs go beyond simply identifying adequate sites. The City actively encourages housing production by providing substantial assistance for the development of affordable housing. As a result of these efforts, the City has already met a significant portion of its 2006–2013 RHNA obligation, and adequate sites have been identified to accommodate the remaining housing need. Although the present slow down in the housing market will make it difficult to replicate the production success of the 2002–2007 Housing Element period, the City has committed to accommodating its share of regional housing needs and facilitating a high level of housing production should market conditions improve.

During 2006 and 2007, 7,922 housing units were newly constructed, 74 units are planned for construction in 2009, and an additional 260 housing units are planned for rehabilitation and/or preservation by 2010, qualifying them for consideration under the Alternative Adequate Sites Program (Government Code Section 65583.1(c)). Table 5-1 shows the number of units built during this period by income level. Subtracting the housing units produced during 2006 and 2007, and those units planned for construction and allowed under the Alternative Adequate Sites Program from the RHNA provides the remaining need of 9,393 housing units to be accommodated by the land inventory.

<i>Income Category</i>	<i>RHNA</i>	<i>Units Produced in 2006–07</i>	<i>Planned New Construction</i>	<i>Alternative Adequate Sites</i>	<i>Remaining Need</i>
Extremely Low ¹	1,236	47	74	14	1,101
Very Low ¹	1,236	434	0	69	733
Low ¹	2,582	342	0	174	2,066
Moderate ¹	3,603	1,603	0	3	1,997
Above Moderate	8,992	5,496	0	0	3,496
Total	17,649	7,922	74	260	9,393

Source: Halcon, E. and Sandlund, G., 2006 and 2007 HCD Annual Reports and production data. May 2008.

¹ Details about the low- and moderate-income units credited toward this RHNA are located in Appendix H-F.



Planned New Construction

Budget Inn

The Budget Inn Motel is located in the City portion of the Stockton Boulevard Redevelopment Project Area, a joint city/county redevelopment area. Stockton Boulevard is a major transportation artery and a retail corridor that began to decline in the early 1960's due to the completion of State Highway 99. SHRA is actively pursuing implementation of the Obsolete Motel Reuse Reconfiguration Program to transform the many motels on commercial corridors which served travelers and have become functionally obsolete due to the lack of patrons. They continued to operate as housing for people unable to obtain traditional means of housing. Additionally, management at some of the motels has been less than adequate resulting in increased criminal activity such as prostitution and drug crimes. Consequently, the Agency identified the need to reuse or redevelop the many motels on the corridor, including the Budget Inn.

Consistent with the City of Sacramento's 10 Year Plan to End Chronic Homelessness (see policy H-3.2.3 on page H 9-8), Mercy Housing California (MHC), a national nonprofit affordable housing developer will be acquiring and rehabilitating the Budget Inn, converting it to permanent affordable housing for homeless individuals. All 74 units at the Budget Inn will provide supportive housing for disabled homeless persons. Forty-nine (49) of the units would be restricted to homeless households that are disabled by substance use, mental illness and/or HIV or AIDS. The remaining 25 units would be restricted to homeless households who are eligible for services under Mental Health Services Act (MHSA). Currently, the Budget Inn operates as housing, but has no rent or regulatory restrictions.

The City Council approved over \$5 million in loans and grants to Mercy Housing in June, 2008 for the acquisition, rehabilitation and operations of the Budget Inn. In July 2008, Mercy Housing submitted an application for 9% Low Income Housing Tax Credits, and anticipates an award of tax credits by October 1, 2008. Consistent with TCAC regulation, the permits must be pulled within 150 days of award, meaning that the funding must close by April 1, 2009. Conversion of the Budget Inn will provide safe and secure housing for chronically homeless individuals, as well as provide revitalization of a blighted property on a major corridor in a redevelopment area.

Alternative Adequate Sites Program

Government Code Section 65583.1(c) permits jurisdictions to rely on existing units to fulfill up to 25 percent of their residential sites requirement (RHNA) in the Housing Element as an alternative to vacant or underused sites, pursuant to specified criteria. The following activities may be eligible:

- Substantial rehabilitation of substandard rental housing

- Conversion of multi-family rental units from non-affordable to affordable
- Preservation of at-risk housing

Projects meeting one or more of the above criteria must also have received “committed financial assistance” from the local government between July 1, 2008 and June 30, 2010. The City of Sacramento, through the Sacramento Housing and Redevelopment Agency (SHRA), has committed to providing financial assistance to three rehabilitation projects through City Council action that will result in legally enforceable loan documents with SHRA. As detailed below, the City has planned for preservation of three projects between 2008 and 2010.

Table H 5-2 details each of the three projects, including total number of affordable units, date of funding approval by the City Council, anticipated date of funding agreement and program or funding commitment that secures the committed assistance by June 30, 2010. Following the summary table is a brief description of each project, and Appendix G includes Adequate Sites Program Alternative Checklists for each of the three projects. Program H-75 in Chapter 9 of the Housing Element obligates the City through SHRA to provide the committed assistance for each project. Pursuant to Government Code Section 65583.1(c), the City will report to the State Department of Housing and Community Development (HCD) on the status of each project no later than July 1, 2010. If the City has not entered into an enforceable agreement of committed assistance that further ensures construction within two years of commitment, the City will amend the Housing Element to identify additional appropriately zoned and suitable sites.

Table H 5-2 Alternative Adequate Sites Projects

Project	Address	Funding Approval		Unit Income Level				Total	Funding Agreement		Type
		Date(s)	Entity	ELI	VLI	LI	Unrestr.		Date ¹	Documentation	
Casa de Angelo	3151 Notre Dame Drive	1/22/2008 and 9/9/2008	City Council	0	20	79	1	100	2/1/2009	Loan commitment letter, signed by developer on 01/22/2008	Preservation
Forrest Palms	1825 El Monte Avenue	8/26/2008	City Council	14	25	0	1	40	12/31/2009	Loan commitment letter, signed by developer on 08/20/2008	Preservation
Broadway Senior Center	5200 Broadway	1/22/2008 and 9/9/2008	City Council	0	24	95	1	120	1/31/2009	Loan commitment letter, signed by developer & dated 07/05/2007	Preservation
Total				14	69	174	3	260			

¹ Funding agreement dates are the latest date for entering into a legally binding loan agreement with the Sacramento Housing and Redevelopment Agency for the committed assistance. Many projects will enter into this before the latest date, and this date will be reported by July 1, 2010 to HCD.



Casa de Angelo Apartments

Casa de Angelo Apartments is an existing housing project built in 1979 made affordable by a project-based Housing Assistance Payment (HAP) contract with the U.S. Department of Housing and Urban Development (HUD) that covers all 100 units. Under the HAP contract, tenants pay 30 percent of their income for rent and the balance of the rent is paid by HUD. The contract is currently subject to annual renewals and the owner is willing to sell to a market rate developer.

Consistent with the City of Sacramento Preservation Ordinance (see Policy H-4.4 on page H 9-9), the City Council approved a \$3.495 million loan through SHRA on September 9, 2008 to ensure that the project remains affordable. Rather than selling to a market rate developer, Broadway Senior Center will be purchased by Dawson Holdings, Inc., who is an experienced developer of affordable apartment projects in Sacramento. Dawson Holdings, Inc. intends to secure a new long-term HAP contract that would ensure continued rent subsidies for residents for a 20-year period. SHRA will require the developer to renew the HAP contract on the property after expiration of the initial contract as long as extensions are available.

Casa De Angelo Apartments was noted in the 2002 City Housing Element as at-risk of conversion to market rate, and, as part of the City Council review and approval of the project, the staff report further noted its imminent risk of conversion. Upon transfer of ownership and re-financing with Mortgage Revenue Bonds, 4% Low Income Housing Tax Credits, and SHRA financing, the project will provide 20 very low income and 79 low income units for 55 years.

Forrest Palms Apartments

Forrest Palms Apartments is an existing housing project built in 1979 made affordable by a project-based Housing Assistance Payment (HAP) contract with the U.S. Department of Housing and Urban Development (HUD) that covers all 40 units. Under the HAP contract, tenants pay 30 percent of their income for rent and the balance of the rent is paid by HUD. The contract is currently subject to annual renewals and the owner is willing to sell to a market rate developer.

Consistent with the City of Sacramento Preservation Ordinance (see Policy H-4.4 on page H 9-9), the City Council approved a \$1.9 million loan through SHRA on August 26, 2008 to ensure that the project remains affordable. Rather than selling to a market rate developer, Broadway Senior Center will be purchased by Community Housing Opportunities Corporation (CHOC) who is an experienced non-profit developer of affordable housing projects in the Sacramento area. CHOC intends to secure a new long-term HAP contract that would ensure continued rent subsidies for residents for a 20-year period. SHRA will require the developer to renew the HAP contract on

the property after expiration of the initial contract as long as extensions are available.

Forrest Palms Apartments was noted in the 2002 City Housing Element as at-risk of conversion to market rate, and, as part of the City Council review and approval of the project, the staff report further noted its imminent risk of conversion. Upon transfer of ownership and re-financing with funds from the State of California Multi-family Housing Program (MHP) and SHRA financing, the project will provide 14 extremely low income and 25 very low income units for 55 years.

Broadway Senior Center Apartments

Broadway Senior Center Apartments is an existing housing project built in 1979 made affordable by a project-based Housing Assistance Payment (HAP) contract with the U.S. Department of Housing and Urban Development (HUD) that covers all 120 units. The manager's unit is covered by the contract but can be rented to the manager at market rate if necessary. Under the HAP contract, tenants pay 30 percent of their income for rent and the balance of the rent is paid by HUD. The current contract is subject to annual renewal and the owner is willing to sell to a market-rate developer.

Consistent with the City of Sacramento Preservation Ordinance (see Policy H-4.4 on page H 9-9), the City Council approved a \$2.76 million loan through SHRA on September 9, 2008 to ensure that the project remains affordable. Rather than selling to a market rate developer, Broadway Senior Center will be purchased by DHI Broadway Associates, L.P., a partnership of Dawson Holdings, Inc., who is an experienced developer of affordable apartment projects in Sacramento. DHI Broadway Associates, L.P. intends to secure a new long-term HAP contract that would ensure continued rent subsidies for residents for a 20-year period. SHRA will require the developer to renew the HAP contract on the property after expiration of the initial contract as long as extensions are available.

Broadway Seniors Center was noted in the 2002 City Housing Element as at-risk of conversion to market rate, and, as part of the City Council review and approval of the project, the staff report further noted its imminent risk of conversion. Upon transfer of ownership and re-financing with Mortgage Revenue Bonds, 4% Low Income Housing Tax Credits, and SHRA financing, the project will provide 24 very low income and 95 low income units for 55 years.

5.4 Land Inventory

The land inventory consists of 384 opportunity sites with a capacity to accommodate a variety of multifamily and single-family housing types for renters and owners and a variety of housing and shelter options for extremely low-income and special needs groups. These 384 sites have a capacity to accommodate 14,062 housing units. Characteristics of the identified



opportunity sites are described below. The complete inventory of opportunity sites is provided in Appendix H-C.

Existing Uses. The majority of the opportunity sites are vacant, while those sites that represent reuse opportunities consist mainly of underutilized sites, such as parking lots and older, small office buildings in the Central City as well as two older structures office/warehouse buildings in redevelopment areas. All of the reuse sites allow multifamily development by right and can accommodate densities of 29 dwelling units an acre or greater. Most of the opportunity sites categorized as underutilized have existing structures valued lower than the value of the land, or have structural value and land value equal to zero.

Locations. About 31 percent of the identified housing opportunity sites are in the Central City area, 26 percent are in the North Sacramento area, 23 percent in the South Area, and 16 percent are in the Fruitridge/Broadway area. The remaining 4 percent of the sites are in the City portion of Arden Arcade as well as the East Sacramento, Land Park, and the Pocket neighborhoods.

In addition to providing the majority of the sites, the Central City sites account for the largest number of potential housing units based on higher development densities in this part of the City. This corresponds to the City's desire to promote compact infill development as reflected in the new General Plan.

Criteria for Selection of Sites (Methodology)

In July of 2007, City staff updated the vacant parcel list by reviewing the most recent parcel/assessor land use codes, querying permit data, flagging new development/vacant parcels, and reviewing updated aerial photography to determine validity of vacant parcels. To be included in the City's inventory of opportunity sites, a parcel must be zoned at a density that permits the production of housing at the appropriate affordability level, and must not be constrained by infrastructure limitations or environmental conditions.

Sites within the inventory meet one of the following criteria:

- vacant residentially zoned sites over one acre;
- vacant non-residentially zoned sites that allow residential development over one acre;
- vacant sites under one acre in the Central City area;
- portions of large development projects which can reasonably be developed between 2008 and 2013; or
- underutilized sites near transit in residential and non-residentially zoned sites.

Vacant sites were selected for inclusion in the land inventory based on their zoning and the availability of infrastructure. Sites in two large projects—Township 9 and the Downtown Railyards—were included based on planned infrastructure improvements that will permit construction of housing during the Housing Element period. Delta Shores, a large greenfield area, has also been included; however, only the existing residentially zoned sites have been identified since a pending development proposal for the area has not yet been approved by City Council.

The sites selected in the Housing Element's land inventory are based on the City's vacant land and a small list of reuse sites. These lists were first developed in 2004 for the technical background report for the new General Plan. The starting point was the County Assessor's land use designation, which is updated when new building permits are pulled or a change of ownership has occurred. Other land uses were identified using City GIS data (i.e., parks, schools, fire, police, etc.). Staff also reviewed permits, aerial photography and conducted field surveys of parcels without reliable use data.

The criteria for inclusion of underutilized sites were more complex than for vacant land. Once a list of parcels was available, two steps were used to determine parcels that had strong potential for reuse or redevelopment: location analysis and evaluation of improvement-to-land value. To be selected, parcels had to be within designated neighborhood commercial corridors, within a ¼-mile radius of a light rail station, in the new General Plan opportunity areas, or in one of the City's ten redevelopment areas. Parcels which met one of the location criteria of the first step were then analyzed based on their value. Parcels with land values higher than their structural or improvement values were selected, along with parcels where the structural value and land value were equal to zero.

Market Demands and Financial Feasibility

As shown in Table H 5-3, many affordable housing projects have been built in Sacramento over the past five years at densities ranging from 16 to 22 units per acre. Affordable housing has been developed in lower density zones such as R-2A, R-2B and R-3 zoning districts with an average density of 20 units per acre. At this average density, affordable housing could also be constructed in the R-4, RMX, and RO zones.

These affordable residential projects have been built in several areas throughout Sacramento including North and South Natomas and the southern portion of the City. They have provided affordable housing opportunities for seniors and families and have even included units affordable to extremely low-income households. Based on review of proformas prepared for these developments, these projects were financially feasible at these densities. As in the past, market demand is expected to support additional affordable housing at these densities.

Table H 5-3 Affordable Housing Projects Developed in Lower Density Residential Zones

Project Name	Address	Funding Source	HSG Type	Unit Income Level				Total Units	Acres.	DU/AC	Zone
				ELI	VLI	LI	Market				
Casa Natomas ¹	2400 Northview Drive	HUD 811	Senior	59	0	0	0	59	2.83	21	R-2B
Lemon Hill Townhomes	6000 Lemon Hill Avenue	Tax Credit	Family	0	68	7	0	75	4.77	16	R-2B
Natomas Park Apartments	1850 Club Center Drive	Bond	Family	0	43	49	120	212	9.57	22	R-3
North Avenue Apartments	999 North Avenue	Tax Credit	Family	9	49	21	1	80	4.96	16	R-2A
Northpointe Park Apartments	2101 Zurlo Way	Bond	Family	0	36	72	36	144	8.44	17	R-3
Norwood Annex	3301 Norwood Avenue	Tax Credit	Family	0	11	0	4	15	0.70	22	R-2B
Silverado Creek Apartments	8501 Bruceville Road	Bond	Family	0	72	63	33	168	9.83	17	R-2B
Terracina Meadows Apartments	4500 Tynebourne Street	Tax Credit	Family	12	58	50	36	156	8.11	19	R-3
Vintage at Natomas Field	4000 Alan Shepard Way	Bond	Senior	0	153	47	0	200	9.32	21	R-3
Westview Ranch Apartments	500 Bankside Way	Bond	Family	0	85	42	1	128	6.29	20	R-3 PUD
Willow Glen Apartments	1635 Scarlet Ash	Bond	Family	47	42	45	1	135	6.86	20	R-3A

Source: Halcon, E., personal communication (pers comm.), 2008.

¹ Casa Natomas ELI units are restricted by Housing Assistance Payment (HAP) vouchers.

Method for Estimating Capacity of Opportunity Sites

To estimate the capacity of the opportunity sites, recent affordable and market-rate projects were analyzed to determine average actual densities in each zoning district. Table H 5-3, below, presents these estimates, based off recently built affordable and market rate housing. Descriptions of each zoning district can be found in Chapter H-8 of the Housing Element. Housing development potential for the opportunity sites (described in later sections of this chapter) have been estimated based on the typical densities from recent projects in each zone, as presented in Table H 5-4.

To provide a conservative estimate of available land, the land inventory includes only 25 percent of the capacity of sites in zones which are not primarily residential. This assumption reflects the fact that other uses, such as retail or office uses, may occupy a portion of the land on these sites.

Table H 5-4 Realistic Unit Capacity Used for Each Zone		
<i>Zone</i>	<i>Maximum Density</i>	<i>Realistic Unit Density</i>
RE	1	1
R-1	8	6.06
R-1 combo ¹	8	6.06
R-1A	15	9.36
R-1A combo ¹	15	9.36
R-2A	17	14.46
R-2B	21	16.05
C-2	29	22.42
R-3	29	22.99
R-3A	36	23.09
R-4	58	27.59
RO	36	27.01
RMX	36	33
RMX-PUD	143	102.80
RCMU	230	76
ORMU	230	109
Central City		
C-2 ²	50–170	37.12
R-4	58	27.59
R-5 ³	150	82.51
RMX	36	33.38

Source: Sandlund, G., pers comm, 2008.

¹ Combo refers to a secondary zoning designation is assigned to a portion of the same parcel

² Residential development is allowed by right in the C-2 zone in the Central City

³ Maximum density for R-5 is determined using a sliding scale based on lot coverage.

The C-2 zone is the only zone in the inventory that allows 100 percent non residential uses. The realistic capacity of the C-2 zone to facilitate residential development was determined by surveying building permits allowed in the C-2 zone from 2003 to 2007. Of the 138 parcels that were developed in the C-2 zone between 2003 and 2007, 32 were developed as residential uses and only four were developed as mixed use. This means that 26 percent of the C-2 zone was developed for residential uses based on the exclusively residential and mixed use developments on 36 of the 138 parcels. Therefore it can be assumed one fourth of the capacity of vacant and underutilized C-2 zoned sites in the City will be used for residential development.

Description of Opportunity Sites

The City has identified 384 opportunity sites that can accommodate a total of 14,062 housing units at typical densities. These sites offer the potential to meet the balance of Sacramento’s housing allocation (9,393 units).

The majority of the opportunity sites are vacant parcels within residentially zoned districts. These sites account for 12,797 units, or 91 percent of the capacity. These vacant sites have no known constraints related to infrastructure or environmental conditions.

An additional seven percent of capacity consists of potential infill sites in the Central City area; five and a half percent from sites that are over one acre in size and one and a half percent from sites that are less than one acre in size. The remaining two percent of the capacity consists of underused sites, including those sites near transit with the greatest potential for redevelopment. These underused sites consist mainly of parking lots, an older office building in the Central City, and two older office/warehouse structures in redevelopment areas.

Small sites are located in the Central City and range between 0.54 and one acre. The Central City has historically produced high density, multifamily housing. Table H 5-5 below shows how parcels of less than an acre (two of which are in the Central City) can produce affordable housing. These small sites represent about one percent of the total acreage in the land inventory.

Table H 5-5 Affordable Housing Projects Developed on Less than an Acre												
Project Name	Address	Funding Source	Housing Type	Unit Income Level					Total Units	Acres	DU/AC	Zone
				ELI	VLI	LI	Mod	Market				
Fremont Mews	1400 P Street	Bond	Family	0	24	25	0	70	119	0.88	135.0	R-5
Norwood Annex	3301 Norwood Avenue	Tax Credit	Family	0	11	0	0	4	15	0.7	21.5	R-2B
St Anton Building	2110 L Street	Bond	Family	0	13	4	0	48	65	0.59	110.6	R-5
Victory Townhomes	2401 Lexington Street	Tax Credit	Family	0	63	11	0	2	76	0.54	140.7	M-1

As Table H 5-5 shows, a parcel as small as .54 acres can produce housing affordable to lower income families. As a result, any stand-alone sites less than .54 acres were removed from the land inventory. Conglomerations of smaller parcels that totaled more than .54 acres in the Central City were kept in the land inventory.

Because lower density residential zones (such as R-1 and RE) permit a more limited number of housing types, the City assumed that above moderate-

income (AMI) housing products would most likely be developed in these districts, which have the capacity to accommodate 5,631 units. Producing housing affordable to lower income households at any income level in these zone districts is difficult.

Based on an analysis of housing produced in the R-1A, R-2A, and R-2B zoning districts as well as the permitted densities, these residential zones can accommodate moderate-income housing. Sites in these zones have the capacity to accommodate 3,953 housing units.

It is assumed that lower income housing can be accommodated in the residential densities as low as about 20 units per acre (beginning in the R-3 zone) and higher (as shown in Table H 5-3). The opportunity sites in these zones have the capacity to accommodate 4,478 housing units.

Table H 5-6, below, presents land capacity by zone and income category. Table H 5-7, below, shows land capacity by zone and size of opportunity site.

<i>Zone District</i>	<i>Income Category</i>	<i>Housing Unit Capacity</i>	<i>Remaining RHNA need</i>
RE	AMI	28	
R-1	AMI	1,403	
R-1; R-1/R-1A and other combos	AMI	147	
R-1A	AMI	4,053	
Subtotal, AMI		5,631	3,496
R-1A MRD-PUD/ and other combos	MI	1,964	
R-2A; R-2A, MRD-PUD	MI	586	
R-2B	MI	1,403	
Subtotal, MI		3,953	1,997
R-3	LI	264	
R-3 Reuse	LI	38	
ORMU	LI	1,366	
C-2 General	LI	781	
C-2 Central City	LI	30	
Subtotal, LI		2,479	2,066
RMX	ELI/VLI	988	
RO	ELI/VLI	99	
RO Reuse	ELI/VLI	30	
R-3A	ELI/VLI	189	
R-4	ELI/VLI	177	
R-5 Reuse	ELI/VLI	208	
RCMU	ELI/VLI	308	
Subtotal, VLI and ELI		1,999	1,834
Total units		14,062	9,393

Source: Sandlund, G, pers comm 2008.

Table H 5-7 Capacity of Opportunity Sites by Zone District and Type of Site				
<i>Zone</i>	<i>Site Types:</i>			<i>Total Units</i>
	<i>Vacant Sites (Unit Capacity)</i>	<i>Vacant Sites under 1 acre in Central City (Unit Capacity)</i>	<i>Underutilized Sites (Unit Capacity)</i>	
C-2	781			781
C-2 Central City		30		30
Subtotal Non Residentially Zoned Sites Capacity¹				811
R-1	1,403			1,403
R-1 combo	147			147
R-1A	4,053			4,053
R-1A combo	1,964			1,964
R-2A	586			586
R-2B	1,403			1,403
R-3	264			264
R-3 Reuse			38	38
R-3A	148	41		189
R-4	177			177
R-5 Reuse			208	208
RE	28			28
RMX	888	100		988
RO	60	39		99
RO Reuse			30	30
RCMU	308			308
ORMU	1,366			1,366
Subtotal Residentially Zone Sites Capacity				13,251
Total	13,576	210	276	14,062

Source: Sandlund, G, pers comm 2008.

¹ Since the C-2 zone allows commercial development, only 25 % of the sites were presumed to be developed with residential or residential mixed use.

Emergency shelters, referred to as “temporary residential shelters” in the City’s Zoning Code, are allowed by right in the C-4, M-1, and M-2 zones. One hundred and six (106) vacant sites of more than one acre have been identified that will allow the development of emergency shelters by right. These sites total 334 acres. A map of these sites can be found in Appendix H-C. Additional information on the C-4, M-1, and M-2 zones can be found in Chapter H-8, Constraints on pages H 8-13, H 8-15, H 8-19, and H 8-38.

Emergency shelters, referred to as “temporary residential shelters” in the City’s Zoning Code, are allowed by right in the C-4, M-1, and M-2 zones. The Zoning Code includes development standards for emergency shelters that limit their proximity from other shelters, schools, parks, churches and residential zones. However, after considering these development standards, seventy (70) vacant sites have been identified throughout the city that will allow the development of emergency shelters by right. These sites total 80 acres. A map of these sites can be found in Appendix H-C. Additional

information on the C-4, M-1, and M-2 zones can be found in Chapter H-8, Constraints on pages H 8-13, H 8-15, H 8-19, and H 8-38. The City's standards facilitate the development of emergency shelters by ensuring that these uses are located and constructed in a manner that best serves the shelter and supportive service needs of homeless persons and provides for adequate sites to meet homeless needs.

Development standards require that emergency shelters¹:

- Be located at least 1,000 feet from any other shelter and at least 500 feet from a public park, public or private school, church, or single-family residential zone. The city has applied these locational criteria to vacant parcels in zones that permit emergency shelters by right to ensure that adequate sites exist to allow such shelters (see Appendix C).
- Be located within 1,000 feet of a designated transit corridor or bus route, or shall provide transportation between the facility and transit lines and/or services.
- Provide at least one parking space per four adult bed for small shelters (24 or fewer beds) and one parking space per five adults beds for large shelters (more than 24 beds), plus an additional space designated exclusively for the manager. All parking is required to be off-street and on-site. The City has reviewed these parking standards and determined that they are reasonable in light of the parking demand generated by emergency shelters and that these standards do not hinder the ability of homeless providers to construct such shelters on sites identified by the City where these are permitted by right.
- Establish, maintain, and post set hours for client intake/discharge.
- Provide on-site personnel during hours of operation when clients are present.
- Include a manager's area located near the entry to the facility.
- Provide exterior lighting on pedestrian pathways and parking lot areas that reflect away from residential areas and public streets.
- Provide telephone(s) for use by clients and secure areas for personal property.
- Provide an enclosed or screened waiting area on the property if intake of clients is to occur onsite to prevent queuing in the public right-of-way. Small emergency shelters must have a waiting area of at least 100 square feet, and large shelters must have a waiting area of at

¹ Footnote 78 of section 17.24.050 of the City code.



least 200 square feet (unless, for large shelters, the director determines that additional waiting space is required to meet the needs of the anticipated client load). The City developed the waiting area requirements in consultation with shelter providers and determined that these requirements are reasonable to protect shelter clients and avoid off-site impacts from client intake.

- Provide on-site interior and/or exterior common or recreational space of at least 15 square feet per occupant or at least 100 square feet total (whichever is greater). This common space is in addition to the required waiting area. The City developed the common space requirements in consultation with shelter providers and determined that these requirements are reasonable and necessary for the well-being of shelter clients.

Sites in Large Development Projects

The land inventory includes vacant sites within the following approved or predevelopment projects.

Township 9 and the Downtown Railyards

In 2007, the City Council approved development applications for the Downtown Railyards and Township 9. Both of these projects are former industrial sites that were rezoned to high density, mixed-use residential uses. These two developments are located in areas with significant infrastructure constraints. To fund the necessary infrastructure improvements, both developers are seeking Proposition 1C funding, redevelopment tax increment financing as well as other forms of state and federal financing.

The land inventory only includes sites that will accommodate the first phase of housing development for the Downtown Railyards and Township 9. Maps of the first phase of housing development for both developments are attached in Appendix H-C. The City anticipates that both developments will be able to make infrastructure improvements and build the first phase of housing development within the next five years, based on information from the developers as well as performance requirements associated with the Proposition 1C grants.

The new zoning designations and overlay districts for the Downtown Railyards and Township 9 (RMCU, ORMU, RMX-PUD-SPD, and OB-PUD-SPD, respectively), are described on page H 8-21 of the Constraints chapter. Township 9 proposes a total of approximately 2,350 dwelling units and the Downtown Railyards project proposes a total of 10,000 to 12,100 dwelling units. However, based on the infrastructure and phasing limitations described, only 835 dwelling units in the Township 9 project and 1,673 dwelling units in the Downtown Railyards project are proposed to be built during this Housing Element period. These unit totals are included in the opportunity land inventory.

Delta Shores

Delta Shores is located in the southern area of the City and consists of approximately 800 acres. A proposal for over 4,700 housing units is currently being reviewed by the City's Development Services Department. This Planned Unit Development (PUD) would have a substantial residential component and is anticipated to be approved in the near future. Because the PUD and financing plan have yet to be approved, the City is only counting the existing residential sites and zoning designations in the land inventory. The existing sites are zoned for lower density residential development and would likely accommodate above moderate-income households because of the cost of infrastructure improvements.

Areas with Limitations on Development of Housing

Infrastructure and Services Limitations

Five areas in the City of Sacramento either lack infrastructure or have undersized infrastructure. These areas include Delta Shores, the Downtown Railyards, Township 9, and portions of North Sacramento and Southeast Sacramento. Delta Shores is a greenfield area that will have infrastructure put in place as large scale development occurs. An infrastructure financing plan for Delta Shores is being developed concurrently with the PUD and environmental impact report. Township 9 and the Downtown Railyards are both infill locations which were formerly used for industry. Infrastructure will be provided in these areas concurrently with large scale development.

The two remaining areas with infrastructure limitations include portions of North Sacramento and Southeast Sacramento. These areas are already developed areas with small to medium sized vacant lots offering infill potential. These areas will have a more difficult time attracting the type of development that can afford to privately fund major infrastructural improvements. Nevertheless, residential development has occurred in these areas since 2000. However, most recent development has been typically affordable to moderate-income households. The City has sought additional resources to address infrastructure needs in these areas.

With the exception of commercial corridors, much of the development in North Sacramento is residential and at a very low-density. As a result, many areas of North Sacramento have inadequate infrastructure capacity – or no infrastructure at all. The two areas of North Sacramento with the most significant infrastructure challenges are the area north of Bell Avenue and east of Rio Linda Boulevard and a second area west of Norwood Avenue and north of Silver Eagle Road. Water lines exist in these areas, but may be inadequately sized for fire flow depending on the type of proposed development.

Many areas in North Sacramento lack curbs and gutters; instead, water drains into roadside ditches. A new residential project would have to extend



drainage lines to the nearest connecting line and might require onsite water detention facilities to prevent localized flooding and provide water quality treatment. Sewer lines in this area may also have to be extended to reach a project site. In some areas, a sewer lift station might be necessary if the main sewer line from which the project is connecting is too shallow. Sewer lines need to be constructed to a minimum slope to move the sewage via gravity.

In Southeast Sacramento (south of Fruitridge Road and east of Power Inn Road), unlike North Sacramento, water, sewer, and drainage lines are adjacent to almost every parcel. However, many of the parcels are deep and irregularly shaped. There are few additional connections to surrounding infrastructure along the borders of these deep sites. The cost of running utilities through these sites could be a financial constraint to development.

As shown in Appendix H-C, seven sites totaling 13.5 acres have been identified in the land inventory that lack sewer, water, drainage services or a combination thereof. These sites are anticipated to accommodate 132 units. Six of the sites are zoned C-2 and one is RMX. The RMX zoned site is located adjacent to the 65th Street Redevelopment Area, which generates tax increment financing that could be used to address infrastructure improvements for that area.

Water and Sewer

The City's existing water capacity and planned sewer capacity will be able to accommodate its share of the regional housing need within the planning period. The Sacramento Water Treatment Plant 2020 Master Plan, Interceptor Master Plan 2000, and the County Sanitation District-1 Master Plan have designated planning horizons of 2020 and buildout. Through its ongoing implementation of these water and wastewater facility master plans, the City of Sacramento will continue to plan for growth in water and wastewater treatment demands and expand facilities as needed to meet those demands. Further information about water and wastewater system capacities is provided below.

Water Supply and Demand. Projected water demand in 2015 of 153,000 acre-feet per year will be met by the City's total water supply of 274,000 acre-feet per year. Table H 5-9 compares projected water demands of buildout through 2030 to the City's normal year water supply address the City's water capacity. During normal years, groundwater is not required to meet demand, except for water delivered to areas outside the areas authorized to receive delivery of the city's surface water supply.

Table H 5-8 Normal Year Water Supply and Demand Comparison						
	2005	2010	2015	2020	2025	2030
American River	123,200	145,700	170,200	196,200	222,200	245,000
Sacramento River	81,800	81,800	81,800	81,800	81,800	81,800
Total Surface Water Supply	205,000	227,500	252,000	278,000	304,000	326,000
Groundwater Supplies	22,500	22,500	22,500	22,500	22,500	22,500
TOTAL WATER SUPPLY	227,500	250,000	274,500	300,500	326,500	349,300
City Demand ¹	138,671	144,927	153,146	161,830	171,007	180,705
Wholesale and Wheeling ²	7,806	11,452	18,490	29,855	48,204	77,830
TOTAL DEMAND	146,477	156,379	171,636	191,685	219,211	258,535

Source: 2030 General Plan Draft MEIR, Table 6.11-4 and pgs. 6.11-27

Notes:

1. 2030 City demand calculated in Table 6.11-3. Constant growth rate assumed for intermediate years.
2. 2030 City demand calculated in Table 6.11-3. Constant growth rate assumed

Sewer Capacity and Expansion. The planning horizons for the SWRTP 2020 Master Plan, Interceptor Master Plan 2000, and the CSD-1 [sewerage] Master Plan, in conjunction with the proposed land uses for areas within the SRCSD service area, are used to determine the projected wastewater flows and timing of flow increases during the planning horizon through 2020. Existing and proposed treatment facilities were designed to be expanded gradually in incremental units as future wastewater flows and loads increase. Consequently, some existing facilities have available capacity for future flows and loads, while other facilities (capacity limiting facilities) are at their existing capacity and would need to be expanded to accommodate any increase in flows or loads. Master plan facilities would be constructed in phases as flow and load demands require. Generally, facility expansion would be phased in five- to ten-year increments over the planning period. These increments are large enough to provide reasonable economy of scale and small enough to minimize the size of potentially idle facilities. By constructing the Master Plan facilities in phases, SRCSD can control the rate of facility expansion if actual growth rates are slower or faster than projected.² This will allow SRCSD to maintain adequate sewer service capacity to accommodate the City's remaining RHNA allocation through 2013 in addition to growth in demand from development under the 2030 General Plan.

Environmental Constraints

The area with the greatest environment constraint is the Natomas Basin, located on the north bank of the American River opposite central Sacramento. Beginning January 1, 2009, building restrictions will be imposed as a result of a new Flood Emergency Management Agency (FEMA) floodplain designation

² 2030 General Plan Draft MEIR pgs. 6.11-48 and 6.11-49)



in the basin.³ The City may continue to issue building permits for residential development until the end of 2008 based on the current designation. Given the restrictions on sites in this area, the City has listed these vacant sites in a separate table, and these sites *are not included* in the land inventory. Table H 5-10 provides an overview of the area's potential housing development capacity once levee improvements have been completed, and site specific details can be found in Appendix H-C. The Natomas Basin has the capacity to accommodate over 7,300 additional dwelling units.

The Sacramento Area Flood Control Agency (SAFCA) has developed a financing plan, funded by development impact fees and a citywide assessment that will ensure 100-year flood protection by 2010 and 200-year protection by 2012. It is expected that residential construction will resume in 2010 or 2011. Infrastructure improvements to prepare residential sites in the Natomas Basin can be made concurrently with flood improvements.

<i>Zone</i>	<i>Number of Sites</i>	<i>Unit Capacity</i>
RE	18	14
R-1	1,038	998
R-1A	1,991	2,388
R-2A	9	67
R-2B	6	506
R-3	7	1,074
R-3A	4	243
R-4	7	1,294
RMX	2	133
C-2	9	593
Total	3,091	7,310

Source: Sandlund, G, pers comm 2008; EDAW, 2008.

With the exception of the flooding constraints in the Natomas Basin, no other known environmental constraints affect the land inventory.

³ FEMA's primary mission is to reduce the loss of life and property and protect the Nation from all hazards, including natural disasters, acts of terrorism, and other man-made disasters, by leading and supporting the Nation in a risk-based comprehensive emergency management system of preparedness, protection, response, recovery, and mitigation. This agency is part of the U.S. Department of Homeland Security.

6 Housing Program Resources

6.0 Key Findings

- On average, the SHRA budget includes almost \$5 million in federal HOME and local Housing Trust Fund dollars for the development of affordable housing.
- The City's Housing Trust Fund, adopted in 1989, has provided almost \$20 million for the development of over 2,000 new affordable units. These fees are based on the need for affordable housing generated by new non-residential construction.
- SHRA's average annual budget for Housing Choice Vouchers countywide is over \$91 million for almost 11,000 vouchers.
- The City's ten redevelopment areas (including two joint City/County areas) annually generate approximately \$52 million for reinvestment, including a 20 percent set-aside requirement for housing activities
- SHRA issues tax exempt mortgage revenue bonds on behalf of the City. These bonds, often coupled with low-income housing tax credits, provide millions of dollars of loans and equity for affordable housing development.
- The City and SHRA take advantage of a broad range of external funding sources, including competitive funding from the state and federal government.



18th and L Street Apartments

6.1 Introduction

This chapter presents information on funds and other resources that are available to support the City of Sacramento's housing programs. The City's housing programs are funded through a variety of State, local, and federal sources. These funds actively support the construction of new affordable housing, encourage housing rehabilitation, assist first-time homebuyers, support revitalization of lower income neighborhoods, and provide various other housing services to low- and moderate-income households.

The City, through the Sacramento Housing and Redevelopment Agency (SHRA), provides development funding, operating assistance and mortgage assistance for a variety of affordable housing types throughout the City. Development funding is most typically provided to developers of multifamily rental units for new construction or rehabilitation, and leverages additional



Guild Theater

funding from other sources, including tax exempt mortgage revenue bonds, low-income housing tax credits and various programs administered by the State of California and the federal government. SHRA, primarily in its role as the Housing Authority, administers approximately 11,000 Housing Choice Vouchers (formerly Section 8) and over 2,000 public housing units for very low- and extremely low-income households. Finally, for lower income homebuyers, SHRA provides mortgage assistance, typically in a secondary position to conventional funding, to allow access to homeownership for families who otherwise would be priced out of the market.

To help summarize resources available, Table H 6-1 presents a summary of SHRA’s historical budgeted funding for housing programs, and Table H 6-2 projects anticipated annual funding during the Housing Element period, based on historical averages.

<i>Year</i>	<i>Public Housing</i>	<i>HCV¹</i>	<i>Tax Increment²</i>	<i>HOME</i>	<i>CDBG</i>	<i>HTF</i>	<i>TOTAL</i>
2006	\$6,858,317	\$92,128,354	\$3,346,629	\$3,575,685	\$2,446,641	\$2,068,040	\$110,423,666
2007	\$6,533,234	\$89,115,431	\$5,894,186	\$3,279,213	\$1,690,028	\$2,546,564	\$109,058,656
2008	\$5,010,756	\$92,401,068	\$9,721,421	\$3,207,589	\$3,226,630	\$3,497,348	\$117,064,812
Average	\$6,134,102	\$91,214,951	\$6,320,745	\$3,354,162	\$2,454,433	\$2,703,984	\$112,182,378

Source: SHRA, April 2008.

¹ HCV (“Housing Choice Voucher”) revenue amounts include total housing assistance payments for the entire County, including all incorporated cities.

	<i>Public Housing</i>	<i>HCV²</i>	<i>Tax Increment</i>	<i>HOME</i>	<i>CDBG</i>	<i>HTF</i>	<i>Total</i>
Historical Annual Average	\$6,134,102	\$91,214,951	\$6,320,745	\$3,354,162	\$2,454,433	\$2,703,984	\$112,182,378
2008–2013	\$30,670,510	\$456,074,755	\$31,603,725	\$16,770,810	\$12,272,165	\$13,519,920	\$560,911,890

Source: SHRA, April 2008.

¹ Includes prior year unallocated funds.

² Housing Choice Voucher revenue amounts include total housing assistance payments for the entire County, including all incorporated cities.

Revenues from the Low/Mod Tax Increment, HOME, and Housing Trust Funds, detailed in Table 6-2, are targeted for use under the Sacramento Housing and Redevelopment Multi-family Housing Lending Program. This program provides assistance for developers wishing to purchase and

rehabilitate or construct affordable rental housing throughout the City. Guidelines for this program will be updated through implementation of Program 50, prioritizing funding towards preservation of at-risk units and rehabilitation projects in redevelopment areas. Tax increment generated in the Del Paso Heights Redevelopment Area will be assisting in purchase and stabilization of the Del Paso Nuevo Homeownership Zone project.

When considering the funding sources described in Tables H 6-1 and H 6-2 above, it is important to recognize the limitations and regulations associated with each. Public Housing and Housing Choice Voucher (HCV) funding represents a large amount of SHRA's funding, but the uses of both are limited to maintenance of existing public housing units and HCVs, and in general, do not represent funding available for the provision of new housing units. In addition, both CDBG and tax increment funding are used for non-housing purposes (although Tables H 6-1 and H 6-2 show only those funds budgeted for housing related activities). In general, 20 percent of tax increment by law must be "set-aside" for the provision of affordable housing, although SHRA has a goal to spend an additional five percent of its non housing tax increment on housing activities. As of January 1, 2008, the unencumbered City tax increment "set-aside" fund was \$382,724.28.¹

The City is very interested and committed to seeking additional resources for the provision of affordable housing, and will continue to request such funding when available. Recently, the City has pursued new funding from State funded bond programs, including Proposition 1B and 1C funds for the Downtown Railyards and Township 9 developments.

6.2 Funding Sources

This section offers a summary of funding sources which are currently used by the City and SHRA, as well as additional funding sources which are potentially available to support various housing programs.

Federal Sources of Funding

U.S. Department of Housing and Urban Development

Public Housing

The largest source of funding for affordable housing in Sacramento comes from the United States Department of Housing and Urban Development (HUD). HUD supports the Housing Authority's public housing units, new development and rehabilitation of affordable housing, and special needs housing through the provision of operating subsidies and capital funding.



Victory Townhomes

¹ \$20,500.94 of the unencumbered funds is associated with the joint City/County redevelopment areas of Stockton Boulevard and Franklin Boulevard. Redevelopment funds for these two areas are not divided between the City and County, and, therefore, some or all of these funds may be used outside of the City.

The City has over 2,000 public housing units, which house some of the poorest residents of the City, with an average income of seven percent of area median income. Providing safe and secure housing for such an impoverished population is extremely expensive and requires an ongoing, dedicated operating subsidy. Recent cut backs to the public housing program at HUD are requiring public housing authorities nationwide to reconsider how they own, manage and maintain their public housing assets. In recognition of the declining federal resources, the City has approved SHRA’s asset repositioning strategy, which aims to rehabilitate and redevelop current public housing, with no net loss of subsidized units.

Housing Choice Vouchers

In addition to public housing, HUD also funds Housing Choice Vouchers formerly known as Section 8. Unlike public housing, which fixes the tenant’s rent to no more than 30 percent of their household income; Housing Choice Vouchers provide a subsidy to private landlords to pay the difference between what the tenant can afford with 30 percent of their family income and the fair market rent. The Housing Choice Voucher program aims to provide housing choices to lower income families, and to disperse lower income residents throughout the county. SHRA administers approximately 11,000 Housing Choice vouchers throughout Sacramento County, including all its incorporated cities. The majority of these vouchers are “tenant based” – they travel with the tenant to wherever he or she wishes to reside. However, HUD allows housing authorities to “project base” up to 20 percent of their vouchers, ensuring that certain units within certain complexes are available and affordable to lower income families and enabling the development to achieve deeper income targeting. SHRA’s administrative plan envisions project basing at ten percent of its total vouchers.

Entitlement Funds

As an entitlement City under HUD regulations, Sacramento also receives Community Development Block Grants (CDBG), Home Investment Partnership (HOME) funds, Emergency Shelter Grants (ESG), and Housing for People with AIDS/HIV (HOPWA). Federal funds available in the federal fiscal year 2008 are as follows:

Community Development Block Grants	\$5,827,126
HOME	\$3,228,193
Emergency Shelter Grants	\$252,099
Housing for People with AIDS/HIV	\$768,320
TOTAL	\$10,018,795

These amounts are taken from the 2008 consolidated Action Plan, and include only new entitlement funds. They do not include any program income or existing unspent income, which is included in the budgeted amounts in Table H 6-1.

CDGB The majority of CDBG funds are allocated for non-housing community development projects and each HUD funding source also allows for administrative costs. For 2008, approximately \$4.6 million of the total HUD entitlement funding is allocated for housing development, preservation, and homeownership according to the City's Consolidated Plan. After netting out the housing specific funds from the total entitlement, approximately \$350,000 of CDBG is allotted for housing activities. CDBG funds designated for housing primarily support rehabilitation and First Time Homebuyer programs. CDBG funds are also available for public service activities supporting homeless programs and transitional housing.

HOME HOME funds are used exclusively for the new construction and rehabilitation of affordable housing, covering both homeownership and rental properties. Annually, the City receives approximately \$3,000,000 in HOME funds, and repayments from outstanding loans are "revolved" back into the fund. While HOME funds are partially used to support homeownership programs, the majority of HOME dollars are used as "gap" loans for multifamily rental development and rehabilitation. HOME loans have been provided in over 30 City projects between 2002 and 2007, leveraging millions of dollars in federal and state funds to help produce over 3,000 affordable rental units. During this same timeframe, 470 downpayment assistance loans were funded by HOME throughout the City, allowing lower income residents to become first time homebuyers. SHRA has also set aside HOME funding for a supportive housing loan program that it operates in conjunction with the County Department of Human Assistance, the County Department of Health and Human Services and Mercy Housing, serving persons who are homeless or at risk of homelessness.

ESG and HOPWA The Emergency Shelter Grant program provides homeless persons with basic shelter and essential supportive services. ESG funds can be used for a variety of activities, including: rehabilitation or remodeling of a building used as a new shelter, operations, and maintenance of a facility, essential supportive services, and homeless prevention. The Housing for People with AIDS/HIV (HOPWA) program provides grant funds to design long-term, comprehensive strategies for meeting the housing needs of low- and moderate-income people living with HIV/AIDS. HOPWA funds can be used for acquisition, rehabilitation, or new construction of housing, rental assistance, and related supportive services. HOPWA funds are received by the County of Sacramento for the City and counties of Sacramento, El Dorado, Placer, and Yolo and administered by the County Department of Human Assistance (DHA).

McKinney Vento Act Program Description

Funding is available on an annual basis through the U.S. Department of Housing & Urban Development (HUD) Super-NOFA which is typically published in the spring of each year. Sacramento County Department of Human Assistance (DHA) is the lead Agency (Grantee) in Sacramento County which coordinates the local application process. Funding is provided

for services to chronically homeless individuals residing in transitional housing and permanent supportive housing developments. Priority had previously been for transitional housing programs. Recent emphasis has begun to shift towards providing funding for services through permanent supportive housing. Most existing programs are renewed on an annual basis. Funding for new programs is typically available in two ways; the Grantee (DHA) can apply for one new project (Samaritan Bonus) each year in addition to renewing existing programs or an existing program can either be de-funded or request a reduction in funding and those funds can become available to a new program.

HUD 811 and 202 Programs

The Section 811 program provides funding for the development of rental housing with the availability of supportive services for adults with disabilities. The Section 811 program allows for persons with disabilities to live as independently as possible in the community. The program also provides project rental assistance, which covers the difference between the HUD-approved operating costs of the project and the tenants' contribution toward rent. The Section 202 program provides funds to finance the construction, rehabilitation or acquisition with or without rehabilitation of structures that will serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable. It provides very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, and other supportive activities.

Mortgage Revenue Bonds and Low-Income Housing Tax Credits

Since 1983, SHRA has issued tax-exempt mortgage revenue bonds on behalf of the City for housing developments that restrict a portion of their units for very low-income and low-income households. The basic federal requirements are that 20 percent of the units must be restricted to very low-income households (50 percent of area median income), or 40 percent of the units restricted to low-income households at 60 percent of area median income. Agency policies require the 20 percent very low-income restriction. The funds raised as a result of the bond sales carry below market interest rates, and are often coupled with Low-Income Housing Tax Credits to raise the equity needed for the project's affordability and feasibility.

The Low-Income Housing Tax Credit program is a federal program which provides each state an allocation of tax credits based upon population to be used to create affordable housing for low-income households. First used in 1988, the tax credits are used as an incentive for private business to invest in affordable housing. Within the federal tax credit program, there are two programs: the four percent and the nine percent tax credits. The nine percent tax credit program with its higher credit factor (typically around nine percent)

is more competitive and requires much deeper affordability targeting. The four percent tax credit program is used solely in conjunction with the mortgage revenue bond program. In addition to federal tax credits, California has created a state tax credit program to be used in conjunction with the federal credits.

Mortgage revenue bonds with Low-Income Housing Tax Credits have been the most successful tool for financing new construction, producing mixed-income developments with a variety of affordability levels serving very low-income and lower income households and preserving the affordability and useful life of the apartment complexes terminating their HUD contracts. Use of the mortgage revenue bond and tax credit programs allows the City to spread its limited local resources as gap loans supporting bond and tax credit projects. This financing has been used successfully in new growth areas for family and senior developments, and will likely be employed in downtown Sacramento's housing expansion.

Mortgage Credit Certificates

The Mortgage Credit Certificate (MCC) program provides financial assistance to first time homebuyers for the purchase of new or existing single-family homes. The MCC provides qualified first time homebuyers with a federal income tax credit, which reduces an individual's tax payment(s) by an amount equal to the credit. The MCC program can be used to increase homeownership, especially in targeted census tracts.

State Sources of Funding

Proposition 1B Funding

Proposition 1B authorized about \$20 billion in State bond funds for transportation. The measure allocates specific amounts of bond funding for particular transportation uses, and requires that the funding be subject to legislative appropriation. These transportation funds can be used to assist in improvements which are required for new development projects supporting transit, including affordable housing. The Downtown Railyards project received \$20 million in Proposition 1B funding in April 2008 to relocate and realign the Union Pacific railroad tracks to facilitate the development of the Sacramento Valley Station. The realignment will also clear one barrier to development of the first phase of the Railyards project, which will include 1,673 units.

Proposition 1C Funding

Proposition 1C authorized about \$2.85 billion in State funding for a variety of housing programs. Potential uses of Proposition 1C funds include brownfield cleanup and infill incentives, multifamily housing programs, implementation of Transit Oriented Development (TOD), the state's Homeowner Downpayment Assistance program, supportive housing,

farmworker housing, emergency housing assistance, and programs for homeless youth. For the first round of this program, Sacramento is seeking Proposition 1C funding from both the TOD program and the infill infrastructure program to implement redevelopment projects at the Downtown Railyards and Township 9. The City will continue to seek this type of grant funding to assist major infill projects in the City.

Multifamily Housing Program

The Multifamily Housing Program (MHP) is used to assist the new construction, rehabilitation, and preservation of permanent and transitional rental housing for lower income households. Special allocations have been made for supportive housing with associated health and social services for low-income renters with disabilities, or individuals or households that are moving from emergency shelters or transitional housing, or are at risk of homelessness. MHP funding can be used by local governments, for-profit and nonprofit corporations, limited equity housing cooperatives, and individuals to construct, rehabilitate, or preserve permanent and transitional rental housing.

Mental Health Services Act Program

Mental Health Services Act (MHSA) Housing Program was established by Executive Order to fund permanent supportive housing (PSH) projects for people with psychiatric disabilities and children with serious emotional disturbance. In permanent housing, all services must be voluntary. PSH is defined to include all of the following: tenant holds a lease and has rights of tenancy, tenant has a private space that is locked and that only they have access to, and participating in supportive services is not a requirement of tenancy. Transitional housing and emergency shelters are not eligible for funding.

Eligible uses of funds include: acquisition of vacant property, acquisition and rehabilitation of an existing development, construction of a new development, capitalizing operating costs, and predevelopment costs associated with an eligible project proposal. Funds can be awarded as a grant or a loan, whichever assists in project feasibility and/or meets the requirements of other sources of funding.

There are two pools of funds that are provided in three year cycles. “One-time” funds are provided by the State directly to the County and applications are accepted over-the-counter through SHRA and through Sacramento County Division of Mental Health (DMH). The other source of MHSA funds are controlled by CalHFA and applications are submitted over-the-counter to CalHFA.

Building Equity and Growth in Neighborhoods (BEGIN)

BEGIN funding includes grants to local public agencies to make deferred-payment second mortgage loans to qualified buyers of new homes, including manufactured homes on permanent foundations, in projects with affordability enhanced by local regulatory incentives or barrier reductions. These grants are used to increase homeownership among low- and moderate-income residents.

Housing Enabling Local Partnerships (HELP)

HELP funding is provided to local government entities to tailor the affordable housing activities and priorities of the particular jurisdiction. HELP Program funds can be used for a wide variety of housing programs, including multifamily construction and rehabilitation and homeownership assistance. SHRA has used the HELP program twice to assist in the funding for the acquisition and redevelopment of the Phoenix Park (formerly Franklin Villa) neighborhood.

CalHOME

CalHOME funding includes grants to local public agencies and nonprofit corporations to assist individual households through deferred-payment loans, as well as direct, forgivable loans to assist development projects involving multiple ownership units, including single-family subdivisions. These grants are used to enable low- and very low-income residents to become or remain homeowners.

Emergency Housing and Assistance Program (EHAP)

EHAP funding includes both operating grants and deferred loans for capital development. Grants can be used for facility operations of emergency shelters, transitional housing projects, and supported services for homeless individuals and families. Loans to local public agencies and nonprofit developers may be used for capital development activities for emergency shelters, transitional housing and safe havens that provide shelter and supportive services for homeless individuals and families.

Workforce Housing Reward Program

This program provides financial incentives to cities and counties that issue building permits for new housing affordable to very low- or low-income households. Grants can be used for construction or acquisition of capital assets.

Local Sources of Funding

Redevelopment Area Tax Increment Revenues

The City has six redevelopment project areas administered by SHRA: Alkali Flat, Del Paso Heights, Oak Park, North Sacramento, Army Depot, and 65th Street. The City economic development department and SHRA jointly administer the Richards Boulevard and Merged Downtown Areas, with SHRA responsible for management of the housing obligations. In addition to these eight City areas, SHRA administers three joint City-County redevelopment areas: Franklin Boulevard, Stockton Boulevard, and Auburn Boulevard.

Low- and moderate-income tax increment set-aside funding is the main source of housing funds used to support housing programs in redevelopment areas and fulfilling redevelopment goals. Under state law, at least 20 percent of tax increment funds collected in redevelopment areas must be set-aside for the production and rehabilitation of affordable housing. As a part of the amendments to the implementation plans for the Del Paso Heights and the Merged Downtown redevelopment areas, these two areas each set aside 30 percent of their respective tax increment funds for housing.

Housing Trust Fund of the City of Sacramento

The City of Sacramento adopted a landmark local ordinance in 1989 that established an impact fee on new non-residential construction. The fees were based on an economic nexus analysis that determined that the construction of such commercial projects as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low- and low-income workers to Sacramento. Because the workers are often unable to afford housing close to their work sites, the fee-generated revenue is used to increase the supply of housing affordable to these income groups, creating the nexus or linkage between jobs and housing.

Annually, the City Housing Trust Fund provides approximately \$2,000,000 for new construction of housing for people that are in or likely to be in the labor force. As of year end 2006, almost \$20 million in City Housing Trust Funds have been loaned to developers building over 2,000 new units affordable to lower income households. Housing Trust funds are most commonly used as “gap” loans, leveraging millions of dollars of outside resources to create affordable housing in the City.

6.3 Institutional Resources

In addition to the external resources described above, the City has an intricate internal network of departments which work together to coordinate housing activities. It is imperative that these departments work under the same vision for housing in the City, and that their collective resources and expertise are directed toward a common goal.

Sacramento Housing and Redevelopment Agency

The Sacramento Housing and Redevelopment Agency (SHRA) is a Joint Powers Authority created as a public agency by the City and County of Sacramento in 1973. SHRA serves three essential functions for both the City and unincorporated County in its roles as the Housing Authority, Redevelopment Agency and housing department for both jurisdictions.

In its role as the Housing Authority, SHRA owns and operates 2,462 public housing units in the City and an additional 832 in the other portions of the County. It administers over 11,000 Housing Choice Vouchers throughout Sacramento County. As a redevelopment agency, SHRA administers six City redevelopment project areas and jointly administers two additional areas with the City Economic Development Department. In addition to these eight areas, SHRA administers four County redevelopment areas and three joint City-County redevelopment areas. In this context, SHRA administers the City's redevelopment housing set-aside funds, moneys that are required to be set-aside by state law in redevelopment project areas to fund housing programs and projects that benefit lower income households. Finally, SHRA acts as the City's housing department, administering federal and state funding programs for the provision of affordable housing and implementing the City's Mixed Income Housing Ordinance.

City of Sacramento

In addition to the lead housing role of SHRA, various City departments are involved in the planning and delivery of housing and community development services.

The **Economic Development Department's** mission is to market the City and facilitate private investment in accordance with established economic development priorities and adopted land use plans and policies. In addition, the Economic Development Department administers the Merged Downtown and Richards Boulevard redevelopment areas, working collaboratively with SHRA on housing projects in these areas.

The **Development Services Department** reviews development all applications requiring entitlements from Planning Commission and/or City Council, ensures implementation of the State of California code requirements and City ordinances and codes, reviews development projects for adequate infrastructure, and operates the Permit Centers that are "one stop" public information and service centers for a number of City agencies. These development-oriented centers assist customers with planning, engineering, building, and transportation issues.

The **Planning Department** is comprised of four divisions: Long Range, New Growth, Infill and Public Infrastructure Finance. The Department oversees planning efforts of the City, including the General Plan, Community Plans as well as neighborhood and specific plan area projects. The Planning

Department ensures that development is consistent with the vision of the City and prioritizes public infrastructure investment to facilitate such development.

The **Neighborhood Services Department** staffs each council district with a dedicated coordinator, to connect residents to City government and to facilitate ongoing and meaningful community input. Neighborhood Services works on a variety of neighborhood related issues, including development and maintenance of housing.

The **Code Enforcement Department** promotes and maintains a safe and desirable living and working environment. Code Enforcement maintains and improves the quality of the community by administering a fair and unbiased enforcement program to correct violations of municipal codes and land use requirements. The Code Enforcement department administers the rental property inspection programs and the vacant building ordinance, ensuring proper upkeep of residential units throughout the City.

The **Parks and Recreation Department** provides parks and recreation services. The department maintains more than 2,000 acres of developed parkland, operates 18 community centers and clubhouses, and provides recreation programs at numerous department and school sites.

County of Sacramento



Granite Pointe (EDAW 2008)

The **Department of Human Assistance (DHA)** operates the County’s welfare program and serves as the lead agency for the ESG and HOPWA programs. DHA offers a range of services including: senior volunteer services, welfare reform, homeless assistance, employment services, financial assistance, medical assistance, and senior nutrition.

The **Department of Health and Human Services** offers a variety of services including: alcohol and drug rehabilitation services, children’s services, family assistance, mental health services, senior services, and shelter and homeless assistance.

Other Service Providers

SHRA coordinates with a variety of nonprofit organizations that coordinate or provide housing and/or social services in the City of Sacramento. These organizations include the Mercy Housing, Volunteers of America, Sacramento Neighborhood Housing Services, Lutheran Social Services, InfoLine Sacramento, Self-Help Housing, Turning Point Community Programs, Transitional Living and Community Support, Loaves and Fishes, Sacramento Veterans Resource Center, and many others.

7 Opportunities for Residential Energy Conservation

7.0 Key Findings

- Residential energy use accounts for about 21 percent of all energy use nationwide. Space heating and cooling account for about 43 percent of residential energy use, followed by water heating (12 percent), and lighting (11 percent).
- Energy conservation can be achieved through building efficiency, project design and layout that take advantage of natural heating and cooling, and neighborhood and community design that reduce automobile use.
- The City has committed to implementing the SACOG Blueprint Preferred Scenario for smart growth, a regional growth strategy that encourages mixed-use, higher densities, and more center-focused development.
- Sacramento has embarked on a sustainability strategy that emphasizes energy conservation and will be implemented through the new General Plan, various building and development codes, and the City's Infill Program.
- The City collaborates with SHRA, SMUD, and other agencies to implement energy conservation and sustainability.

7.1 Introduction

Energy conservation and reducing reliance on non-renewable energy sources represent two pillars of City's sustainability initiative.¹ The City is in the process of preparing a sustainability plan that seeks to promote energy conservation, reduce the use of fossil fuels, and increase the availability of locally produced renewable energy. In addition to being environmentally responsible and economically efficient, energy conservation measures can result in lower monthly housing costs and contribute to greater long-term housing affordability.

¹ The initiative is called "Creating a Sustainable City – Sacramento," and is described later in this chapter.

According to the U.S. Department of Energy, residential energy use accounts for about 21 percent of all energy use nationwide,² although homes in the Pacific region, with its milder climate, use up to 35 percent less energy than homes in other parts of the country. Space heating and cooling account for about 43 percent of residential energy use, followed by water heating (12 percent), and lighting (11 percent).³ Greater energy efficiency in these three residential components would greatly contribute to an overall reduction in energy use.

Opportunities for residential energy conservation exist at all levels: the individual dwelling unit, the residential project, the neighborhood, the community, and the region. As described in this chapter, the City of Sacramento has or will adopt strategies, policies, and programs to address opportunities for energy conservation, including residential energy conservation, at all of these levels. Opportunities for residential energy conservation include:

- Compliance with minimum energy conservation standards for residential construction and operations (heating, cooling, cooking, refrigeration, etc.). California requires cities and counties to enforce minimum energy efficiency standards through state building code standards (Title 24 of the California Code of Regulations) and through energy efficiency standards for household appliances.
- Retrofitting of existing homes that are energy inefficient through weatherization, rehabilitation, and the replacement of older appliances.
- Energy efficient project site planning that takes maximum advantage of natural systems (sun, shade, wind) for lighting, heating, cooling, and generation of electricity.
- Neighborhood design and layout that encourage alternatives to automobile use through higher density, mixing of uses, greater connections, and street design for all types of mobility.
- Community and regional growth strategies that emphasize infill development; higher intensity and mixed-use development along transportation corridors;
- Neighborhood, community, and regional centers with a mix of employment, housing, retail, and services;
- The placement of housing for a variety of households and income levels as close as possible to job centers and services.

² Source: U.S. Department of Energy at www.eia.doe.gov/emeu/aer/pdf/pages/sec1_3.pdf.

³ Source: U.S. Department of Energy at <http://buildingsdatabook.eren.doe.gov/docs/1.2.3.pdf>.

- Water conservation, water conserving landscaping, and stormwater management systems that reduce energy use.

State Requirements

State law (Government Code Part 65583[a][7]) requires Housing Elements to contain an analysis of opportunities for residential energy conservation. According to the California Department of Housing and Community Development, the energy conservation section of a Housing Element must inventory and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Housing Element policies and programs should address the environmental significance and operational benefits of employing energy conservation in the building and retrofitting of housing.

7.2 Energy Conservation Strategies and Policies

The City's strategies and policies related to energy conservation are shaped by several state, regional, and local initiatives and programs. Among the most important initiatives and programs described in this chapter are:

- the State building code standards for energy efficiency (Title 24);
- the state's emerging climate change strategies focused on reductions in greenhouse gas emissions, as required by AB 32, the California Global Warming Solutions Act of 2006;
- the Sacramento Area Council of Government's Blueprint Project;
- the City of Sacramento new General Plan;
- the City of Sacramento sustainability initiative, Creating a Sustainable City – Sacramento; and
- the Sacramento Housing and Redevelopment Agency's strategies to residential improve energy conservation and supporting City efforts to increase energy efficiency in older residences and neighborhoods.

State of California

Two major state initiatives related to energy conservation are energy efficiency building standards and reductions in greenhouse gas emissions (which will require significant improvements in energy efficiency for residential and other developments). These state requirements are described below.

State Energy Efficiency Requirements for New Construction

Title 24 of the California Code of Regulations contains California's building standards for energy efficiency. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits. The standards, prepared by the California Energy Commission, were established in 1978 in response to a state legislative mandate to reduce California's energy consumption. The standards are updated periodically to consider and incorporate new energy efficiency technologies and methods. The Energy Commission estimates that California's building efficiency standards (along with those for energy efficient appliances) have saved more than \$56 billion in electricity and natural gas costs since 1978. It is estimated the standards will save an additional \$23 billion by 2013.

Greenhouse Gas Emissions Reduction

The California Legislature adopted the California Global Warming Solutions Act in 2006 (Assembly Bill 32) and declared that "global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California." In adopting the act, the Legislature found that human activity is one of the leading contributors to an increase in carbon dioxide, methane, and other "greenhouse gases" (GHGs). The state has declared that these gases are leading to an increase in average global temperatures and contributing to changes in climate throughout the world. The purpose of the act is to reduce GHG emissions to 1990 levels by 2020 (25 percent reduction over current levels) and then to reduce GHGs to 80 percent below 1990 levels by 2050.

The act is being implemented by the California Air Resources Board and local air pollution control districts. The California Air Pollution Control Officers Association (CAPCOA), which represents local air districts, recently released a report on ways to measure and reduce GHGs at the local level, including steps that cities and counties can take to contribute to the goals of AB 32. An important local strategy recommended by CAPCOA is the adoption of General Plan policies and implementation measures that encourage energy conserving community layout and design. Many of the recommendations are relevant for residential energy conservation. Among the suggestions are to:

- promote walkability through a highly connected street system with small blocks;
- promote mixed-use neighborhoods centers and transit-oriented development;
- reduce the amount of water used for landscaping and encourage the use of recycled water for landscaping;

- promote the use of fuel-efficient heating and cooling equipment and other appliances;
- encourage green building designs in both new construction and building renovation;
- encourage building orientations and landscaping that enhance natural lighting and sun exposure;
- encourage the expansion of neighborhood-level products and services and public transit opportunities throughout the area to reduce automobile use;
- promote energy-efficient design features, including appropriate site orientation, use of light color, roofing, and building materials;
- encourage the development of affordable housing throughout the community, as well as development of housing for elderly and low- and moderate-income households near public transportation services; and
- ensure that a portion of future residential development is affordable to low- and very low-income households.

Sacramento Area Council of Governments Blueprint Project

In December 2004, the Sacramento Area Council of Governments (SACOG) adopted a preferred scenario for regional growth, called the Blueprint Preferred Scenario. The Preferred Scenario promotes compact, mixed-use development and serves as a framework to guide local government in growth and transportation planning through 2050.⁴

The core principles of the Blueprint project are a variety of transportation and housing choices, compact development, use of existing assets (such as infill opportunities), and mixed land uses. Applied together, these principles could result in significant residential energy savings by placing more homes closer to jobs and other daily destinations in a manner that supports more transit use and less reliance on automobiles.

The preferred scenario assumes that a greater proportion of future development, including residential development, will occur within infill areas of the City of Sacramento over the next 40 years. Among the key concepts of the Blueprint Project are that more growth would occur within new mixed-use developments and neighborhoods; through infilling of existing neighborhoods, re-use of older commercial corridors, and intensification of the Central City area; and through higher-density mixed-use developments around transit stations. By focusing more development, particularly housing,

⁴ The Blueprint Preferred Scenario also serves as the basis for SACOG's Metropolitan Transportation Plan for 2035. Further details are available at www.sacog.org/mtp/2035.

in densely developed neighborhoods and through intensification closer to the center of Sacramento, considerable energy savings will result.

City of Sacramento

New General Plan

The City's new General Plan will seek to guide future development in a manner consistent with the Blueprint's emphasis on smart growth and compact development. Some of the more important principles and policies contained in the new General Plan are summarized below.

Vision and Guiding Principles

The City's General Plan Vision and Guiding Principles include several statements related to energy conservation and the City's broader sustainability initiatives. The Vision states that every neighborhood will be a desirable place to live because of its walkable streets, extensive tree canopy, range of housing choices, and mixed-use neighborhood centers. The Vision further states that Sacramento will be a model of sustainable development in its planning and conservation of energy, water, and other natural resources.

The General Plan Vision is reinforced by a number of guiding principles related to energy conservation and sustainability. These principles include:

- a focus on higher density developments and mixed-use projects in areas adjacent to transit stations, along transit corridors and commercial corridors, near job centers, and in strategic opportunity areas throughout the city;
- promotion of livable and well-designed neighborhoods that are walkable and complete, with a mix of uses and services to support the needs of a growing population;
- promotion of developments that foster accessibility and connectivity between areas and safely and efficiently accommodate a mixture of cars, transit, bicyclists, and pedestrians;
- encouraging sustainable levels of energy and resource consumption through efficient land-use, transportation, building design, construction techniques, waste management, and other infrastructure systems;
- improving and expanding the urban forest that contributes to the uniqueness of Sacramento;
- planning to provide an adequate supply of housing for all income groups to reduce long commutes in search of affordable housing; and
- planning for housing close to jobs, services, and amenities.

Proposed New General Plan Policies

The City proposes a new General Plan direction in guiding development by focusing less on specific land uses and more on “place types.” Place types are descriptions of neighborhoods and other places; their form, layout, and function; and the general mix of land uses and densities envisioned for each place. Under the new General Plan, the City would define several high-density residential neighborhoods and/or mixed-use centers that can support efforts to conserve energy. Residential place types (neighborhoods) would have maximum densities ranging from 25 to 250 dwelling units per acre, while mixed use place types (centers and corridors) would have maximum densities ranging from 32 to 450 units per acre.

The City’s emphasis on place types and opportunities to grow in more environmentally sustainable ways is reinforced by policies contained in several of the new General Plan elements. The policy direction is summarized below.

Land Use and Community Design Element. This element will encourage compact, higher density development to conserve land resources, protect habitat, support transit, reduce vehicle trips, improve air quality, conserve energy and water, and diversify Sacramento’s housing stock. The City’s growth strategy will promote infill development, redevelopment, and growth in existing urbanized areas over urban expansion. The City will place greater emphasis on a neighborhood land use mix that promotes walkability and reduces vehicle trips. The City will also promote sustainable building practices that reduce waste and conserve resources, including land, water, air, and energy. Such building practices may include the use of recycled building materials, passive heating and cooling systems, efficient water and light fixtures, drought-tolerant landscapes, permeable paving materials, and on-site energy generation systems.

Environmental Resources Element. A major focus on the Environmental Resources Element will be the maintenance and expansion of City’s urban forest—its tree canopy. The tree canopy reduces the urban heat island effect, which makes streets and sidewalks more pleasant places to walk and provides shade for residences. The tree canopy contributes significantly to residential energy conservation, therefore.

Mobility Element. The Mobility Element will emphasize neighborhoods and centers with highly interconnected streets that decrease travel distances and promote walkability and bicycling. Safe, walkable environments will be created through continuous pedestrian networks with sidewalks that are enjoyable to walk along. Residents will be encouraged to integrate walking into their daily activities. The Element will also emphasize direct links between streets and major destinations such as bus stops, schools, parks, and shopping centers, further reducing the need to use automobiles for many trips.



Solar Panels

Utilities (Energy Resources) Element. This element will include policies to reduce peak electricity demand and greater use of renewable energy to reduce dependence on non-renewable energy sources. The City will promote green building practices that meet “LEED” (U.S. Green Building Council’s Leadership in Energy and Environmental Design) and other green building standards. This element will also emphasize retrofitting of older buildings and neighborhoods to increase energy efficiency and building design and siting to maximize energy generation opportunities (such as solar and wind). Policies will promote energy rebate programs offered by local energy providers, energy efficiency standards for rental properties, and incentives to property owners to make improvements that meet minimum energy efficiency standards.

Sustainability Master Plan

The City of Sacramento is preparing a plan to work for a more sustainable city. (Creating a Sustainable City: A Master Plan to Move the City of Sacramento Towards Sustainability [draft, April 2007].)⁵ One of the targets of the City’s sustainability plan is to achieve climate neutral fossil fuel energy use within City limits. Residential energy use and energy use associated with auto travel to and from home are among the largest components of fossil fuel use.

Among the strategies in the proposed plan are to establish “green” building standards for new and remodeled structures, provide efficient and accessible public transit and transit supportive land uses, and provide a wide array of transportation and housing choices for a balanced, healthy city. The plan would commit the City to aggressively implementing the SACOG Blueprint and other strategies through the General Plan.

7.3 Programs and Implementation Measures

The strategies and policies for energy conservation described above can be implemented through a number of agencies and various regulatory, voluntary, and financial assistance programs. This Part briefly describes some of the potential ways to achieve energy savings through the regulations and programs of various City department, the Sacramento Housing and Redevelopment Agency, and local utility providers.

City of Sacramento

Zoning Code

Mixed Use Zones. The City’s Zoning Code includes several districts that promote mixed-use development in the Central City area and along

⁵ Further information on the City’s sustainability strategy, initiatives, and implementing programs may be found at www.cityofsacramento.org/generalservices/sustain/index.html.

commercial corridors. These zones include the Residential Mixed-Use Zone, Residential-Office Zone, and the R-5 Multi-Family Zone, which permits non-residential uses. These and other zoning districts are described in more detail in Part 6, Constraints. Development standards associated with these zones seek to facilitate the type of energy-efficient development patterns envisioned under the new General Plan update and the SACOG Blueprint.

Parking Lot Tree Shading Standards. Chapter 17.68 of the Zoning Code includes standards for tree shading in off-street parking areas. Shading reduces heat gain and energy use in residential neighborhoods.

Infill Regulations and Exceptions. Chapter 17.84 of the Zoning Code contains regulations intended to encourage the development of infill sites that might otherwise remain undeveloped or under-used due to economic or physical site constraints. The City offers owners of such properties more flexible standards that may be applied at their option.

Infill Development, Development Fees, and Affordable Housing. To facilitate more infill and affordable housing production and more integrated, sustainable neighborhoods, the City provides fee reductions and waivers (Zoning Code chapters 17.191 and 17.195). The intent of these chapters is to reduce the burden of development and impact fees on small residential infill development (1–4 units) in targeted residential neighborhoods and to promote affordable housing development.

Mixed Income Housing Ordinance. As described in Chapter 6, the City's Mixed Income Housing Ordinance (Chapter 17.190 of the Zoning Code) seeks to ensure better income integration in new neighborhoods and potentially better proximity of a wider range of housing to services and jobs.

Subdivision Standards

The City encourages more energy efficient subdivision design through standards for lot orientation to take advantage of natural solar power (Chapter 16.40) and through its preliminary subdivision design evaluation process (Chapter 16.24).

Commercial Corridor Design Strategy

The City adopted a strategy and design principles in 2003 to promote mixed-use development in neighborhood commercial revitalization areas and to ensure quality projects within these areas that enhance the vitality of commercial corridors. Most of the City's commercially zoned property is located along neighborhood commercial corridors.⁶ Included in the strategy are incentives for mixed-use and residential development, reduced parking standards, flexible setback requirements, fencing provisions, and additional development standards.

⁶For further information, go to: www.cityofsacramento.org/planning/projects/commercial-corridor/.

Light Rail Station Ordinance

The City adopted guidelines in 2005 to implement General Plan policies in support of Regional Transit’s “Transit for Livable Communities” (TLC) project. The project seeks to take maximum advantage of development opportunities near light rail stations through mixed-use, transit-supportive development (development that will generate transit riders). The City’s Light Rail Station Ordinance regulates certain non-transit supportive uses within a quarter-mile radius of existing and General Plan designated light rail stations to ensure that development around light rail stations is pedestrian friendly and will support light rail transit ridership.

Building Codes

The City of Sacramento enforces state building code standards, including standards for residential building energy efficiency (Title 24), described above.

Infill Strategy

The Citywide Infill Strategy promotes quality infill development through incentives to develop vacant parcels within older neighborhoods, thereby taking advantage of existing infrastructure and other services and contributing to the City’s sustainability goals. The strategy includes measures to remove regulatory obstacles and create more flexible development standards for infill development, provide infrastructure improvements for increased infill development potential, and provide focused infill incentives in targeted areas.

The City implements its infill strategy in several ways, described below.

Process Improvements. The City conducts periodic reviews of its policies, ordinances, and processes to better facilitate infill development.

City Pre-Approved Infill Housing Plans. The Infill House Plan Program streamlines the permit process for single-family homes in older neighborhoods and redevelopment areas. Under this program, users can purchase pre-approved house plans from the City, saving time in the building plan review process.

Reporting and Monitoring Infill Development. The City monitors and reports on infill opportunities and development through its Development Activity Reports. These reports are prepared for targeted infill areas, including Downtown, the Richards Boulevard Redevelopment Area, and other redevelopment areas. The City has also created a GIS-based website to search for and map available infill properties (www.sacsites.com/ed.asp?s=1256&height=799).

Infill Incentives. As noted previously, the City’s infill incentive program includes fee reductions. The City also pursues grants and other funding to support infill development.

Advocacy. The City’s Infill Coordinator serves as a facilitator to address infill development concerns internally and externally.

Other City Programs

Department of Utilities. The City Utilities Department implements a number of programs to encourage composting, recycling, and water conservation, which reduces energy demands. Much of the City’s conservation efforts focus on residential development. The Department provides consumer information on indoor and outdoor water conservation.⁷

Urban Forestry Program. The City’s Department of Parks and Recreation Staff provides care and maintenance support to more than 150,000 street and park trees. The Department has prepared a tree planting guide to help residents select appropriate shade and canopy trees and implements a shade tree planting program (one shade tree for each 40 feet of street frontage within the City limits). Among the benefits of the Urban Forestry Program is reduced energy use associated with air conditioning in residential neighborhoods during summer months.

Sacramento Housing and Redevelopment Agency (SHRA)

Housing Rehabilitation

The Agency helps to pay the cost of weatherization and certain energy efficient improvements through its housing rehabilitation program. This program helps reduce the operating costs of housing.

Sacramento Municipal Utility District

The Sacramento Municipal Utility District provides technical and financial assistance for design and construction and remodeling of housing. For new construction, SMUD offers design and technical assistance for incorporating efficiency features. Incentives may be available for upgrading air conditioning, lighting, and appliances to more efficient systems. SMUD has programs to incorporate advanced systems such as photovoltaic roof panels and ground source heat pumps into new projects. Design assistance is available for retrofit projects.

Other ways in which SMUD works with its residential customers and local jurisdictions to promote energy conservation include:

⁷ Further information is available at www.cityofsacramento.org/utilities/waterconservation/index.html.

1. Online home energy analysis that allows customers to identify energy waste;
2. Consumer information containing a variety of tips saving energy during winter heating and summer cooling periods;
3. The Peak Corps program in which Peak Corps volunteers allow SMUD to cycle their air conditioners during emergency situations, thereby reducing electricity demand;
4. Free shade trees that help cool homes naturally;
5. The Advantage Homes program that helps homebuyers find a new, energy-saving home;
6. The SolarSmart program that allows residential customers to purchase SolarSmart new homes and reduce their annual energy bills by as much as 60 percent;
7. Consumer information on how to keep pools clean, warm and energy efficient;
8. The Cool Roof program in which SMUD provides rebates to residential customers who replace their roofs with approved materials that reflect the sun's energy; and
9. Rebates to buy down the cost of electric appliances and products to encourage energy efficiency.

Tree Planting Program

SMUD has implemented a tree planting program in consultation with the Sacramento Tree Foundation as a form of energy assistance, to provide shade and to help with neighborhood revitalization.

7.4 Conclusions

Energy conservation is one of the pillars of the City's sustainability strategy, and sustainable neighborhoods is one of the main themes of the Housing Element. The City can promote residential energy conservation through a number of regulatory, voluntary, and incentive programs, including:

- use of energy efficient building techniques in new construction;
- replacement of older, energy inefficient appliances with newer, efficient appliances;
- retrofitting of existing homes that are energy inefficient through weatherization and rehabilitation;

- energy efficient project site planning that takes maximum advantage of natural systems (sun, shade, wind) for lighting, heating, cooling, and the generation of electricity;
- Neighborhood design and layout that facilitates non-automobile trips;
- community and regional growth strategies that emphasize infill development, higher intensity and mixed-use developments along transportation corridors and within neighborhood centers; and
- water conservation, water conserving landscaping, and stormwater management systems that reduce energy use.

The City of Sacramento is implementing a number of strategies that will directly or indirectly promote residential energy conservation. These include policies in the new General Plan that will implement the regional Blueprint Project for “smart growth” and the Sustainability Master Plan that will promote “green” building practices. The City implements its strategies through regulatory and incentive programs (for example, zoning, subdivision, and building codes) that promote mixed-use development, infill and re-use, transit-oriented development, subdivision designs that take advantage of natural heating and cooling, and development along the City’s major commercial corridors.

The City collaborates with other agencies to pursue energy conservation programs, including the Sacramento Housing and Redevelopment Agency and SMUD. These collaborations allow residents to access funds for activities such as weatherization, replacement of old roofs and appliances, tree planting, and installation of water conserving devices.

8 Constraints

8.0 Key Findings

- **High development costs** challenge the ability of homebuilders to provide housing affordable to low- or moderate-income households. Such costs include:
 - Land costs that have increased about 100 percent since 2002;
 - Materials costs (such as concrete and steel) that have also risen significantly; and
 - Permit and development impact fees.
- **Access to credit.** Consumer lending standards have tightened as has the general availability of credit in financial markets. Most affected will be low- and moderate-income households, homebuyers requiring “jumbo loans,” and borrowers with poor credit ratings, particularly minority households with lower incomes and credit ratings. The threshold for “jumbo loans, which typically have higher interest rates, has been temporarily raised from \$417,000 to 125% of the area median home price, not to exceed \$729,750, but this higher threshold is currently scheduled to expire on December 31, 2008.
- **The lack of a reasonable accommodations ordinance** that provides clear and consistent permit procedures and development standards for housing to meet the needs of persons with disabilities.
- **New FEMA flood zone mapping** that prohibits most new development in North Natomas until Sacramento can complete flood control improvements.
- **Square footage standards for attached second units, and second unit parking standards.** Square footage is limited to 30 percent of the primary residence for attached second units and could constrain the construction of larger second units suitable for small families. Similarly, the requirement that second units have one off-street parking space per bedroom constrains the creation of larger second units.
- **Density bonus requirements** in the City’s Zoning Code that do not reflect current state law, which allow for more generous bonuses than the City’s current code.
- **Required parking for multifamily housing outside the Central City** (1.5 spaces per unit), which could be a constraint for senior housing and/or efficiency units.

8.1 Introduction

The purpose of this section is to identify nongovernmental and governmental factors (constraints), some of which are unique to Sacramento, that inhibit the development, maintenance, or improvement of housing. Examples of such constraints are land and construction costs, access to credit for home loans, permit fees, development standards, and compliance with state laws intended to facilitate housing for lower income and special needs households. A thorough understanding of the constraints to development can help to structure appropriate policy and programmatic responses to mitigate constraints and to provide additional avenues to the development of housing.

8.2 Nongovernmental Constraints

State law (California Government Code, Section 65583[a][5]) requires Housing Elements to contain an analysis of nongovernmental constraints to the maintenance, improvement, or development of housing for all income levels, including the availability of financing, the price of land, and the cost of construction. Potential nongovernmental constraints are largely determined by market conditions over which local jurisdictions have little control. However, local governments can influence market conditions and their associated costs, even if only indirectly. Governmental interventions which effect nongovernmental constraints will be explored in more detail in Section 8.2.

Development Costs

The cost to develop a housing unit, whether single-family or multifamily, includes the cost of land, construction, infrastructure, and “soft costs,” those additional non construction costs associated with design, financing, entitlements and sales – costs such as engineering and architectural fees, insurance, financing, administrative costs, and marketing costs.

Land Costs

Land costs typically account for a large share of development costs, but also vary widely by market area and market fluctuations, even within short timeframes. As with other development costs, very high land costs may make housing development infeasible unless expected rents or sales prices are high enough to account for such costs. Even if raw land costs are low, high site preparation costs (such as grading, dewatering, and special engineering requirements to provide utilities to a property) can affect the cost of housing and the feasibility of developing affordable housing for low- and moderate-income households.

A data query in October 2007 on the Loopnet.com and Real Quest.com web sites found nearly 60 residential properties for sale or recently sold in the City

of Sacramento. Properties zoned for single-family development between one and 40 acres ranged in price from approximately \$225,000 to approximately \$750,000 per acre (between \$4 and \$17 per square foot). These unsubdivided properties did not have planning entitlements and were not ready to build. Assuming a seven unit per acre single-family development, these land costs would translate to between \$32,143 and \$107,143 per unit for raw land. Ready-to-build single-family lots (varying in size from 5,000 to 8,000 square feet) ranged in price from approximately \$100,000 to approximately \$200,000 (approximately \$20 to \$40 per square foot). Ready-to-build lot costs are typically higher per square foot on smaller lots than larger lots.

Properties zoned for multifamily development ranged in price from approximately \$13 per square foot for an eight acre parcel to \$33 per square foot for a 6,000 square foot parcel. The overall range of land costs per square foot for multifamily properties was \$9 to \$43, with an average cost of about \$13. Assuming a 20-unit per acre multifamily development, these land costs would translate to between \$28,314 and \$71,874 per unit. As with single-family land costs, the variation in multifamily land costs depends on whether properties are “shovel ready,” which means that utilities are available and ready to be connected.

Construction Costs

The cost of construction (labor and materials) and improvements represents the largest component of housing development costs. The greatest contributor to construction costs is the type of building. Single-story, wood-framed structures are the least costly to build, whereas multi-story steel-reinforced, poured-in-place concrete structures are the most expensive.

Single-Family Construction and Infrastructure Costs

The average construction cost (including construction and infrastructure improvements) for a typical wood framed 2,000 square foot single detached family home is approximately \$94 per square foot (Porter, 2007). Once a vacant parcel is purchased, the contractor is required to make site improvements before constructing a building on the property. Site improvements can include connections to existing utility systems, rough grading, and installation of water and sewer lines. The cost variation depends on the lot size, unit size, type of residential dwelling, primary infrastructure needed for the site, and roadway improvements including landscaping, sound walls, and additional lanes. In general, site improvement costs in Sacramento average about \$19 per square foot, which is included in the \$94 figure above (Porter, 2007).

Multifamily Construction and Infrastructure Costs

Details from two recently developed affordable multifamily housing projects in the North Natomas area provide an estimate of construction and infrastructure costs for multifamily housing. The construction cost, including

site work and infrastructure, for the 135-unit Willow Glen Apartments project totaled \$146,729 per unit (\$141 per square foot). The construction costs, including site work and infrastructure, for the Vintage at Natomas Fields Apartments was \$85,191 per unit or \$128 per square foot. The variation in construction costs is most likely due to the different project types – Willow Glen Apartments contains large, mostly two and three bedroom units for families and Vintage at Natomas Field contains smaller one and two bedroom units for seniors. In addition, the financing of the two projects was done approximately one year apart, and there could be different assumptions regarding construction quality, amenities, and other factors related to the type of project.

Soft Costs

Other costs, often called “soft costs,” include engineering and architectural fees, insurance, financing, administrative costs, and marketing costs. For single-family development, soft costs range from about \$26 to \$39 per square foot. Permitting costs and impact fees payable to the local jurisdiction comprise a substantial portion of the total soft costs. For a typical single-family residence in an infill development in the City, permitting and impact fees are estimated at about \$21,578, whereas a similar single-family residence in a greenfield area would be subject to about \$47,930 in fees. For multifamily development in the City, permitting and impact fees range from about \$12,492 per unit in an infill development to about \$26,449 per unit in a greenfield area.

Table H 8-1 summarizes construction and soft cost estimates compiled by the Sacramento Area Council of Governments (SACOG), and land costs from loopnet.com and RealQuest.com.

<i>Housing Type & Size</i>	<i>Average Land (\$/sf)¹</i>	<i>Average Construction Costs (\$/sf)</i>	<i>Average Soft Costs (\$/sf)²</i>	<i>Total (per sf)</i>	<i>Average Cost³</i>
Attached multifamily or attached single-family (condo, etc.) <900 sf	\$13–33	\$129	\$39	\$181–201	\$162,900–\$180,900
Small-lot single-family, condos, etc. 901 to 1,200 sf	\$20–40	\$113	\$34	\$167–187	\$200,400–\$224,400
Small-lot single-family, condos, etc. 1,201 to 1,500 sf	\$20–40	\$100	\$30	\$150–170	\$202,500–\$229,500
Small-lot single-family, condos, etc. 1,501 sf to 2,000 sf	\$20–40	\$94	\$28	\$142–162	\$248,500–\$283,500
Detached single-family 2,001 to 2,500 sf	\$20–40	\$91	\$27	\$138–158	\$310,500–\$355,500
Detached single-family 2,501 to 2,800 sf	\$20–40	\$87	\$26	\$133–153	\$352,450–\$405,450
Detached single-family >2,800 sf	\$20–40	\$82	\$25	\$127–147	\$355,600–\$411,600

Sources: PORTER, 2007; Loopnet.com 2007; RealQuest.com 2007.

¹ Construction costs are the direct contractor costs to build the project such as on-site improvements (e.g. landscaping, grading, driveway, sidewalks, water and sewer hookups, etc.), shell construction (e.g. wood frame with steel joists, steel frame on concrete block, etc.) and the building's interior amenities (e.g., bathrooms, wall partitions, kitchen etc.). Construction costs include contractor profit and contractor internal administration and management, but do not include consultants, architects, and engineers that may be occasionally needed on the construction site.

² Soft costs are non-construction related costs such as include financing, architecture and engineering, legal and accounting, project consultants, incidentals, insurance, and project contingency. Governmental fees have been excluded.

³ Cost based on 900 sq. ft. for attached multifamily, 2,800 sq. ft. for the largest single-family category, and the middle of the range of square footage for all other categories.

Total Development Costs

Single-Family Costs

Based on SACOG cost estimates (as shown in Table H 8-1), the average cost to construct a single-family home in Sacramento (excluding land costs) ranges from approximately \$176,400 to about \$300,000 for 1,200 to 2,800 square foot production homes. Assuming a cost of between \$100,000 and \$200,000 for a ready-to-build single-family lot, the total cost for a single-family home would range from about \$276,000 for a 1,200 square foot home

to about \$500,000 for a 2,800 square foot home.¹ A home priced at the lower end of this range would be affordable to a family of four earning roughly \$100,000 year or more, well above the moderate-income level for a family of four in the Sacramento region (\$80,600). Only with financial assistance to the home builder (discounted permit and impact fees, reduced infrastructure requirements, discounted or free land, etc.) and/or the homebuyer (down payment assistance, below-market rate financing, etc.) could a single-family home be constructed in Sacramento that is affordable to a lower income or moderate-income household. As shown in the above examples, land, construction, and other development costs represent a constraint to the development of single-family housing affordable to the majority of households in Sacramento.

Multifamily Costs

Based on SACOG estimates, and supported by construction costs for actual projects, development costs range from \$151,000 to \$175,000 for a 900 to 1,500 square feet unit in a multifamily project. When combined with an estimated land cost of between \$20,000 and \$60,000 per multifamily unit, the estimated cost to construct a multifamily housing unit is approximately \$171,000 to \$235,000.

Examples of the high cost to develop multifamily housing can be seen in the rents charged for apartments recently built in North Natomas (a greenfield area) and midtown (an infill area). A search of rental listings on Rent.com revealed asking rents in complexes not advertised as “luxury apartments” that ranged from \$1,000 to \$1,100 for one-bedroom units to between \$1,500 and \$1,640 for three-bedroom units. Recently constructed apartments in midtown Sacramento had asking rents ranging from \$1,100 to \$1,200 for studio or one-bedroom apartment to over \$2,000 for two-bedroom apartments.

These newly constructed apartments are not affordable to most low-income and even some moderate-income families. A family of four would need an annual income of approximately \$64,000 to afford a total housing cost (rent and utilities) of \$1,600 per month. This income is slightly below the Area Median Income of \$67,200 for a family of four, but is well above the upper limit of the low-income category (\$53,750). A couple living in a one-bedroom apartment and paying \$1,100 per month in rent and utilities (one of the cheaper *new* one-bedroom units) would need an annual income of \$44,000, which is above the upper threshold of the low-income category for a family of two (\$43,000). Older apartments typically have lower rent rates that are

¹ A November 2007 internet search of several new home subdivisions in the City of Sacramento revealed advertised starting prices for some home models below the estimated costs shown above for comparably priced homes. Further research might reveal the number of homes at such prices (i.e., whether the advertised prices is a “teaser” price to attract buyers), whether amenities are comparable to the assumptions stated above, or whether any of these homes are being offered below cost to clear the builder’s inventory.

more affordable. Typical rents for all apartment complexes (not just newly constructed units) are provided in Chapter 3, Community Profile.

Based on land and development costs estimated from recent project pro-forma statements and SACOG cost estimates, the cost to develop both single-family and multifamily housing represents a constraint to the provision of housing affordable to lower income and, increasingly, many moderate-income households.

The Cost and Availability of Financing

The recent tightening of credit availability that constrains financing for home building, purchase, or rehabilitation is not unique to Sacramento. However, the historically large gap between local incomes and housing costs increases the challenge of delivering affordable housing when credit becomes tight. In addition, interest rates have risen since the low rates of several years ago (although interest rates are still relatively low by historic standards). Historically, substantial changes in mortgage interest rates have correlated with swings in home sales: when mortgage interest rates decline, home sales increase. The reverse has been true when mortgage interest rates increase.

With a fixed-rate loan, consumers can afford a higher-priced house when interest rates are lower. The reverse is true when interest rates are higher—monthly payments rise, reducing the amount a buyer can afford to borrow and price the buyer can afford to pay for a home.

Fixed-rate mortgages remain the most predictable type of home loan and provide an assurance of constant monthly payments to homebuyers. However, during times of high interest rates, fewer low- and moderate-income homebuyers can afford to purchase a home with a conventional fixed-rate loan.

Over the past two decades, the use of alternative mortgage products (graduated payment mortgages, variable and adjustable rate mortgages, interest-only loans, “stated income” loans with no income verification, zero down payment loans, etc.) has significantly increased. These loans allow homeowners to take advantage of lower initial interest rates and monthly payments and obtain larger home loans than their incomes might otherwise allow. Even during periods of high interest rates, these alternative products allow more buyers to qualify for homeownership, thus minimizing the swings in home sales that accompany changes in interest rates. However, long term costs for the homeowner are less predictable with these loan types. If a buyer has an adjustable rate mortgage, for example, the “resetting” of the interest rate to a higher rate can lead to significant increases in monthly payments, even though amount of principal owed remains the same. The unpredictability of an interest rate rise on an adjustable rate mortgage can be especially troublesome to a homeowner who just barely qualified for a home loan at the initial low interest rate.

Most governmental programs that seek to increase homeownership among low- and moderate-income households rely on loan products that provide fixed interest rates below prevailing market rates, either for the principal loan or for a second loan that provides part of the down payment for home purchase. The recent tightening of mortgage lending standards may result in a decrease in homeownership opportunities despite government programs to assist low- and moderate-income homebuyers (see the section below on foreclosures).

Equal Opportunity in Mortgage and Home Improvement Financing²

Equal access to credit is a key step in purchasing a home or obtaining financing for necessary home maintenance and repair. Discrimination that is not based on income or credit worthiness can unfairly prevent a qualified potential homebuyer from purchasing a home. Lending in Sacramento County does not mirror the County's demographic makeup.³ Though they represent 10, 11, and 16 percent of the County's population respectively, African American, Hispanic, and Asian residents receive only 4.5, 8.4, and 8.4 percent of all home loans. Lenders more frequently deny loan requests to minority applicants than White applicants, even when controlling for income. Without more details to allow for a comparison of credit scores, current debts and debt capacity, the types and locations of homes being purchased, and other factors, it is difficult to pinpoint the reasons for this disparity in loan approval rates.

Unfortunately, origination and denial rates in home lending only tell half the story. Predatory lending—defined by the federal government as lending involving deception or fraud, manipulation of borrowers through aggressive sales tactics, or taking unfair advantage of a borrower's lack of understanding about loan terms—disproportionately threatens low-income and minority loan applicants. These practices are often combined with loan terms that are abusive or make the borrower more vulnerable to abusive practices.

Traditionally underserved communities in California are being targeted and flooded with subprime credit, often with predatory characteristics and high costs. The last few years have seen an explosion in the proliferation of subprime lending. At the same time, the Federal National Mortgage Association (Fannie Mae) estimates that up to half of all borrowers in the subprime market could have qualified for a lower-cost prime loan.

An analysis of Home Mortgage Disclosure Act (HMDA) data for Sacramento County revealed that 13 out of 15 neighborhoods with the

² Data for this section is drawn from the federal Home Mortgage Disclosure Act (HMDA), available at <http://www.ffiec.gov/hmda>. Conclusions are drawn from the 2004 Analysis of Impediments to Fair Housing Choice, available at <http://www.shra.org/Content/CommunityDevelopment/CDBG/AnalysisImped.pdf>.

³ County data are used because aggregate data are not readily available for the City of Sacramento.

highest concentrations of subprime lending were predominantly minority neighborhoods. These data suggest that minority homebuyers are most likely to be impacted by the negative aspects of subprime lending described above.

It appears that there are constraints to homeownership related to the ability of low-income borrowers to obtain loans within the County of Sacramento. These constraints are more severe for minority residents. The City may look into expanding homeownership programs to assist minorities and low-income households with financing for homeownership and home improvement. Some jurisdictions also consider lending practices by financial institutions in deciding with which institutions they will do business.

Troubled Subprime Loans and Foreclosures

The growing use of alternative mortgage products such as those described previously has allowed more individuals to qualify for home loans. Loans with low initial payments often had provisions for substantial payment increases after several years (usually between one and three years). These loan products enticed many investors into the single-family market in the Sacramento region. The increasing availability of these loan products also allowed homebuilders to qualify many more households for home purchase and provided more business opportunities for virtually every profession linked to the homebuilding and residential real estate markets (mortgage brokers, real estate agents, title companies, etc.).

Rapidly rising housing prices since the late 1990s provided homebuyers and investors a sense of security that, even if loan payments adjusted upward significantly after an initial period, the growth in home equity would allow the borrower to either refinance or re-sell the home and thus avoid financial difficulties. The ability to “grow” one’s way out of potential financial trouble with equity growth changed dramatically after 2005, when home prices began to level off and then decline in many parts of the Sacramento region for both new and existing homes.

Many borrowers who purchased homes in the past two years, particularly those with subprime loans, found that they owed more on their homes than their homes were worth. The changing mortgage market also affected borrowers without subprime loans in more expensive housing markets in California. In these more expensive markets (including parts of the Sacramento region), borrowers have to qualify for “jumbo” loans—relatively large loans that are not federally backed. A jumbo mortgage is a loan amount above conventional conforming loan limits set by Fannie Mae (FNMA) and Freddie Mac (FHLMC), federally chartered financial institutions that purchase the bulk of residential mortgages in the U.S. Individuals who, two or three years ago, could qualify to purchase high-priced homes with jumbo loans have found it increasingly difficult to find willing lenders. They set a

limit on the maximum dollar value of any mortgage they will purchase from an individual lender⁴

The confluence of flattening or declining home prices and the growing number of subprime and alternative loans resulted in a spike in defaults on home loans beginning in 2007. The number of defaults continued rising through 2008 and may decline after the volume of troubled subprime and alternative mortgages funded between 2004 and 2006 are resolved (either through refinancing, the sale of homes with troubled mortgages, or foreclosures). According to *The Sacramento Bee*, lenders made about 74,000 subprime loans as the housing boom peaked in 2005 and 2006 in El Dorado, Placer, Sacramento and Yolo counties, about 26 percent of all home loans in the four-county region.⁵ Nearly one in three of these loans were delinquent or in foreclosure at the end of 2007. This estimate provides a relative sense of the potential magnitude of troubled loans and borrowers who are most at-risk of foreclosure.

During 2006, approximately one of every six Sacramento homeowners spent more than half of their gross income on housing, which is almost double the percentage in 2000 (2006 ACS, 2000 Census). The high percentage of homeowners spending a disproportionate percentage of income on housing combined with a large number of troubled subprime loans suggests that homebuyers in the Sacramento region will continue to face near-term challenges in making mortgage payments.

Flood Zone Designations from the Federal Emergency Management Agency

One of the City's primary new growth areas over the past decade has been the Natomas Basin, located north of downtown Sacramento. The Natomas Basin is bounded by the American River on the south, the Sacramento River on the west, the Natomas Cross Canal on the north, and Steelhead Creek on the east. In January 2008, the U.S. Army Corps of Engineers announced that the levees surrounding the basin do not meet the requirements for an AR flood zone designation. The AR designation refers to areas with a temporarily increased flood risk due to the building or restoration of a flood control system (such as a levee or a dam). Mandatory flood insurance purchase requirements apply, but rates do not exceed the rates for unnumbered A zones (one percent annual change of flooding) if the structure is built or restored in compliance with Zone AR floodplain management regulations. The Federal Emergency Management

⁴ This limit, as of 2006, was \$417,000 in most states (including California). The limit was temporarily raised to 125 percent of the area median home price or \$729,750 (whichever is less), but this increase is currently scheduled to expire on December 31, 2008. Jumbo mortgages apply when FNMA and FHLMC limits don't cover the full loan amount. Other large investors (insurance companies, banks, investment funds, etc.) will provide financing for jumbo mortgages at an interest that is often substantially higher than for conforming mortgages.

⁵ Jim Wasserman column, Mortgage freeze is on the way: Bush plan would help some subprime borrowers. December 6, 2007.

Agency (FEMA) is moving forward with an AE designation, which is the flood rate insurance rate zone that corresponds to the one-percent annual chance floodplains that are determined in the Flood Insurance Study by detailed methods of analysis. This shift from AR to AE designation means that flood insurance will be required of Natomas residents, and that new construction must be raised one foot above the base flood elevation for the area.

Raising new buildings above the flood elevation would add significant cost to construction in the area, effectively postponing further development in the Natomas Basin until the levees can be improved. The Sacramento Area Flood Control Agency (SAFCA) plans to complete levee improvements which would restore 100-year flood protection by 2010, and 200-year protection by 2012. Although these flood control restrictions represent a constraint to the production of housing in Sacramento, they are necessary to the protection of public health and welfare. The City also has sufficient land available outside the Natomas Basin to accommodate its housing allocation, as shown in Chapter 5, Land Inventory.

8.3 Governmental Constraints

Governmental policies and regulations can result in both positive and negative effects on the availability and affordability of housing. This section describes City policies and regulations that could potentially constrain the City's ability to achieve its housing objectives. Potential constraints to housing include land use controls (through General Plan policies and zoning regulations), development standards, infrastructure requirements, residential development fees, and the development approval processes. While government policies and regulations are intended to meet legitimate public purposes and further the public good, the City of Sacramento recognizes that its actions can potentially constrain the availability and affordability of housing to meet the community's future needs.

Many of the nongovernmental constraints described in the previous section can be further exacerbated through unintentional actions by a jurisdiction. For example, the cost of land is partially a function of the amount of land zoned for development, intensity of zoning and the availability of infrastructure and services provided by local government.

The governmental constraints analysis focuses on factors the City can control and does not include state, federal, or other governmental policies or regulations that the City of Sacramento cannot affect or modify. These City policies and regulations typically affect the City's ability to meet future housing needs and secure adequate funding for the construction of affordable housing. Historically, City fees, policies, and regulations have most affected the availability of housing affordable to lower income households. As land and construction costs have increased, these policies and regulations also affect the availability of moderate-income housing.

Land Use Controls

The City of Sacramento is in the process of updating its General Plan, which will result in subsequent changes to the City's approach to defining land uses and zoning districts. However, the new General Plan has not yet been adopted. Therefore, the analysis in this section is based on *current* zoning requirements under Title 17 (Zoning) of the Sacramento Municipal Code, also called the Comprehensive Zoning Plan of the City of Sacramento." Zoning has the most immediate impact on the construction of new housing. The City's zoning and development regulations establish maximum densities based on the availability of public services, constraints on circulation, and ability to maintain neighborhood character.

Tables H 8-2, 8-3, and 8-4 provide a summary of the City's current regulations for residential zoning, including development standards and permitted uses. The City's special permit (conditional use permit) process is used primarily to review specific uses that have a distinct impact on an area in which they are located, or that are capable of creating special problems for bordering properties unless given special attention. A special permit may be granted at the discretion of the Zoning Administrator, Planning Commission, or City Council and is not the automatic right of any applicant. Land uses described below that require a special permit may be subject to conditions beyond what is described in the Sacramento zoning ordinance.

Table H 8-2 Development Standards in Zoning Districts that Permit Housing											
Zone	Location	Maximum Number of Units (per acre)	Type of Land Use	Max. Height (Feet)	Minimum Yard Requirements (Feet)				Required Minimum Court	Maximum Building Lot Coverage	Minimum Lot Area Per Dwelling Unit (square feet)
					Front	Rear	Interior Side	Street Side			
RE	General	1 unit	SF	35	(1) 25	15	5	12 ½	NA	(4)	(4)
R-1	General	8 units	SF	35	(1) 25	(2) 15	5	12 ½	NA	40%	5,200 (I)/ 6,200(C)
R-1A	General	15 units	SF, D	35	(5)	(5)	(5)	(5)	NA	(5)	(5)
R1-B	General	12 units	SF, D	35	(1) 25	(2) 15	(3) 3	(3) 3	NA	60%	NR
R-2	General	14 units	SF, D	35	(1) 25	(2) 15	(3) 3	12 ½	NA	40%	2,600(I)/ 3,100(C)
R-2A	General	17 units	SF, D, MF	35	(1) 25	(2) 15	(3) 3	25	(11)	50%	2,500
R-2B	General	21 units	SF, D, MF	35	(1) 25	(2) 15	(3) 3	25	(11)	50%	2000
R-3	General.	29 units	SF, D, MF	35	(1) 25	(2) 15	(3) 3	25	(11)	50%	1,500
R-3A	General, Central City	36 units	SF, D, MF	(5) 35	(1) 25	(2) 15	(3) 3	(3) 25	(11)	50% 60%	1,200
R-4	General, Central City	58 units	SF, D, MF	(5) 35	(1) 25 (1) 10	(2) 15	(3) 3	(3) 3 (3)	(11)	60%	750
R-5	Central City	174 units	SF, D, MF	(5) 45	(1) 10	(2) 15	(3) 3	(3) 3	(11)	(6)	(6)
RMX	General, Central City	36 units	SF, D, MF	(5) 35	(1) 25 0'	(2) 15	(3) 3	(3) 3	(11)	70%	1,200
RO	General, Central City	36 units	SF, D, MF	35	(1) 25 (1) 10	(2) 15	(3) 3	12 ½ (3) 3	(11)	(7) 70%	1,200
EC	General	(10)	MF	(5) 2-8 stories	(5)	(5)	(5)	(5)	(5)	(5)	(5)
C-1	General, Central City	29 units	SF, D, MF	NR (8) 35-55	0-7.5	at least 15-26	5-7.5	5	(11)	(9) NR	1,500
C-2	General, Central City	29 units	SF, D, MF	NR (8) 35-55	0-7.5 (1) 10	at least 15-26 (2) 15	5-7.5 (3) 3	5	(11)	(9) NR	1,500
CBD/ C-3	Central City	NR	SF, D, MF	NR	NR	NR	NR	NR	(11)	(9) NR	NR
SC	General, Central City	29 units	SF, D, MF	(8) 35	20	0 or 15	0 or 5	20	NA	(9) NR	1,500
C-4	General, Central City	NR	SF, D, MF	75 (8) 35	0-25 NR	0 or 15	0 or 5	NR	NA	(6) NR	(6) NA

Source: City of Sacramento, 2007.

I = Interior; C = Corner Lot; ft. = feet; NR = No Requirement, NA = Not Applicable SF = single-family, D = duplex, MF = multifamily

- (1) = 10- to 25-feet; average of two nearest buildings
- (2) = 5 feet if abuts alley
- (3) = 3, 5, or 10 feet depending on circumstance
- (4) = 5-20 percent
- (5) = same as outside Central City or may vary with special permit
- (6) = 45–70 percent lot coverage; 250–500 feet minimum lot area per dwelling unit
- (7) = 60 percent

- (8) = Central City special permit for height variance (see height and regulations chart in Zoning Code, footnote 8)
- (9) = Special permit is required for the construction or expansion of a building greater than 40,000 square feet.
- (10) = maximum of 25 percent of planned unit development net acreage shall be designated for residential use
- (11) = 10 feet between bldgs., 20 feet where main entrances are located on two or more sides of a corner

Table H 8-3 Permitted Land Uses in Residential Zoning Districts

Type Residential Use	RE	R-1	R-1A	R-1B	R-2	R-2A	R-2B	R-3	R-3A	R-4	R-5	RMX	RO
Alternative ownership housing types (townhouse, row house, cluster housing, patio homes, condos and other housing)		3/6	3/6	3/6		3/6	3/6	3/6	3/6	3/6	3/6	3/6	3/6
Apartments						5/8	5/8	5/8	5/8	5/8	5/8	11/3	5/8
Artist's live/work	1/3	1/3	1/3	1/3	1/3	1/3	1/3	1/3	1/3	1/3	1/3	1/3/ 11	1/3
Condominiums, conversion to				6	6	6	6	6	6	6	6	6	6
Deep lot development		4			4								
Dormitory		7		7	7	7	7	7	7	7	7	7/11	7
Duplex (attached or detached)		1	1/4	1	1	1	1	1	1	1	1	1/11	3
Family care facility		1	1	1	1	1	1	1	1	1	1	6	1
Family day care facility		1	1	1	1	1	1	1	1	1	1	6	1
Fraternity-sorority		7		7	7	7	7	7	7	1/7	1/7	7	7
Halfplexes		1	1/4	1	6	6	6	6	6	6		6	
Home occupation	1	1	1	1	1	1	1	1	1	1		1	
Mobile home/manufactured home (used as a single-family dwelling)	1	1	6	1	1	1	1	1	1	1	1	1/7	1
Mobile home park	7	7	7	7	7	7	7	7	7	7	7	7	5/6
Temporary residential shelter		6	6	6	6	6	6	6	6	6	6	6	5/6
Residential care facility		6	6	6	6	6	6	6	6	6	6	6	6
Residential hotel-SRO											7	7	7
Rooming and boarding house		1	1	1	1	6	6	6	6	3	3	6	3
Second residential unit	1	1	1	1	1	1	1	1	1	1	1	1	1
Single-family dwelling	1	1	2/6	1	1	1	1	1	1	1	6	1	1

Source: City of Sacramento Zoning Code, 2007.

Level of discretionary approval:

1. Use permitted by right subject to compliance with development standards.
2. Planning director's approval subject to compliance with development standards.
3. Special permit or plan review approval by zoning administrator.
4. Special permit approval by zoning administrator subject to compliance with development standards.
5. Site plan review approval by planning director or planning commission.
6. Special permit approval by planning commission.
7. Special permit approval by planning commission subject to compliance with development standards.
8. Use permitted by right but subject to design review if located within a design review area or a planned unit development
9. Use not permitted outside the Central City
10. Planning director's plan review subject to compliance with development standards and design guidelines.
11. Plan review by planning director or planning commission.

Table H 8-4 Permitted Residential Land Uses in Nonresidential Zoning Districts																					
Type Residential Use	EC	HC	SC	C1	C2	C3	C4	M1	M1 (S)	M2	M2(S)	MIP	MRD	H	SPX	TC	A	AOS	F	OB	ARP-F
Alt ownership housing			3/6	3/6	3/6	3/6	3/6														5/8
Apartments	6		5	1/5	1/5	1/5	3/9	3/9	3/9	3/9	3/9										
Artist's live/work	6	5	5	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	2	1/3/11
Condo, conversion			6	6	6	6															
Deep lot development																					
Dormitory			7	7	7	7															
Duplex			6	1/6	1/6	1/6	3/6	3/6	3/6	3/6	3/6										
Family care facility		5	5	1	1	1															5
Family day care home		5	5	1	1	1	1	1	1	1				1							5
Fraternity, sorority			7	7	7	7															
Halfplexes			5/6	1/6	1/6	1/6	3/9	3/9	3/9	3/9	3/9										
Home occupation	1		1	1	1	1	1	1	1	1	1	1	1	1	1		1	1	1		
Mobile/manufactured Home Used as sf dwelling			5/6	6	6	6	3/9	3/9	3/9	3/9	3/9						4	4			
Mobile home park		6	5/6	5/6	6	6	6	6	6	6	6	6	6	6	6						5/6
Temporary residential shelters		6	6	6	6	6	1	1	1	1	1	6	6	6	6	6					5/6
Res care facility		5/6	5/6	6	6	6	6	6	6	6	6			6			6				
Residential hotel-SRO				7	7	7	7	7	7	7	7										
Room & boarding house			3	3	3																
Second residential unit																					
Single-family dwelling			5/6	1/6	1/6	6	3/9	3/9	3/9	3/9	3/9										

Source: City of Sacramento Zoning Code, 2007.

Level of discretionary approval:

1. Use permitted by right subject to compliance with development standards.
2. Planning director's approval subject to compliance with development standards.
3. Special permit or plan review approval by zoning administrator.
4. Special permit approval by zoning administrator subject to compliance with development standards.
5. Site plan review approval by planning commission.
6. Special permit approval by planning commission.
7. Special permit approval by planning commission subject to compliance with development standards.
8. Use permitted by right but subject to design review if located within a design review area or a planned unit development.
9. Use not permitted outside the Central City.
10. Planning director's plan review subject to compliance with development standards and design guidelines.
11. Plan review by planning director or planning commission.

Based on analysis of the standards shown in the preceding tables, the City has concluded that it facilitates the construction of a wide variety of housing types, including housing for special needs groups, extremely low-income households, and persons in need of emergency shelter and transitional housing through various zoning districts specifically designed to accommodate the development of housing. The City also provides

opportunities to develop housing in nonresidential and mixed-use zoning districts to further increase housing opportunities.

Based on the analysis that follows, the City has found that permitted densities are adequate to promote a variety of housing types in Sacramento, and that development standards associated with each zoning district (including permitted uses, maximum height, minimum set-back and yard requirements, maximum lot coverage, minimum parking, minimum lot size, and other standards, as presented below) do not create unnecessary impediments to the construction, conservation, modification for accessibility, or rehabilitation of housing for all income groups and special needs households. These standards work in tandem to ensure that allowable densities can be achieved in most cases while still providing for quality development and the health and safety of Sacramento residents.

As described in the section on permit processing, the City has also established procedures to consider and approve variations from the strict application of its development standards to provide for special housing needs and alternative types of housing.

The following residential zoning districts from the City of Sacramento allow the development of residential land uses.

Rural Estates Zone (RE) is a very low-density residential zone. It is intended to be applied primarily to areas affected by high noise levels, within designated approach or clear zones around airports, within identified floodway and floodway fringe overlay areas, and to other areas where physical and/or safety considerations necessitate very low-density residential use.

Standard Single-Family Zone (R-1) is a low-density residential zone composed of detached residences for single families on lots a minimum of 52 feet by 100 feet. This zone may also include recreational, religious, and educational facilities as the basic elements of a balanced neighborhood. Approximate density for the R-1 zone is six to eight dwelling units per acre.

Single-Family Alternative Zone (R-1A) is a low- to medium-density residential zone intended to permit the establishment of single-family, individually owned, attached or detached residences where lot sizes, height, area and/or setback requirements vary from the Standard Single-Family Zone. The R-1A zone is intended to accommodate alternative single-family designs that are determined to be compatible with Standard Single-Family Zones and that might include single-family attached or detached units, townhouses, cluster housing, condominiums, cooperatives, or other similar projects. Approximate density for the R-1A zone is 10 dwelling units per acre with a maximum density being 15 dwelling units per acre.

Single-Family or Two Family Zone (R-1B) is a residential zone generally located inside the Central City and in North Natomas that allows single-family units by right and two family units subject to special permit approval. Approximate density for the R-1B zone is up to 12 dwelling units per acre.

Two Family Zone (R-2) is a residential zone allowing two single-family attached or detached units under one ownership (duplex). This zone is intended to provide a low density buffer between single-family and more intense land uses. Minimum land area per unit is 2,600 square feet per unit for an interior lot and 3,100 square feet per unit for a corner lot. Maximum density for the R-2 zone is 14 to 16 dwelling units per acre.

Multifamily Zone (R-2A) is a multifamily residential zone designated to provide for garden apartments and cluster housing. This zone is regulated so that the structures cover a minimum ground area and that maximum open space is provided. Minimum land area per unit is 2,500 square feet. Maximum density for the R-2A zone is 17 dwelling units per acre.

Multifamily Zone (R-2B) is a multifamily residential zone that offers broader density flexibility as a transition from the garden apartment setting to a more traditional apartment setting. Minimum land area per unit is 2,000 square feet. Maximum density for the R-2B zone is 21 dwelling units per acre.

Multifamily Zone (R-3) is a multifamily residential zone intended for more traditional types of apartments. This zone is located outside the Central City serving as a buffer along major streets and shopping centers. Minimum land area per unit is 1,500 square feet. Maximum density for the R-3 zone is 29 dwelling units per acre. As shown in Table H 8-2 above, the height limit in the R-3 zone is 35 feet. However, section 17.60.040 of the City code allows pitched roofs to exceed this height limit by 20 percent (seven feet). This allowance for pitched roof assures that buildings within the R-3 zone can be constructed up to three stories. Three stories should be sufficient to achieve the maximum density permitted in the R-3 zone by the City code when parking, landscaping, yard and setback, and other requirements are considered.

Multifamily Zone (R-3A) is a multifamily residential zone located in the Central City and certain areas adjacent thereto. The multifamily zone is designed to provide development regulations that are consistent with goals for various residential areas in the Central City. Minimum land area per unit is 1,200 square feet. Maximum density for the R-3A zone is 36 dwelling units per acre.

Multifamily Zone (R-4) is a multifamily residential zone located generally adjacent to R-5 zoning. Minimum land area per unit is 750

square feet. Maximum density for the R-4 zone is 58 dwelling units per acre.

Multifamily Zone (R-5) is a multifamily residential zone bordering the central business district. This is not entirely a residential zone and may include institutional, office, and commercial uses subject to special permit review. The minimum land area per unit depends on the percentage of lot coverage. Maximum density in the R-5 zone ranges from 70 to 150 dwelling units per acre.

Residential Mixed Use Zone (RMX) is a mixed use zone that permits multifamily residential, office, and limited commercial uses in a mixture established for the area through a special planning district or adopted location standards. Maximum density in the RMX zone is 36 dwelling units per acre.

Residential-Office Zone (RO) is a medium density multifamily zone generally located inside the Central City and in certain areas adjacent thereto. The zone permits development of office uses subject to the granting of a special permit by the planning commission. The special permit allows City review of the project to ensure that the proposed office use is compatible with adjacent residential uses. Maximum density in the RO zone is 36 dwelling units per acre.

In addition to the above residential districts, the City's zoning ordinance allows residential uses in nonresidential zones (Section 17.46.010). The following nonresidential zoning districts conditionally allow residential land uses, including a variety of housing types such as single-family, duplex, and multifamily housing, subject to approval of a discretionary entitlement and development standards as indicated in Table H 8-3.

Employment Center Zone (EC) is a flexible zone for primarily employment generating uses in a pedestrian friendly setting with ample private and/or public open space. The EC zone provides the opportunity for a variety and mix of supporting uses including support retail, residential, and light industrial, as well as residential uses (on up to 25 percent of EC lands).

Limited Commercial Zone (C-1) is a limited commercial zone that allows office, retail stores, and commercial service establishments that are compatible with residential developments. This zone is intended to be applied to small parcels that are surrounded by a residential neighborhood. For residential use in the C-1 zone, a minimum lot area of 1,500 square feet per dwelling unit, (equivalent to 29 dwelling units per acre) is required. Building height must be 35–55 feet in the Central City (with no height requirements outside the Central City), and yard requirements range from zero to 26 feet for rear-yard setbacks.

General Commercial Zone (C-2) is a general commercial zone that provides for the sale of commodities or performance of services including repair facilities, offices, small wholesale stores or distributors, and limited processing and packaging. Development standards in the C-2 zone are similar to the C-1 zone, with some differences in the yard setbacks in Central City areas.

Central Business District Zone-Special Planning District (CBD or C-3) applies to an approximately 70 block portion of the Central City. The CBD or C-3 zone is intended for the most intense retail, commercial, and office developments in the City. Residential developments in the CBD or C-3 zone are associated with building distance requirements and a special permit required for the construction or expansion of a building greater than 40,000 square feet. No residential density limits exist for this zone district.

Shopping Center Zone (SC) provides a wide range of goods and services to the community. The development standards for residential development in the SC zone include: (1) a height limit of 35 feet outside of the Central City area and 35 feet within the Central City (building heights may be greater than 35 feet in the Central City area with approval of a special permit); (2) yard setbacks that range from 0 to 15 feet in the rear and 20 feet in the front and interior side yards; and (3) a minimum lot area of 1,500 square feet per dwelling unit (equivalent to a density of 29 dwelling units per acre).

Heavy Commercial Zone (C-4) is a commercial zone designed primarily for warehousing, distribution types of activity, and those commercial uses having a minimum of undesirable impact on nearby residential areas. The development standards for residential development in the C-4 zone include: (1) a height limit of 75 feet outside of the Central City area and 35 feet within the Central City (building heights may be greater than 35 feet in the Central City area with approval of a special permit); (2) yard setbacks that range from 0 to 15 feet in the rear and 0 to 25 feet in the front yard; and (3) 45–70 percent lot coverage with a minimum lot area of 250–500 feet per dwelling unit (equivalent to a density of 87 to 174 dwelling units per acre).

The City of Sacramento uses overlay zones that are districts encompassing one or more underlying zones. These overlay zones establish additional regulatory incentives and development standards for residential uses in commercial and mixed use zones. The following overlay zones allow residential land uses by right:

Neighborhood Corridor Overlay Zone (NC) encourages the development of new housing in specified corridors zoned as general commercial and located within low- to medium-density neighborhoods.

Urban Neighborhood Overlay Zone (UN) encourages the development of new housing and mixed-use development in specified C-2 and

Residential Mixed Use zoned areas near in Central City neighborhoods.

Midtown Commercial Overlay Zone (MC) encourages pedestrian uses along J Street including residential uses.

Building Conservation Overlay Zone (BC) encourages the retention of residential uses and historically and architecturally significant structures in specific areas zoned Residential Office (R-O). All residential uses permitted in the R-O zone as a matter of right are permitted within the BC overlay zone as a matter of right.

Transit Overlay Zone (TO) allows a mix of moderate- to high-density residential and nonresidential uses, by right, to promote transit ridership within walking distance of an existing or proposed light rail transit station. The district is intended to promote coordinated and cohesive site planning and design that maximizes development that supports transit. This type of development allows for continuity of pedestrian-oriented streetscapes and activities throughout the district and encourages pedestrians, bicycles, and transit other than automobiles to be used to access employment, services, and residences. This overlay zone provides a streamlined approval process; permits increased heights, densities, and intensities over the base zone for projects with a residential component; and encourages housing and mixed-use projects. The district also restricts certain uses that do not support transit ridership.

Light Rail Station Ordinance and General Plan Amendment. The Light Rail Station General Plan Amendment adds policies that support the recommendations of the Transit for Livable Communities (TLC) project. The ordinance allows residential uses within one-quarter mile of light rail transit stations in C-4, M-1, M-1(s), M-2, and M-2(s) zones, subject to a special permit.

Lastly, the City of Sacramento uses special planning districts (SPD) and planned unit developments (PUD) to allow greater flexibility in design of proposed development projects and otherwise not possible through strict application of zoning regulations. The following describes the purpose of SPDs and PUDs and how they are established.

Special Planning Districts (SPD) establish special processing procedures, flexible development standards, and incentives to regulate properties under multiple ownerships. An SPD is designated, adopted, amended, or removed in accordance with the provisions for rezoning. Only the City Planning Commission and City Council may initiate the approval procedure and only as a result of a redevelopment, general or community plan update or adoption. Each SPD is required to have its own design standards, development standards, list of permitted uses, and project review procedures. Most SPD projects are approved at staff level review to streamline the approval process.

Planned Unit Developments (PUD) provide for greater flexibility in the design of integrated developments. The PUD regulations generally apply to large scale developments (over 100 acres) and encourage the design of well-planned facilities which offer a variety of housing or other land uses through creative and imaginative planning for various types of developments. One example of a PUD includes residential subdivision developments that include a variety of housing types and site plans, accessible open “green spaces,” common recreational areas, community meeting place or recreational facility, and other features benefiting a viable and balanced community. Another example of a PUD includes mixed residential-business developments that combine apartments, convenience shopping facilities, motel-hotel combinations, offices, commercial recreation facilities, or other compatible land uses grouped in a well-designed and coordinated site development.

In 2007, the City Council approved development applications for the Railyards and Township 9 development projects. Both of these projects were former industrial sites close to the Central City that were rezoned to high density, mixed use residential uses. The zones within these projects that permit residential development are as follows:

Township 9

Residential Mixed Use Planned Unit Development Special Planning District (RMX-PUD-SPD) is to provide both residential and commercial development. This district overlays both SPD and PUD requirements atop the RMX designation, which allows multifamily residential, office, and limited commercial uses. Maximum densities range from 80 du/ac to 150 du/ac, depending where the lot is located in the PUD.

Railyards

Residential Commercial Mixed-Use (RCMU) is to provide a wide range of residential and commercial uses, including retail, entertainment, and other uses, in order to facilitate the development of a 24-hour City. The emphasis of this designation is commercial with a residential component. Maximum density for the RCMU zone is 230 dwelling units per acre.

Office Residential Mixed Use (ORMU) is to provide office, residential, hospitality and supporting retail uses in portions of the Railyards area immediately adjacent to the Central Business District. The emphasis for this designation is office and residential. Maximum density for the ORMU zone is 230 dwelling units per acre.

Residential Mixed-Use (RMU) is to provide an urban residential neighborhood with accompanying neighborhood-serving retail and restaurant uses. The emphasis for this designation is residential.

Further details of the aforementioned land use designations may be found within the Railyards Specific Plan and Township 9 PUD Guidelines.

Parking Standards

Parking requirements for residential uses are shown in Table H 8-5. Recognizing the impact of parking requirements in achieving compact, urban infill development, the City does not require parking for homes on small lots less than 3,200 square feet located in the Central City. This same consideration is given for multifamily units; parking requirements for multifamily housing developments in the Central City are 1.0 spaces per dwelling unit as compared to 1.5 spaces per dwelling unit for units outside the Central City. The City’s parking requirements are relatively low overall, both in infill and greenfield areas and do not in general represent a constraint to the development of housing or achievement of permitted residential densities. However, these standard parking requirements could be restraining for developments of efficiency units and senior housing, both of which might not necessitate as much parking as a family oriented housing project.

Table H 8-5 Parking Standards for Residential Uses	
<i>Land Use</i>	<i>Spaces Required for Each Land Use</i>
Single-family/halfplex/duplex (lot <3,200 sf in Central City)	0 spaces per dwelling unit
Single-family/halfplex/duplex (general)	1 space per dwelling unit
Multifamily (3 units or more) (Central City)	1 space per dwelling unit + 1 guest space per 15 units
Multifamily (3 units or more) (general)	1.5 spaces per dwelling unit + 1 guest space per 15 units (guest space shall be clearly marked) (7 units or fewer do not require a guest space)
Artist’s live/work space	1 space per 1,000 gross sq. ft. or comply with Section 17.24.050(49)
Fraternity/sorority house, dormitory	1 space per 3 occupants
Residential hotel (SRO)	1 space per 10 units + 1 space for manager

Source: City of Sacramento Zoning Code, 2007.

Conclusions Regarding City Development Standards

As a whole, the City's development standards, such as parking, height, lot coverage, setbacks, and landscaping are fairly liberal and allow for the maximum densities to be achieved in each zoning district. In those zones that allow residential densities and heights consistent with three or four-story construction (R-3, R-3A, R-4, R-5, RMX, and C-2), a review of six recent infill projects ranging in size from 16 to 141 units found that the average

density of these projects achieved 86% of the maximum density permitted by zoning. This relatively high ratio of actual to maximum density suggests that the City's development standards do not represent a significant constraint to achieving maximum densities.

In those zones that allow higher densities and building heights (such as the R-5 zone with a special permit, the CBD/C-3 zone, and the C-4 zone), the achievable density often has less to do with the City's development standards than market conditions. To build to the maximum height and density allowed in these zones often requires more expensive construction techniques that may not be financially viable. For example, two projects (one recently completed and the other under construction) in the R-5 and C-2 zones, which allow between 70 and 150 units per acre, achieved an average density of 70 units per acre. To build to the maximum density in each case would have required buildings of six or more stories and structured parking, which may not be financially feasible under current market conditions even with the City's development standards.

The City's maximum building lot coverage ranges from 50 to 70 percent in residential zones (except in the RE, R-1 and R-2 zones), with no limits in commercial zones. Setback and yard requirements are modest in higher density residential zones and do not impede the achievement of maximum allowable densities. Similarly, landscaping, which is required in front and side street set-back areas, can be accommodated without reducing the permitted building lot coverage. Finally, the minimum lot area per dwelling unit is consistent with the maximum allowable residential density.

The City's required parking outside the Central City area is one type of development standard with the potential to create a challenge in achieving maximum zoned residential densities, particularly for multifamily projects with a large percentage of smaller units. The City requires 1.5 spaces per unit regardless of unit size in multifamily projects outside the Central City area. A new implementation program proposed in this Housing Element (Program 59) will be to reduce the parking requirement for senior and efficiency units from 1.5 spaces per unit to one space per unit outside the Central City area.

The ability to achieve a particular density in the City of Sacramento does not seem to be an issue of concern by the development community, particularly for affordable housing projects. Between 2003 and 2007 not a single density bonus (including the accompanying incentives such as reduced parking or setbacks) was requested by affordable housing developers. Such a lack of demand for density bonuses is further evidence that the City allows reasonable densities that are achievable under the City's development standards and sufficient to meet market demand and feasibility.

Provisions for Second Units

Second units are attached or detached dwelling units for one or more persons located on the same lot as the main house (primary residence). A

second unit is permitted by right in all residential zones subject to compliance with development and design standards. Second units are permitted on all lots containing a permanent single-family dwelling. The following development standards apply to second units (for full details see Sacramento City Code Section 17.24.050[30]):

- Only one second unit is allowed per lot.
- The property owner must occupy at least one of the two units.
- The area of a detached second unit shall not exceed 850 square feet. The area of an attached second unit shall not exceed 30 percent of the floor area of the primary residence.
- At least one off-street parking space must be provided per bedroom of the second unit.
- Design of the second unit must be compatible with the primary residence per Section 17.24.050(30) (viii).

The maximum size permitted for second units could limit the construction of second units of sufficient size for couples or small families. In particular, the limitation on the size of second units not exceeding 30 percent of the floor area of the primary residence could constrain the construction of second units on properties with small primary residences. For example, on a property with a 1,000 square foot primary house, a second unit would be limited to 300 square feet. This is equivalent to a room measuring 15 feet by 20 feet, about the size of an average living room.

Any provision to allow for larger second units would need to be weighed against the potential impacts of such larger units on service demands, neighborhood compatibility, parking and traffic, and other concerns.

The requirements described above provide for second units in a variety of situations (attached or detached) in compliance with state law. However, requirements for second units, including the maximum size and the parking requirement of one space per bedroom, are a potential constraint. Since 2002, 179 second units have been developed in the City of Sacramento, suggesting that the effects of these constraints may be minor.

Manufactured Homes and Mobile Home Parks

State law requires that cities and counties allow the placement of manufactured homes (also referred to as factory-built homes and modular homes) meeting federal construction standards and manufactured home subdivisions in single-family neighborhoods.⁶ Government Code sections 65852.3 through 65852.5 require that manufactured homes be permitted in

⁶ The National Manufactured Housing Construction and Safety Standards Act of 1974 (also referred to as the Manufactured Home Act of 1974).

single-family districts subject to the same land use regulations as conventional homes. Government Code section 65852.7 requires that cities and counties allow mobile home parks (including condominium and cooperative parks) in all residential zones.

In keeping with state law, the City's Zoning Code allows manufactured homes on permanent foundations in the same residential zones as single-family dwellings except within the Central City. Manufactured homes must comply with the same development standards as single-family dwellings.

Sacramento allows mobile home parks in nearly all residential and many nonresidential zoning districts, subject to the granting of a special permit by the planning commission. In addition, the zoning ordinance currently regulates the development and maintenance of mobile home parks. The regulations restrict mobile home parks to a minimum five-acre site and a maximum density of ten mobile home spaces per acre. The only zone in which manufactured and mobile home park development cannot occur is the R-1B zone, a zone for single or two-family units, generally located in the Central City. The City's standards for manufactured homes and mobile home parks do not pose constraints to the placement or development of these housing types. In fact, the City provides ample opportunities and locations for these types of housing.

The following is a summary of key provisions of the zoning ordinance applicable to the use of manufactured or mobile homes in Sacramento:

- The distance between outermost parallel exterior walls shall be at least 20 feet.
- The covering material used on a substantial portion of each exterior perimeter wall of the dwelling must touch or overlap either the foundation or a solid perimeter curb or skirt. The perimeter curb or skirt must be concrete, masonry, or other solid nonmetal, all-weather material.
- The dwelling is required to have on-site parking
- A mobile home/manufactured home on an approved foundation used as a single-family dwelling is permitted in all residential zones except within the Central City.
- Any mobile home located in the Flood Fringe Overlay Zone must comply with additional development standards.

Density Bonuses

State law requires cities and counties to approve density bonuses for housing developments that contain specified percentages of units affordable to very low- or low-income households or units restricted to occupancy by seniors. Under state law (California Government Code, section 65915–65918),

housing developers may qualify for several types of density bonuses—up to 35 percent—based on the percentage housing units in a development affordable to very low-income, low-income, moderate-income, or senior households. Density bonus units must be restricted to occupancy by seniors or affordable to the targeted income for at least 30 years.⁷ Depending on the percentage of affordable units and the income level(s) to which the units are affordable, cities and counties must also grant at least one to three “concessions” (additional incentives) in addition to a density bonus.

To comply with state law, Chapter 17.186 of the Municipal Code, which contains the City’s density bonus requirements, must be revised to reflect current density bonus law. Several references to state law in the City’s code are outdated. Other references to the percentages of affordable housing and targeted incomes required for density bonuses and the percentages of density bonuses to be granted are also outdated. However, even without higher densities permitted under current state density bonus law, maximum densities allowed by the City (see Table H 8-2 above) often exceed the densities needed for the production of affordable housing.

Mixed-Income Housing Program

The City of Sacramento adopted the Mixed Income Housing Ordinance (Inclusionary Ordinance) in October 2000, which requires that developments within new growth areas include at least 15 percent of their housing units at prices affordable to low- and very low-income households. An inclusionary housing requirement has the potential to constrain housing production by adding to the cost of building housing if developers must build the required affordable housing at less than cost, donate land, and/or pay in-lieu fees. The City has sought to reduce the cost impact of its ordinance by:

- Limiting the ordinance’s application to new growth areas, including North Natomas, Delta Shores, North Laguna Creek and other lands on southern border of the City of Sacramento, north of interstate 80, the two railyard redevelopment areas, and vacant lands on the City’s southeast border;
- Exempting infill areas, which are harder and more costly to develop;
- Excluding housing rehabilitation projects, mobile home parks, and small projects of nine or fewer units;
- Allowing for alternatives to the on-site construction of affordable units for exclusively single-family developments (land donation and off-site construction);

⁷ Seniors include persons aged 62 or older, or 55 and older when living in a senior citizen housing development, as defined in section 51.3 of the California Civil Code.

- Allowing for alternative compliance options for condominiums of 200 units or less and for small single-family developments less than five gross acres; and
- Offering incentives to reduce the cost of complying with the ordinance, such as fee waivers or deferrals, financial assistance in constructing affordable units, modification of public works standards, allowances for less expensive interior finishes on affordable units, permit streamlining, and density bonuses.

As an example, a single-family development in North Natomas required to comply with the Mixed Income Housing Ordinance can be approved as a moderate density subdivision with smaller housing units at higher densities (an average density of 12 units per net acre and a mix of patio homes, halfplexes, duplexes, bungalows, or second units) to reduce development costs, increase affordability, and allow a developer to comply with the ordinance. Such a development could choose to incorporate its inclusionary units on site or cause to be constructed (often through partnerships with affordable housing developers) a multifamily rental apartment complex off-site of the single-family development.

The Sacramento Housing and Redevelopment Agency administers the Mixed Income Housing Ordinance the City and is working on revisions to encourage homeownership outcomes by increasing the affordability target for homeownership units and allowing additional equity sharing for purchasers of inclusionary housing units.

Building Codes

Building codes regulate the construction of dwellings and apply to plumbing, electrical, and mechanical systems. The purpose of building codes and their enforcements is to protect the public from unsafe conditions associated with faulty construction. The City of Sacramento enforces state building code standards (Title 24) for all structures subject to the code, including the construction and rehabilitation of housing.

Based on the minor modifications of the state building code and efforts to use code enforcement as a tool to catch problems before they require more extensive repairs or demolition, building code and code enforcement practices and regulations by the City of Sacramento are not considered to represent a constraint to the provision of housing or affordable housing in the City. Building code modifications and City code enforcement practices are described below.

State law offers local government the option of amending the state standards based on geographical, topological, or climate considerations. Further, state housing law provides that local building departments can authorize the use of materials and construction methods other than those specified in the uniform code if the proposed design is found to be satisfactory and the materials or

methods are at least equivalent to that prescribed by the building codes. The City of Sacramento adds three supplemental requirements to the state building code standards: (1) self-illuminated house address numbers, (2) four-inch slab for all non-engineered foundations, and (3) Class B shake and shingles for all residential structures. These amendments to the uniform codes do not pose a significant impediment to the cost of residential development.

Building code standards are upheld through code enforcement. Code enforcement in Sacramento includes both reactive inspections (in response to complaints) and proactive inspections of rental units in focused areas (Oak Park and Dixie areas). The proactive inspections focus areas were chosen based on the number of rental properties and the number of code enforcement, police, and fire calls to the areas. Based upon recent City Council action, this pro-active rental inspection program has been expanded citywide in order to ensure proper maintenance of rental properties in Sacramento.

City enforcement of the building code to remove hazardous and dangerous buildings has resulted in the demolition of some affordable housing. However, the City's pilot program of rental inspections within focused areas has resulted in a high compliance rate for needed repairs. The expanded use of this program has the potential to address building condition issues before they progress to conditions requiring demolition or substantial rehabilitation, and to promote the exploration of rehabilitation opportunities before demolition.

Infrastructure Requirements

The Development Engineering and Finance Division implements on- and off-site improvement requirements, including standards for street construction, sidewalks, curbs, gutters, and, in some instances, parking and/or bicycle lanes. Residential development may also necessitate constructing water, sewer, and drainage improvements. All improvements are generally completed as conditions of tentative map approval and are developer financed. Complying with certain infrastructure improvements may be perceived as a constraint on the provision of housing for all income levels.

For infill projects, the City code requires the repair of defective sidewalks, minimum driveway lengths, and maneuvering areas that can be difficult to build on smaller infill sites. The code also requires dedication and improvement of full-street or alley frontages, although exceptions have been granted for existing infill lots used exclusively for residential purposes. Furthermore, the Planning Commission may approve variances from City standards based on hardship considerations. The City has established two new Capital Improvement Programs (CIPs) that dedicate \$370,000 annually to assist with infrastructure requirements associated with residential infill projects and redevelopment projects. The City is also pursuing the State's Workforce Housing Grants and the Sacramento Area Council of Government's (SACOG) Community Design Grants to provide additional funds to assist with infrastructure requirements associated with infill.

The Development Engineering and Finance Division adopted narrow local street standards that facilitate pedestrian activity, parking, landscaping, and street trees, but which may also help to facilitate housing development. For instance, residential infrastructure costs could be measurably reduced by reducing requirements for street widths, curbs, gutters and sidewalk widths, and by requiring sidewalks on only one side of the street. A reduction in street widths and sidewalks could result in an increase in the number of units that could be accommodated on any given parcel of land. This however, must be balanced with fire safety standards to provide adequate emergency access for emergency vehicles. Nonetheless, increased flexibility in street standards would allow greater land area and increased density, which would result in a per-lot cost reduction. This savings could ultimately be reflected in the price of housing to the residential consumer.

The City has become increasingly flexible in street standards for infill development as mentioned in Section 6.2. The City also allows a 41-foot right-of-way for local streets in infill areas. This is in contrast to the standard 53-foot right-of-way that has separated sidewalks with tree planters, which is required in all greenfield developments (non-infill sites).

Although infrastructure requirements represent a cost to developing housing, the City does not believe its improvement standards are unreasonable or represent a significant constraint. The City has reduced infrastructure requirements to permit infill residential development and required street widths have been reduced, helping to cut infrastructure costs. A sewer and sanitation waiver/deferral program is also used to reduce the constraining effects of high initial infrastructure costs on affordable housing development.

Infrastructure Availability

Infrastructure constraints and availability are discussed in Chapter 5, Land Inventory.

Development Impact Fees

The provision of public facilities and services for new development in Sacramento is funded in part by taxes and fees. These taxes and fees are levied against development projects in proportion to the expected fiscal impact on the community. Development impact fees are determined as a proportional share of cost to fund capital improvements (such as roads, schools, and utilities) needed to serve the development project.

The City of Sacramento's impact fees typically fall at the low end of the range of charges by other jurisdictions in the region. Economic Planning Systems (EPS) prepared a fee comparison in April 2007, which includes several jurisdictions within the Sacramento Region. These comparisons should be used with caution because the infrastructure items paid by fees and special taxes versus private capital may be different for the various projects. These costs are estimates to be used only for comparison purposes.

As of January 2007, the fees charged by the cities and other agencies for a hypothetical single-family home ranged from a low of \$42,617 in Dixon to \$60,976 in the City of Sacramento's Natomas Basin and to a high of \$89,002 in the Springlake area of Woodland. In February 2007, fees for multifamily development ranged from a low of \$18,043 in Roseville to \$26,918 in the City's Natomas Basin to a high of \$55,823 in Fairfield. Tables H 8-6 and 8-7 provide typical fee breakdowns for the City of Sacramento for single-family and multifamily projects. These totals include both citywide fees and plan area fees, which are often imposed on local development areas in order to fund local needs. For each table, the fees are based on a 100-unit development.

Table H 8-6 Typical Single-Family Fees		
<i>Planning</i>	<i>Single-Family Infill</i>	<i>Single-Family New Growth</i>
Negative Declaration	\$4,494.00	\$4,494.00
Tentative Map	\$7,500.00	\$7,500.00
Development Engineering Review	\$700.00	\$700.00
Utilities Review	\$250.00	\$250.00
Planning Technology Fee	\$479.76	\$479.76
Development Engineering		
Final Map Charge	\$3,250.00	\$3,250.00
Tree Planting	\$10,000.00	\$10,000.00
Survey Monumentation	\$0.00	\$0.00
Plan Check/Inspection	\$49,250.00	\$49,250.00
Material Testing	\$0.00	\$0.00
Streetlight Design	\$0.00	\$0.00
Utilities		
Water Service w/Meter	\$38,500.00	\$38,500.00
Water Usage	\$5,355.00	\$5,355.00
Building Inspections		
Plan Check	\$36,232.45	\$36,232.45
Building Permit	\$169,100.00	\$169,154.00
Technology Surcharge	\$2,842.00	\$2,842.00
Impact Fees and Taxes		
Quimby Fees	\$447,000.00	\$1,229,250.00
General Plan Fee	\$11,236.00	\$11,236.00
Construction Excise Tax	\$152,320.00	\$152,320.00
Business Operations Tax	\$7,616.00	\$7,616.00
Water Development Fee	\$230,500.00	\$230,500.00
Sewer Development Fee	\$13,055.00	NA
Sacramento Area Sewer District Fee	NA	\$250,000.00
Regional Sanitation Fee	\$272,500.00	\$710,000.00
Strong Motion Instrumentation	\$3,998.00	\$3,998.00
Residential Construction Tax	\$38,500.00	\$38,500.00
School Impact Fee	\$428,000.00	\$1,012,000.00
Park Impact Fee	\$225,100.00	\$484,300.00
Flood Control - SAFCA, CIEF	NA	\$358,000.00
Total Fees	\$2,157,778.21	\$4,850,727.21
Total Fees Per Unit	\$21,577.78	\$48,507.27

Source: City of Sacramento Planning Department, 2008.

Table H 8-7 Typical Multifamily Fees		
<i>Planning</i>	<i>Multifamily Infill</i>	<i>Multifamily New Growth</i>
Negative Declaration	\$1,669.00	\$1,669.00
Planning Director Plan Review	\$3,500.00	\$3,500.00
Design Review	\$322.00	\$322.00
Development Engineering Review	\$250.00	\$250.00
Planning Technology Fee	\$219.64	\$219.64
Building Department		
Building Permit	\$87,317.25	\$87,317.25
Technology Fee	\$6,347.15	\$6,347.15
Plan Review	\$71,361.40	\$71,361.40
Utilities		
Plan Review	\$1,575.00	\$1,575.00
Water Supply Report	\$500.00	\$500.00
Impact Fees and Taxes		
General Plan Fee	\$7,419.25	\$7,419.25
Construction Excise Tax	\$68,880.00	\$68,880.00
Quimby Fees	\$264,000.00	\$726,000.00
Business Operations Tax	\$5,028.50	\$5,028.50
Water Development Fee	\$66,865.00	\$66,865.00
Sewer Development Fee	\$133,125.00	NA
Erosion & Sediment Control Fee	\$4,000.00	\$4,000.00
Building Erosion & Sediment Control Fee	\$1,000.00	\$1,000.00
Sacramento Area Sewer District Fee	NA	\$187,500.00
Regional Sanitation Fee	\$204,375.00	\$532,500.00
Strong Motions Instrumentation	\$1,257.10	\$1,257.10
School Impact Fee	\$187,250.00	\$442,750.00
Park Impact Fee	\$132,900.00	\$285,300.00
Flood Control - SAFCA, CIEF	NA	\$92,750.00
Habitat Conservation Fee	NA	\$16,847.65
Total Fees	\$1,249,161.29	\$2,611,158.94
Total Fees Per Unit	\$12,491.61	\$26,111.59

Source: City of Sacramento Planning Department, 2008.

A project applicant in the City can receive a \$5,000 reduction of fees for small infill projects in targeted areas. In new growth areas, development and impact fees can be reduced by \$4,000 per inclusionary unit affordable to very

low-income households, and by \$1,000 per inclusionary low-income unit. Under the zoning ordinance, the Planning Director may waive planning fees for projects serving low-income households. The Sacramento Housing and Redevelopment Agency (SHRA) administers a fee waiver and deferral program for affordable housing projects throughout Sacramento County that allows for waivers and deferrals of regional sewer and sanitation fees. Sewer impact fees currently range from \$2,100 per unit for a multifamily infill project to \$7,450 per unit for a single-family greenfield unit and sanitation fees range from \$9,000 per acre for a multifamily infill project to \$15,000 per acre for a single-family greenfield project.

The City's development fees represent a significant cost, especially as a proportion of the total development cost of affordable housing. Because subsidized affordable housing is restricted in the rent or sales price that can be charged, development fees impact the cost of providing that affordable housing more than market housing, which can seek to recoup excessive costs through price increases to the homebuyer or renter. Higher fees add to development cost, requiring additional subsidies or other funding for an affordable project. For non-subsidized projects designed to provide "entry level" housing, fees can also represent a significant proportion of the total cost of the unit.

However, the City's fees remain relatively low compared to other jurisdictions in the region. In addition, the City has programs in place that have the potential to reduce or waive fees where necessary to help provide affordable housing. The City's development fees are therefore not considered to represent a constraint on housing production.

Permit Processing

The City of Sacramento meets state-required timelines for the approval of development permits, as shown in Table H 8-8. The time required for development approval is not generally a constraint or substantial cost to housing developers. An overly lengthy review process, however, could adversely affect an affordable housing project if the time required to obtain approval affects the applicant's ability to access funding for the project (e.g., government loans, low-income housing tax credits, mortgage revenue bonds, etc). For this reason, expedited permit review can provide an additional level of certainty that the amount of time required for project approval will not adversely affect the developer's ability to access funding. Review of the City's permit processing and requirements for obtaining use permits does not indicate any significant impediments to cost or time required for approval of residential development. In fact, the City has implemented a coordinated, team-oriented approach to permit review called "MATRIX" to reduce the overall time required development review, particularly complex projects requiring multiple permits.

Table H 8-8 Permit Processing	
<i>Application Type</i>	<i>Estimated Approval Time</i>
Special permit (zoning administrator)	2 months
Special permit (planning director)	3 months
Special Permit/tentative map (planning commission)	5 months
Rezone/planned unit development	8 months
Community plan amendment/General Plan amendment	8 months
Environmental impact report	10 months

Source: Data compiled by EDAW in 2007.

The City uses the MATRIX system to streamline the permitting process. The MATRIX merges the staff from all City departments related to the development review process into specialized teams organized around development types. This system eliminates the traditional departmental divisions based on functions to coordinate the customer's interaction with the City. At the concept phase of a project, customers will be working with a specialized City team that consists of planners, building inspectors, engineers, landscape architects, and other professionals. The goal is to "Get the Customer to Success" in a timely, seamless, and predictable development review process.

For smaller, individual construction projects, the City's "Virtual House" Web site tool helps homeowners identify requirements for several common types of renovation projects. In addition, minor permit applications may be submitted online and a permit center is open one evening a week to aid working homeowners.

The Infill House Plan Program streamlines the development process by providing preapproved plans for high-quality single-family homes suitable for the City's older neighborhoods and redevelopment areas. Under this program, users can purchase plans that are preapproved through the City's process for reviewing designs and building plans, saving time and money. The program was developed to facilitate developing the large numbers of vacant lots within many of the City's older neighborhoods. The homes were designed with neighborhood input and meet or exceed the City's design standards.

Further descriptions of permits and their processing procedures are provided in the following subsections.

Design Review and Historic Preservation

The City of Sacramento requires design review according to the standards of one of 15 districts, or of the citywide design standards in areas that do not

fall within the boundaries of the districts. In addition, historic districts have been designated, primarily in the Central City and Oak Park areas. These districts include restrictions, including requirements for certificates of appropriateness, which have the potential to limit new development.

Design review occurs concurrently with other permit processing, and does not typically add to overall processing time, although design review can add expense to a project. The City's design standards are comprehensive and well documented, and the process is predictable and standardized. Since project design is a significant source of community opposition to projects, the City's standardized design review can neutralize this opposition, streamlining project approval.

Special Permit Process

The special permit (or conditional use permit) process is described in the City's zoning ordinance under Chapter 17.212. A special permit is a zoning instrument used primarily to review the location, site development, or conduct of certain land uses. These are uses that generally have a distinct impact on the area in which they are located, or are capable of creating special problems for bordering properties unless given special attention. A special permit may be granted at the discretion of the zoning administrator, planning commission or City Council and is not the automatic right of any applicant.

Special permits are generally not required for single-family or multifamily units. Special permits are required for alternative ownership units (townhouses, patio homes, etc.) in order to regulate setback, lot coverage, access, and design. Special permits are also required for temporary and permanent emergency shelters, but only when defined development standards (1,000 foot separation between shelters, 500 foot separation from churches, schools, parks, and single-family areas, location within 1,000 feet of a transit line or shuttle) are not met.

Plan Review

Plan review is intended to ensure that a proposed development is consistent with the General Plan and any applicable community or specific plans. In addition, this review ensures that utilities and infrastructure are sufficient to support the proposed development and are compatible with City standards and that the proposed development is compatible with surrounding development. Plan review is discretionary in nature and is subject to approval by the planning commission, zoning administrator, or planning director. A plan review for a proposed development may not be denied solely because of the proposed land use. However, findings must be made to ensure that the development is consistent with City policies and development standards, and not contrary to the public health or safety or injurious to the property or improvements of adjacent properties.

Rezone

Rezoning may be initiated by the Planning Commission, the City Council, or an application by the property owner. Notice of a public hearing related to the proposed rezoning is given by publication and by mail to the owners of real property located within 500 feet of the subject real property. After completion of notice and public hearing, the planning commission may recommend approval, denial, or modification of a rezoning and forward to the City Council for action. Upon receipt of a recommendation on a rezoning from the Planning Commission, the City Council sets the matter for another public hearing and notice is given to the owners of real property located within 500 feet of the subject real property. After completion of notice and public hearing, the City Council may approve or modify a rezoning by adoption of an ordinance or disapprove the rezoning.

Subdivision Approval

The purpose of the subdivision approval process is to regulate and control the division of land within the City of Sacramento and to supplement the provisions of the California Subdivision Map Act concerning the design, improvement, and survey data of subdivisions, the form and content of all required maps provided by the Subdivision Map Act, and the procedure to be followed in securing the official approval of the City regarding the maps. The requirements of the subdivision code are necessary to preserve the public health, safety, and general welfare; to promote orderly growth and development; to promote open space, conservation, protection, and proper use of land; and to ensure provision for adequate traffic circulation, utilities, and other services of the City.

The most common form of dividing land is through tentative maps that involve the subdivision of land into five or more parcels and are regulated by the Subdivision Map Act. Applications for tentative maps resulting in divisions of land into five or more parcels are decided by the Planning Commission. Parcel Maps (land divisions of four parcels or fewer) are approved by the Zoning Administrator.

Community Plan

An amendment to a land use designation in a General Plan or community or specific plan may be initiated by the planning director, planning commission, City Council, or an application by the property owner. At least one public hearing is held before the planning commission and the City Council prior to adoption of an amendment to the General Plan or any community or specific plan. Notice of the hearing is given by publication and by mail to the owners of real property located within 500 feet of the subject real property. After completion of notice and public hearing, the planning commission may recommend approval, denial, or modification of the plan amendment and forward to the City Council for action. Upon receipt of a recommendation on a plan amendment from the planning commission, the City Council sets

the matter for a public hearing. After completion of notice and public hearing, the City Council may approve or modify a plan amendment by adoption of a resolution or disapprove a plan amendment.

Environmental Review Process

The City's Environmental Planning Services Division (EPS) is responsible for major analyses required by the California Environmental Quality Act (CEQA) and the National Environmental Policy Act (NEPA). EPS prepares and/or oversees the preparation of all environmental documents, technical studies, and associated permit applications required in compliance with CEQA and NEPA before the City approves the project. Discussion related to environmental impact review focuses on CEQA because the majority of residential related development projects are required to meet requirements of CEQA and do not involve any federal related component that would require the project to comply with NEPA also.

The basic goal of CEQA is to develop and maintain a high-quality environment now and in the future. CEQA applies to projects proposed to be undertaken or requiring approval by state and local government agencies. Projects are activities that have the potential to have a physical impact on the environment and may include the enactment of zoning ordinances, the issuance of conditional use permits, and the approval of tentative subdivision maps. The City of Sacramento acts as the lead agency for completing the environmental review process required by CEQA.

The City requirement for conducting environmental impact review in compliance with CEQA is applicable to all development projects and the City does not require any procedures beyond what is required by CEQA. There is no evidence that the requirement for conducting environmental impact review for projects in the City of Sacramento presents a constraint to the production of housing in Sacramento.

Provision for a Variety of Housing Types

The City of Sacramento encourages and facilitates the development of a variety of housing types, including emergency shelters, transitional housing, supportive housing, housing for agricultural employees and single-room-occupancy (SRO). The following analysis explains how the City facilitates these housing types.

Housing for Persons with Disabilities and Supportive Service Needs

Persons with special needs or disabilities have a number of housing needs related to accessibility of dwelling units, access to transportation, employment and commercial services, and alternative living arrangements that include on-site or nearby supportive living services. The City ensures that new housing developments comply with California building standards

(Title 24 of the California Code of Regulations) including handicapped accessibility requirements.

The City of Sacramento's zoning ordinance allows specialized housing use types for persons with disabilities. The City permits care facilities, home occupations, residential hotels, and second residential units as types of residences that could benefit persons with disabilities in residential and some nonresidential zoning districts (see Tables H 8-3 and 8-4).

Group homes (called "family care facilities" in the City code) with six or fewer residents are permitted by right in residential and commercial districts (including districts R-E, R-1, R-1A, R-1B, R-2, R-2A, R-2B, R-3, R-3A, R-4, R-5, R-0, C-1, C-2, and C-3). "Family care facility" is defined as a facility which provides primarily nonmedical resident services to six or fewer individuals in need of personal assistance for daily activities. Family care facilities require a special permit in RMX zone.

Group homes with more than six residents (defined by the City code as "residential care facilities") are permitted in all residential zones R-1, R-1A, R-1B, R-2, R-2A, R-2B, R-3, R-3A, R-4, and R-5 with a special permit. (The special permit process is described above.)

Reasonable Accommodations

The City of Sacramento currently does not have a specific program to ensure that reasonable accommodations are made for persons with disabilities. No defined process has been established to provide people with disabilities with a way to ensure that their needs are met by the City's zoning, building, and permitting process. This represents a potential constraint to the development of housing meeting the needs of all of the City's residents and will be addressed in the program chapter (Chapter 9, Housing Goals, Policies, and Programs) of this document.

ADA Retrofit

The City adheres to the standards set forth by Chapter 11 of the California Building Code regarding accessibility. The City does not check plans for compliance with ADA guidelines, but instead the City checks plans for compliance with 2001 California Building Code, Chapter 11 (Accessibility) Compliance.

If someone wants to or has to retrofit residential units to make them accessible, the owner and the owner's architect are responsible for complying with the building code and making the appropriate modifications. The City issues building permits and inspects the modifications based on the requirements set forth by the California Building Code, Chapter 11 (Accessibility) Compliance. The owner and architect are liable for whether or not his or her residential building is accessible or compliant with ADA guidelines.

Emergency Shelter and Transitional/Supportive Housing

Emergency Homeless shelters are defined as temporary residential shelters in the City code. Temporary residential shelters housing fewer than 24 individuals and meeting certain location requirements and development standards are permitted by right in the C-2, C-3, C-4, M-1, M-1(S), M-2, M-2(S) zones (or in the zones R-1, R-1A, R-1B, R-2, R-2A, R-2B, R-3, R-3A, R-4, and R-5 with a planning commission special permit). Temporary residential shelters which house more than 24 individuals are allowed in the same zones, but always require a special permit. Special permits for temporary residential shelters housing more than 24 individuals require staff-level review with a 100 foot noticing requirement. Location requirements for temporary residential shelters specify a 1,000 foot separation between temporary residential shelters, although multiple programs are permitted on a single parcel.

Supportive and transitional housing are not defined in the Zoning Code. A program has been created that that will define and permit these uses as a residential use subject only to those restrictions that apply to other residential uses of the same type in the same zone.

Sacramento does not limit the number of occupants in a dwelling beyond the number allowed by the Uniform Housing Code. Occupancy standards in the Zoning Code refer to families as individuals living as a single housekeeping unit. Rooming and boarding houses are distinguished from family care facilities, residential care facilities, and residential hotels in the Zoning Code.

The City's regulations generally provide for group homes, homeless shelters, transitional housing, and housing with supportive services by right or with limited special permit requirements. Overall these regulations do not present a constraint to their development.

Single-Room Occupancy (SRO) Housing

Single-Room Occupancy (SRO) facilities, defined as residential hotels in the City code, are permitted in the R-5, RMX, R-0, C-1, C-2, C-3, C-4, M-1, M-1(S), M-2 and M-2(S) zones with a special permit. The purpose of the special permit is to ensure compliance with definitional and development standards for SRO units contained in sections 17.16.010 and 17.64.020 of the City code. These standards include:

- A minimum of 220 square feet of floor area plus and additional 100 square feet of floor area for each occupant of an SRO unit in excess of two;
- A separate closet for each SRO unit;
- A kitchen sink, cooking appliance, refrigeration facilities, and light and ventilation conforming to City code requirement;

- A separate bathroom containing a water closet, lavatory, and bathtub or shower; and
- One parking space per 10 units plus one space for the building manager.

The City considers these standards the minimum necessary to ensure the health and safety of occupants and does not believe these standards create unreasonable constraints to the production of SRO-type housing.

In fact, the City, in partnership with SHRA, has embarked on a proactive strategy to encourage the development of SRO units. In 1996, construction was completed on the City funded Pensione K project, providing 137 new SRO units downtown. More recently, on September 26, 2006, the City Council adopted a SRO Preservation/Replacement Action Plan and committed \$15 million to the preservation of existing SRO units and the construction of new SRO units. As an outcome of this plan, the City has committed funding to the rehabilitation of 104 SRO units at the Hotel Berry and 32 SRO units at the Y.W.C.A. In addition, SHRA is actively working on the construction of 150-200 new SRO units, releasing a Request for Qualifications in 2008 for a development team for the 7th and H site. (See Appendix A, pages HA-35 and 41, for further details).

As part of the strategy, SRO units will be developed as efficiency units. These units are similar to studio apartments and offer greater privacy to residents, private bathrooms, and individual cooking facilities. The City and SHRA are making progress towards the objective of this program. As noted in Program 63 the City and SHRA have committed to develop 200 new units and preserve and rehabilitate an additional 100 units in SRO developments.

Housing for Agricultural Workers

As noted in Chapter H-3 (page H 3-50), farmworkers represent a small fraction of the City's labor force. Although little agricultural activity remains within the Sacramento City limits, the region includes significant agricultural activity that attracts farmworkers and their families. The most likely alternative housing need would be for seasonal agricultural workers who reside in the Sacramento region temporarily during those times of year when crop harvesting and processing occur. Such workers need access to group housing or temporary (non-emergency) shelter. The City permits employee housing by right in agricultural zones according the requirements of the Employee Housing Act (sections 17000 – 170652.5 of the California Health and Safety Code.

9 Goals, Policies, and Programs

9.1 Sustainable, Stable and Integrated Communities (H-1)

Sustainable development is not only environmentally sustainable but also planned in a manner that can be socially and economically stable. Housing is an integral component of sustainable development and the new policies and programs of the 2008–2013 Housing Element will compliment larger efforts in other elements of the new General Plan.

Stable neighborhoods are envisioned to include a variety of housing types and densities, complimenting non-residential uses throughout the City. Measures of stability vary for greenfield and infill areas, but both should include housing for all economic groups, a balance between homeownership and rental, accessible public transit, access to jobs, and basic retail services.

Integration of neighborhoods and communities throughout the City contemplates a vibrant and diverse population. Housing, along with other key components in the built environment, plays an important role in the extent of integration one finds in neighborhoods and throughout the larger community.

Sustainability

Sustainable Communities (H-1.1)

GOAL H-1.1

Develop and rehabilitate housing and neighborhoods to be environmentally sustainable.

Policies

H-1.1.1 The City shall promote sustainable housing practices that incorporate a “whole system” approach to siting, designing and constructing housing that is integrated into the building site, consume less energy, water, and other resources, and are healthier, safer, more comfortable, and durable.



9 on F



Transit

Stability

Housing Diversity (H-1.2)

GOAL H-1.2



Mutual Housing at Lemon Hill

Provide a variety of quality housing types to encourage neighborhood stability.

Policies

H-1.2.1 The City shall encourage the development and redevelopment of neighborhoods that include a variety of housing tenure, size and types, such as second units, carriage homes, lofts, live-work spaces, cottages, and manufactured/modular housing.



Riverdale North Townhomes

H-1.2.2 The City shall encourage a greater variety of housing types and sizes to diversify, yet maintain compatibility with, single family neighborhoods.

H-1.2.3 The City shall encourage proper siting, landscaping, house design, and property management and maintenance through the development review process to foster public safety and reduce crime.

H-1.2.4 The City shall actively support and encourage mixed-use retail, employment and residential development around existing and future transit stations, centers and corridors.



Foreclosures

H-1.2.5 The City shall continue to work with neighborhood associations and residents through the planning and delivery of residential development to ensure that neighborhoods are safe, decent and pleasant places to live & work.

H-1.2.6 The City shall support efforts to alleviate the individual and community problems associated with mortgage default and foreclosures.

H-1.2.7 The City shall continue to include the Police Department in the review of development projects to adequately address crime and safety, and to promote the implementation of Crime Prevention through Environmental Design (CPTED) strategies.

H-1.2.8 The City shall continue to educate and market the Housing Choice Vouchers program to landlords to increase affordable housing opportunities.

- H-1.2.9** The City shall continue to work with Capital Area Development Authority (CADA) and the State of California, a major employer in Sacramento, to further the production of affordable and workforce housing, especially in and around downtown.

Integration

Balanced Communities (H-1.3)

GOAL H-1.3

Promote racial, economic, and demographic integration in new and existing neighborhoods

Policies

- H-1.3.1** The City shall encourage economic and racial integration, fair housing opportunity and the elimination of discrimination.
- H-1.3.2** The City shall consider the economic integration of neighborhoods when financing new multi-family affordable housing projects.
- H-1.3.3** The City shall support fair housing education programs offered by local organizations such as the Apartment Owner's Association and the Board of Realtors.
- H-1.3.4** The City shall encourage a range of housing opportunities for all segments of the community as part of the community planning and implementation process for newly annexed, newly developing, re-use and intensification areas.
- H-1.3.5** The City shall continue to use redevelopment tools such as the use of low- and moderate-income housing set-aside funds, land acquisition and financing of infrastructure, and public facilities to promote affordable housing options in redevelopment areas.
- H-1.3.6** The City shall support asset building programs, including those administered by the Housing Authority, for lower income residents. In recognition of the value of asset building, the City shall work with SHRA to encourage such programs as part of the social services required in SHRA funded multi-family developments.

9.2 Production (H-2)

The Housing Element must demonstrate sufficient land with adequate zoning and infrastructure to meet the Regional Housing Needs Allocation (RHNA). The RHNA reflects anticipated household growth in the region and the “share” of that growth expected in each jurisdiction by income level.

Construction of housing units is not mandated in the Housing Element; however, historically the City has been able to meet the production goals of its RHNA primarily through new development in greenfield areas when market production was strong. Affordable housing development in these areas worked in concert with market rate development through inclusionary policies.

While the City will continue to work toward its production goals through housing development in greenfield areas, over time, the General Plan will shift the housing production strategy to one that is primarily based on development in infill areas. Both short term market issues and current development constraints will also shift the market focus to infill development where production is more restricted, expensive and complex.

Adequate Sites (H-2.1)

GOAL H-2.1

Provide adequate housing sites and opportunities for all households.

Policies

- H-2.1.1** The City shall maintain an adequate supply of appropriately zoned land with public services to accommodate the projected housing needs in accordance with the new General Plan.
- H-2.1.2** The City shall promote policies and programs by the Sacramento Area Council of Governments (SACOG) and other regional entities to facilitate the equitable distribution of affordable housing throughout the region.
- H-2.1.3** The City shall monitor and annually report on implementation of Housing Element objectives.
- H-2.1.4** The City shall continue to provide pre-development loans to non-profit organizations for affordable housing developments under the Sacramento Housing and Redevelopment Agency’s (SHRA) Multifamily Lending Guidelines.

Development (H-2.2)

GOALS H-2.2

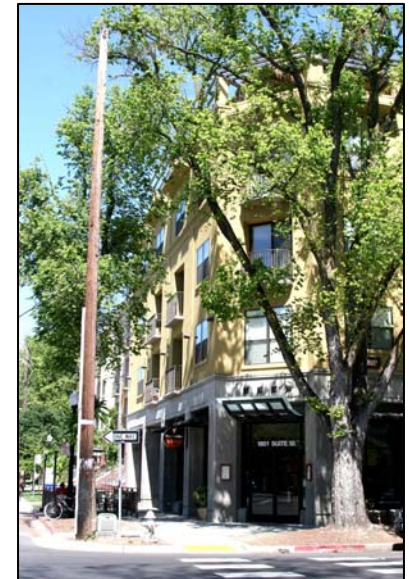
Assist in creating housing to meet current and future needs.

Policies

- H-2.2.1** The City shall promote quality residential infill development through the creation/adoption of flexible development standards and with funding resources.
- H-2.2.2** The City shall use financial tools to diversify market developments with affordable units, especially in infill areas.
- H-2.2.3** The City shall use fee waivers and reductions to help offset development costs for affordable housing including the use of water development fee waivers, sewer credits and other financial incentives.
- H-2.2.4** The City shall adopt policies, programs and procedures to help meet its regional fair share allocation of housing for all income groups in the City.
- H-2.2.5** The City shall pursue and maximize the use of all appropriate state, federal, local, and private funding for the development, preservation, and rehabilitation of housing affordable for extremely low-, very low-, low-, and moderate-income households.
- H-2.2.6** To the extent feasible, the City shall continue to fund and administer the Affordable Housing Fee Reduction Program.
- H-2.2.7** The City shall work with affordable housing developers as well as other agencies and districts to review and reduce applicable processing and development impact fees for very low- and low-income housing units.



Preapproved Infill Housing Plan



18th and L Street – Mixed Use Project

Constraints (H-2.3)

GOAL H-2.3

Remove constraints to the development housing.

Policies

- H-2.3.1** The City shall ensure that its policies, regulations, and procedures do not add unnecessary costs to housing.
- H-2.3.2** The City shall continue to implement the MATRIX program which facilitates interdepartmental review of development applications, encourages pre-application meetings with planning and building staff, and streamlines the overall planning application and building process for all development types.
- H-2.3.3** The City shall continue to streamline the permit application process to reduce the length of time for review and approval of housing developments.
- H-2.3.4** The City shall provide for early notification and consultation with appropriate neighborhood organizations to facilitate resolution of land use issues.
- H-2.3.5** The City shall continue to require adequate flood protection when approving new development.
- H-2.3.6** The City shall continue to improve the zoning ordinance to establish clear development standards, and approval procedures for a variety of housing types, including, but not limited to, multi family housing and emergency shelters.
- H-2.3.7** The City shall continue to seek new sources of financing for necessary infrastructure improvements for new development.

9.3 Extremely Low-Income and Special Needs (H-3)

Creating housing opportunities for extremely low-income (ELI) and special needs households, especially when compared to production-driven affordable housing, requires a greater effort, higher level of investment, consistent political support, and greater financing innovation. While the housing needs and strategies for each of these groups are not identical, a greater City role that drives development and investment is envisioned to serve each group. The City has already demonstrated its high level of commitment in adopting the Single Room Occupancy (SRO) Strategy, Ten-Year Plan to End Chronic Homelessness, Preservation Ordinance and its approval of the public housing asset repositioning strategy.



Folsom Blvd. Apartments

Extremely Low-Income (H-3.1)

GOAL H-3.1

Provide a variety of housing options for extremely low-income (ELI) households.

Policy

H-3.1.1 The City shall promote the siting, production, rehabilitation, and preservation of housing for ELI households, including non traditional housing types.



Hotel Berry - SRO

Special Needs (H-3.2)

GOAL H-3.2

Provide housing choices appropriate for “special needs” populations, including homeless, youth, female-headed households, persons with disabilities, and seniors.

Policies



Ping Yuen

H-3.2.1 The City shall encourage the development, rehabilitation, and preservation of senior housing, particularly in neighborhoods that are accessible to public transit, commercial services, and health and community facilities.

H-3.2.2 The City shall continue to support community-based nonprofit organizations that develop affordable housing and provide supportive services for special needs populations.

H-3.2.3 The City shall support the efforts of the Sacramento City and County Ten-Year Plan to End Chronic Homelessness and the Continuum of Care to meet the needs of homeless families and individuals.



Quinn Cottages

H-3.2.4 The City shall cooperate with public and private social service agencies to site facilities that address the human service needs of the City’s special needs populations.

H-3.2.5 The City shall continue to provide assistance to emergency shelter facilities for the homeless population, including alcohol and drug recovery programs.

H-3.2.6 The City shall continue to provide information and referral services for affordable housing opportunities through resources such as the Community Services Planning Council’s beehive and “2-1-1” information line, and Self Help Housing’s referral program.

H-3.2.7 The City shall continue to provide dispute resolution for tenant and neighborhood conflicts. This program includes ongoing referrals to the Human Rights/Fair Housing Commission of Sacramento.

H-3.2.8 The City shall continue to provide funding and other resources for permanent supportive housing through a supportive housing loan program with the County Department of Human Assistance (DHA), County Health and Human Services (HHS), and Mercy Housing.

9.4 Rehabilitation (H-4)

The City of Sacramento is a City with many vibrant and diverse neighborhoods. To preserve the character and vitality of the housing in these existing neighborhoods, the City will focus rental rehabilitation efforts on properties needing substantial rehabilitation in areas targeted for redevelopment or reinvestment. On a limited basis, properties may be acquired and rehabilitated in areas to increase diversity where there is limited opportunity to develop new affordable housing. The City will also explore how to rehabilitate vacant properties, such as those that have been foreclosed, as a means to facilitate and expedite the sale to new owner-occupants and to stabilize neighborhoods.

GOAL H-4

Preserve, maintain and rehabilitate existing housing to ensure neighborhood livability and promote housing affordability.

Policies

- H-4.1** The City shall work to prevent blight and deterioration of housing units resulting from deferred maintenance.
- H-4.2** The City shall use acquisition and rehabilitation as a tool to improve distressed neighborhoods or achieve economic integration.
- H-4.3** The City shall continue to offer the Investment Property Improvement Loan Program for rehabilitation of small rental properties.
- H-4.4** The City shall continue to administer its Preservation Ordinance to ensure no loss of regulated multifamily rental units with funding assistance and/or Housing Assistance Payments (HAP) from the US Department of Housing and Urban Development. In addition, the City and SHRA shall fund the preservation and rehabilitation of existing Mortgage Revenue Bond and Low Income Housing Tax Credit for units at risk of converting to market rate.
- H-4.5** The City shall promote well maintained mobile home parks in viable condition for continued use.
- H-4.6** The City shall minimize the impact of potential closures of existing mobile home parks by ensuring compliance with State of California mobile home park regulations.
- H-4.7** The City shall ensure the conversion of rental housing to condominiums does not adversely impact the rental housing supply.



Greenfair



San Carlos

9.5 Accessibility (H-5)



Accessibility

Historically, City development reflected State and Federal fair housing law that, in general, required accessible common areas and routes of travel in all multifamily housing. When federal financing was used, typically for affordable developments, a percentage of accessible units was incorporated in multifamily housing. Recognizing the importance of accessible housing as the population ages, the City will act proactively to encourage or create accessibility in new development through modifications to local development standards and practices to ensure accessibility options in all new housing.

GOAL H-5

Promote, preserve and create accessible residential development.

Policies

- H-5.1** The City shall encourage universal design in new housing and integration of accessibility features in existing housing and neighborhoods.
- H-5.2** The City shall ensure equal access to its development policies, practices, and procedures to all residents of the City.
- H-5.3** The City shall increase awareness of accessibility requirements and opportunities for developers and residents.

9.6 Modest Income Homeownership (H-6)

In the past, the market provided homeownership for families at moderate-income and above. Affordable financing was targeted primarily to low- and very low-income households using several tools, including development assistance in targeted areas, citywide mortgage assistance programs and inclusionary housing requirements. The City will continue to facilitate home buying for lower income residents, targeting funding towards blighted areas and/or homes in an effort to use resources most effectively.

Notwithstanding the current market deflation, the City additionally recognizes that the market may not be able to produce for-sale homes that are affordable to moderate-income families over the Housing Element cycle. Policies and programs under this theme focus on modifications to existing programs and incorporate new ideas to create “modest” income homeownership. Modest income is considered to be those households making too much to access affordable housing financing (over 80 percent area median income), but too little to afford a home on the open market.



Southside Co-Housing

GOAL H-6

Provide ownership opportunities and preserve housing for Sacramento’s modest income workers.

Policies

- H-6.1** The City shall implement strategies that increase owner-occupancy rates in redevelopment and target areas.
- H-6.2** The City shall promote new and sustained homeownership opportunities in areas with a significant imbalance of tenure, areas distressed by foreclosures, and in developments meeting their mixed income housing obligation through homeownership.
- H-6.3** The City shall support home ownership among low- and moderate-income households in targeted areas or properties through the following SHRA programs or similar activities:
- down payment assistance loans,
 - mortgage credit certificates,
 - State of California BEGIN and CalHOME programs, and
 - partnership activities with the Sacramento Home Loan Counseling Center and Neighborhood Housing Service.



6th and S Streets

H-6.4 The City shall promote modest income homeownership opportunities through alternative construction methods and ownership models, employer assisted housing and amendments to the Mixed Income Housing Ordinance.

9.7 Quantified Objectives

As required by State law governing Housing Elements, Table H 9-1 lays out the City’s quantified objectives for the development, improvement, maintenance and preservation of housing for the period 2008–2013.

Table H 9-1 Quantified Objectives for 2008–2013						
	<i>ELI</i> ¹	<i>VLI</i>	<i>LI</i>	<i>Mod</i>	<i>Above Mod</i>	<i>Total</i>
New Construction						
Single Family	0	0	76	1,617	4,800	6,493
Multi Family	100	383	767	1,088	3,200	5,538
Rehabilitation ²						
Single Family	0	250	250	0	0	500
Multi Family	0	125	375	0	0	500
Preservation ²						
	213	150	150	0	0	500
Owner Assistance						
	0	0	305	70	0	375
Special Needs						
New	380	100	0	0	0	470
Rehabilitation	190	50	0	0	0	240
Public Housing Rehab	300	0	95	0	0	395
Total Production	1,183	1,058	2,018	2,775	8,000	15,021

¹ Extremely low-income units include those with project based vouchers, which limits occupancy and affordability to families of extremely low-income, but allows for collection of rent (including that rent associated with the voucher subsidy) to exceed ELI rent limits.

² All rehabilitation and preservation units are included in the quantified objectives, regardless of the amount of rehabilitation required or the proportion of rehabilitation to new construction.

The Sacramento Area Council of Government’s (SACOG) Regional Housing Needs Allocation (RHNA) covers a seven-and-one-half-year period, while the Housing Element covers only a portion of the RHNA timeframe. The objectives contained in the following table cover the Housing Element period July 1, 2008 to June 30, 2013.

While the RHNA lays out the City’s anticipated new growth and sets clear requirements for the City’s ability to accommodate that growth, the

quantified objectives speak more to the City's program and policy objectives. The quantified objectives aim to meet the RHNA growth projections, but also consider the rehabilitation and preservation needs of existing housing throughout the City. Finally, the quantified objectives is prepared in the context of funding availability, community desires and programmatic limitations, allowing for a more comprehensive understanding of how the City anticipates balancing affordable housing development.

Table H 9-2 is the Housing Element's Program Matrix, providing a list of all the Housing Element programs and the associated responsible entity, timeframe, and objective for each program. Many of the programs are linked to others, with subset quantified objectives a part of the larger whole. For example, preservation of multi-family units is a specific objective of an overall rehabilitation strategy. Therefore, the program-specific quantified objectives do not add up to the total quantified objectives as shown in Table H 9-1. Table H 9-1 takes the overlapping programs and summarizes the overall production expectations from the parts of the whole.

In addition, each program may to implement multiple policies, and many policies have overlapping goals. The programs have been organized by themes, in the same manner as the goals and policies; however, many of these themes are not mutually exclusive. The categorization of programs by themes helps to provide context and connection to the policies, and overlapping programs have been noted with multiple policy references.

Table H 9-2 Housing Element 2008–2013 Programs

Administration Implementation Programs	2008	2009	2010	2011	2012	2013	On- going
Sustainability: Sustainable Communities							
<p>1. The City shall require energy efficiency standards in all SHRA funded new construction multi-family projects above Title 24 through the multi-family lending guidelines. Energy efficiency will also be encouraged to the extent feasible in rehabilitation projects funded by SHRA.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.1.1 ▪ Responsible Department: SHRA ▪ Objective: To promote and implement sustainability practices and assist in the reduction of energy use and associated costs for lower income households. 							■
<p>2. The City shall research housing types and developments that accommodate the use of neighborhood electric vehicles (NEV), particularly those that meet the mobility needs of seniors and persons with disabilities. A report will be produced summarizing the research and will recommend ways to facilitate or encourage their use in housing.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.1.1 ▪ Responsible Department: Planning (primary) ▪ Objective: Identify changes to building standards necessary to promote housing development that incorporates the use of NEVs. 						■	
Stability: Housing Diversity							
<p>3. The City shall develop guidelines for large residential developments over 10 acres as well as master planned communities to ensure a variety of densities and housing types.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.1 ▪ Responsible Department: Planning (primary); Development ▪ Objective: Ensure a variety of housing types and densities in residential development. Adopt new residential development guidelines. 			■				
<p>4. The City shall amend the Artist’s Live/Work Space Ordinance to allow a broader definition of live-work units in all multifamily and most residential zones subject to comply with developmental standards. The City shall remove “Artist” from the title of the ordinance.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.1 ▪ Responsible Department: Planning (primary), Development ▪ Objective: Encourage the production of live/work housing. 			■				

Table H 9-2 Housing Element 2008–2013 Programs							
<i>Administration Implementation Programs</i>	2008	2009	2010	2011	2012	2013	On- going
<p>5. The City values inclusionary housing and is interested in expanding it citywide. Staff is directed to work with all stakeholders, and report back within one year to Council to determine whether it is feasible to extend the Mixed Income Housing Ordinance citywide, and if so, in what manner. The City shall use an economic analysis to evaluate the impact, timing and process of incorporating inclusionary housing obligations on areas not currently subject to the Mixed Income Housing Ordinance.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.4 ▪ Responsible Department: SHRA (primary); Planning ▪ Objective: Determine the feasibility of expanding the inclusionary ordinance to other areas in the City in order to promote mixed income development throughout the City. 		■					
<p>6. The City shall evaluate and implement changes necessary in the City’s Zoning Code and building review process to encourage the use of manufactured housing as a quality affordable housing alternative housing type in urban centers, corridors and near transit stations.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.2 ▪ Responsible Department: Planning (primary); Development ▪ Objective: Promote the use of manufactured housing as a quality alternative affordable housing type. 					■		
<p>7. The City shall amend the Zoning Code to change the parking requirement for second residential units (“granny flats”) from one space per bedroom to one space per unit.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.2 ▪ Responsible Department: Planning (primary); Development ▪ Objective: Increase the feasibility and production of second residential units. 			■				
<p>8. The City shall conduct a study to research housing types and affordability programs that may accommodate lower income populations such as limited equity housing cooperatives, manufactured housing, land trusts, boarding homes, rooming houses and shared housing, determine if these housing types are appropriate, and define and clarify the permitting process for these housing types.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.2 ▪ Responsible Department: SHRA (primary); Planning ▪ Objective: Identify new alternative affordable housing types and revise City regulations as needed to encourage their development. 			■				

Table H 9-2 Housing Element 2008–2013 Programs

Administration Implementation Programs	2008	2009	2010	2011	2012	2013	On- going
<p>9. The City shall develop a study proposing best practices for incorporating multifamily developments with other surrounding uses and housing types. The study will analyze the feasibility of building smaller apartment complexes and how to integrate this housing type in areas with predominantly single-family homes. The study would also determine what building and site design features are optimal both for transitioning from lower density to higher density development, and creating a distinct identity for each multifamily development.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.2 ▪ Responsible Department: Planning (primary); Development; SHRA ▪ Objective: Develop best practices for incorporating multifamily developments with other surrounding uses and housing types in order to inform future regulations or guidelines. 			■				
<p>10. The City shall update the Single-Family Residential Design Checklist and the Multifamily Residential Guidelines to include CPTED strategies.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.3; H-1.2.7 ▪ Responsible Department: Development (primary); Police; Planning. ▪ Objective: Ensure CPTED principles are incorporated into and consistent with the City's residential design principles. 		■					
<p>11. The City shall revise SHRA's Multifamily Lending Guidelines to develop siting criteria for new multifamily and permanent supportive housing developments and to ensure that all SHRA financed multifamily rental projects (new construction and rehabilitation) incorporate security measures such as installation of security camera, enhanced lighting and roving security patrols.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.3 ▪ Responsible Department: SHRA; Police; Planning ▪ Objective: Increase and maintain security and safety in all SHRA-financed multifamily rental projects and the neighborhoods in which these projects are located. 		■					
<p>12. To ensure on-going safety and security, the City through SHRA will annually inspect SHRA financed multifamily projects for compliance with security, maintenance, and social service requirements.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.3 ▪ Responsible Department: SHRA; Police; Planning ▪ Objective: Ensure that SHRA-financed multifamily projects are safe, viable and attractive assets to the community and for the residents living in them. 							■

Table H 9-2 Housing Element 2008–2013 Programs							
<i>Administration Implementation Programs</i>	2008	2009	2010	2011	2012	2013	On- going
13. As part of the General Plan implementation process the City shall rezone sites adjacent to light rail stations (consistent with the City’s light rail station ordinance) in order to promote transit oriented, higher density, and mixed use residential development. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.4; H-2.1.1 ▪ Responsible Department: Planning ▪ Objective: Provide adequate sites to accommodate 1,500 housing units by 2013. 			■				
14. The City shall work with residential developers to submit applications to the Proposition 1C Transit Oriented Development Housing Program through the California Department of Housing and Community Development. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.4; H-2.2.2 ▪ Responsible Department: Planning (primary); SHRA; Economic Development ▪ Objective: Obtain Proposition 1C funding to support the development of infill housing and mixed-use projects. 	■	■	■				
15. The City shall develop and expand incentive programs to improve management and maintenance of privately owned rental housing within older neighborhoods and commercial corridors, particularly four-plexes and apartments. Program elements may include improved coordination with neighborhood code enforcement, problem-oriented policing efforts, property management districts, and other proactive efforts along commercial corridors in affiliation with business and neighborhood associations. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.3 ▪ Responsible Department: Police /Code Enforcement (primary); SHRA ▪ Objective: Increase participation by owners of small rental properties in rehabilitation programs to improve the management and maintenance of these properties. 			■				
16. The City shall make planning and policy documents more easily accessible, such as placing items on the City’s website, and shall promote additional opportunities for community participation. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.5 ▪ Responsible Department: Planning ▪ Objective: Improve public access to Planning Department documents and increase community participation in public outreach events. 		■					

Table H 9-2 Housing Element 2008–2013 Programs

<i>Administration Implementation Programs</i>	2008	2009	2010	2011	2012	2013	On- going
<p>17. The City shall involve residents and conduct public outreach for updates of the Analysis of Impediments to Fair Housing Choice (AI), the redevelopment implementation plan updates, and future consolidated plan updates.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.5 ▪ Responsible Department: SHRA ▪ Objective: Post information on websites, conduct community meetings, hold public hearings and other specialized outreach as needed. 							■
<p>18. The City shall map the placement and licensing of new group homes, placement of emergency shelters, and other supportive housing and social services and shall coordinate with the Community Care Licensing Division of the State of California to ensure that such uses are provided throughout the City and not concentrated in any one neighborhood.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.3; H-3.2.4 ▪ Responsible Department: Planning ▪ Objective: Ensure that group homes, emergency shelters, and other supportive housing and social services are provided throughout the City and prevent overconcentration of such uses in any one area. 							■
<p>19. The City shall address the foreclosure crisis using a variety of approaches including pre-foreclosure intervention aimed to keep homeowners in their homes and neighborhood reinvestment strategies aimed to occupy homes left vacant due to foreclosure while using on-going federal and state legislative advocacy and data analysis to inform the approaches.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.6; H-4.2; H-6.2 ▪ Responsible Department: SHRA (primary); Code Enforcement; Neighborhood Services; City Attorney ▪ Objective: Assist in the prevention of foreclosures and the impacts of foreclosures on neighborhoods. 							■
<p>20. The City shall provide Housing Choice Vouchers to approximately 11,000 Sacramento households in the City and County in order to continue to provide housing options to very low- and extremely low-income residents.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.8 ▪ Responsible Department: SHRA ▪ Objective: Provide approximately 11,000 vouchers. 							■

Table H 9-2 Housing Element 2008–2013 Programs							
<i>Administration Implementation Programs</i>	2008	2009	2010	2011	2012	2013	On- going
Integration: Balanced Communities							
21. With the support of SHRA, the Human Rights/Fair Housing Commission will conduct annual fair housing audits to track compliance, enforce fair housing law, and help to eliminate housing discrimination. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.1 ▪ Responsible Department: Human Rights/Fair Housing Commission; SHRA ▪ Objective: Conduct one fair housing audit each year. 							■
22. Prepare a new Analysis of Impediments to Fair Housing Choice (AI) in order to assess the City’s efforts at reducing housing discrimination and enforcing fair housing laws. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.1 ▪ Responsible Department: SHRA ▪ Objective: Prepare a new Analysis of Impediments to Fair Housing Choice (AI). 		■					
23. The City shall develop a report that will examine indicators of economic and social balance and evaluate housing needs. Housing needs would include those of different ethnic groups and cultures. The report would also analyze the production and investment in housing from the neighborhood to the regional level. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.1; H-1.3.2 ▪ Responsible Department: SHRA (primary); Planning ▪ Objective: Assist the City in better identifying, understanding, and responding to economic, social, and housing needs and setting priorities for the use of funds to meet those needs. 		■					
24. The City shall provide for fair-housing information in appropriate public locations and disseminate such information in different languages. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.1 ▪ Responsible Department: Development; SHRA ▪ Objective: Educate the public and developers about fair housing requirements and reduce housing discrimination. 							■

Table H 9-2 Housing Element 2008–2013 Programs

<i>Administration Implementation Programs</i>	2008	2009	2010	2011	2012	2013	On- going
25. The City shall participate in efforts to address regional equity and fair share issues through education and coalition building. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.1; H-2.1.2 ▪ Responsible Department: Planning (primary); SHRA ▪ Objective: Work with cities, counties, and regional agencies in the SACOG region to increase the development of affordable housing throughout the region. 							■
26. In conjunction with the Human Rights/Fair Housing Commission, the City shall provide information and technical assistance to support the efforts of the Sacramento Apartment Owner’s Association, the local Board of Realtors, and other organizations to increase awareness of fair housing laws <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.3 ▪ Responsible Department: SHRA; Human Rights/Fair Housing Commission ▪ Objective: Annually provide brochures, pamphlets and presentations to Apartment Owner’s Association and the local Board of Realtors. 							■
27. The City shall continue to administer Section 17.190 of the Zoning Code, the Mixed Income Housing Ordinance <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.4; H-2.2.4 ▪ Responsible Department: SHRA (primary); Planning; Development ▪ Objective: Produce 15 percent of new growth units at affordable levels, providing financing for up to 100 inclusionary rental units annually. 							■
28. The City shall amend its multifamily lending guidelines to allow asset building programs as an option to fulfill the requirement for social services in SHRA funded projects. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.6 ▪ Responsible Department: SHRA ▪ Objective: Amend the Multifamily Lending Guidelines to promote asset building programs. 		■					

Table H 9-2 Housing Element 2008–2013 Programs							
<i>Administration Implementation Programs</i>	2008	2009	2010	2011	2012	2013	On- going
Production: Adequate Sites							
29. Consistent with Government Code § 65863, the City shall consider the impacts of rezones and general plan amendments of residential sites on the City’s ability to meet its share of the regional housing need. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.1 ▪ Responsible Department: Planning (primary); Development ▪ Objective: Ensure that rezoning does not reduce the City’s ability and capacity to meet its share of the regional housing needs. 							■
30. The City shall maintain a land inventory for housing production which identifies infill and greenfield sites. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.1 ▪ Responsible Department: Planning ▪ Objective: Update land inventory annually to ensure the City’s ongoing ability to meet its share of regional housing needs. 							■
31. The City shall amend financing plans as needed to ensure that adequate funding is available to provide infrastructure improvements for new development. To ensure funding for large new developments, the City shall complete Mitigation Fee Act compliant comprehensive plans for the Panhandle, Greenbriar, Delta Shores, and Railyards/River District areas. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.1 ▪ Responsible Department: Planning ▪ Objective: Ensure adequate infrastructure to support for new development. 							■
32. The City shall report annually to the Sacramento Area Council of Governments (SACOG) on its affordable production achievements, in compliance with the SACOG Regional Housing Compact. The City shall also request that SACOG produce an annual report on the region’s achievements under the compact. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.2 ▪ Responsible Department: Planning; SACOG ▪ Objective: Annually report on affordable housing production to SACOG. 							■

Table H 9-2 Housing Element 2008–2013 Programs							
Administration Implementation Programs	2008	2009	2010	2011	2012	2013	On- going
	<p>33. The City shall develop Capital Improvement Plan (CIP) programs to coordinate infrastructure financing with the General Plan and focus funding in key infill areas.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.1 ▪ Responsible Department: Planning ▪ Objective: Ensure adequate infrastructure to support infill development. 						
<p>34. The City shall review and update the City’s Emergency Shelter Site inventory to determine if the sites are adequate, accessible, appropriate, and developable.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.1 ▪ Responsible Department: Planning ▪ Objective: Ensure the availability of accessible, appropriate, and developable sites for emergency shelters. 							■
<p>35. The City shall prepare an annual report to the City Council on implementation of City housing programs and recommend revisions to the implementation strategies as appropriate.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.3 ▪ Responsible Department: Planning ▪ Objective: To increase the effectiveness of the City’s housing programs through an annual evaluation of program achievements and appropriate revisions to those programs. 							■
<p>36. The City shall assist non-profit organizations with predevelopment loans in conjunction with applications for permanent supportive housing.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.4 ▪ Responsible Department: SHRA ▪ Objective: At least one loan annually for permanent supportive housing projects. 							■
<p>37. The City shall amend the City Zoning Code (Sacramento City Code Title 17) as needed to ensure that "transitional housing" and "supportive housing," as those terms are defined in California Government Code section 65582, are treated as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone, in conformance with section 65583 of the California Government Code.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.1, H-3.2.3 ▪ Responsible Department: Planning ▪ Objective: Amend the City Zoning Code to be consistent with 65583.a.5 of the State Government Code. 		■					

Table H 9-2 Housing Element 2008–2013 Programs							
<i>Administration Implementation Programs</i>	2008	2009	2010	2011	2012	2013	On- going
Production: Development							
<p>38. The City shall prepare a comprehensive update of the Infill Strategy, which would include reducing planning and development fees in infill target areas and integrating the City’s Commercial Corridor Revitalization Strategy into the Infill Strategy, to address obstacles to development in target infill areas, commercial corridors, and key opportunity sites.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.1 ▪ Responsible Department: Planning (primary); Development ▪ Objective: Increase the City’s ability to accommodate infill development and provide incentives for the development of infill sites. 			■				
<p>39. The City shall submit an annual report to the City Council that evaluates implementation of the Infill Strategy and recommends appropriate revisions.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.1 ▪ Responsible Department: Planning ▪ Objective: Increase the success of the City’s infill strategy through ongoing monitoring and appropriate modifications to the strategy. 							■
<p>40. The City shall encourage infill development by reducing barriers through the following actions:</p> <ul style="list-style-type: none"> ▪ Zoning Code updates and streamlining, especially as it relates to standards for the City’s mixed use, residential mixed use, and higher density zoning districts; ▪ proactive zoning that encourages mixed use and higher density development in key opportunity areas such as those near light rail stations and along commercial corridors; and ▪ infrastructure improvements and assistance to ensure that adequate infrastructure is in place to serve higher density and mixed use development in key opportunity areas. ▪ Implements Which Policy(ies): H-2.2.1 ▪ Responsible Department: Planning (primary); SHRA; Development, Economic Development ▪ Objective: Encourage the production of 2,000 infill units. 			■				

Table H 9-2 Housing Element 2008–2013 Programs

Administration Implementation Programs	2008	2009	2010	2011	2012	2013	On- going
<p>41. The City shall pursue grant funding, including the State Department of Housing and Community Development Workforce Housing Program, Community Design Grant Program, and other revenue sources to provide critical amenities/services in infill areas to promote complete neighborhoods. Examples include:</p> <ul style="list-style-type: none"> ▪ Park Improvements; ▪ Sidewalk widening, streetscape improvements and street lighting; and ▪ Other infrastructure improvements. ▪ Implements Which Policy(ies): H-2.2.1 ▪ Responsible Department: Planning ▪ Objective: Obtain \$2 million in grant funding to assist with infill development including amenities and services in infill areas. 							■
<p>42. The City shall promote and expand the use of pre-approved house plans in targeted residential infill areas.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.1 ▪ Responsible Department: Planning ▪ Objective: Produce 15 homes a year with the pre-approved infill house plans. 							■
<p>43. The City shall implement the Downtown Housing Investment Strategy. The primary purpose of the Downtown Housing Investment Strategy is to establish priorities for the expenditure of downtown housing set-aside funds. This will help ensure the production of a broad range of housing types for all income levels and support improved economic vitality within the Downtown Redevelopment Area.</p> <p>The four major goals of the Downtown Housing Investment Strategy include:</p> <ul style="list-style-type: none"> ▪ Alleviating impediments and create incentives to foster downtown housing ▪ Encouraging both market-rate and affordable housing development. ▪ Safeguarding existing affordable housing ▪ Maintaining commitment to the Single Room Occupancy Strategy. <p>This strategy will be supported by Notice of Funding Availability and by City policies targeting infill development.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.9; H-2.2.1; H-2.2.2 ▪ Responsible Department: SHRA (primarily); Economic Development; Planning ; Development ▪ Objective: Ensure the production of a broad range of housing types for all income levels and support improved economic vitality within the Downtown Redevelopment Area. Produce 250 new affordable units in the Downtown. 							■

Table H 9-2 Housing Element 2008–2013 Programs							
<i>Administration Implementation Programs</i>	2008	2009	2010	2011	2012	2013	On- going
44. The City shall conduct a study regarding the use of property liens for delinquent properties in order to encourage infill housing development. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.1 ▪ Responsible Department: Code Enforcement/Planning (primary), SHRA ▪ Objective: Encourage the development and re-use of delinquent infill properties. 					■		
45. The City shall issue waivers for sewer and sanitation development fees for projects in which at least 10% are affordable to very low-income households. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.3 ▪ Responsible Department: Utilities ▪ Objective: Provide fee waivers for at least 100 residential units annually. 							■
46. The City shall support Sacramento County’s efforts to amend the enacting ordinances for the County Fee Waiver and Deferral Program to extend the deferral period recognizing the complexities and time needed to complete an affordable housing development. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.3 ▪ Responsible Department: Sacramento Area Sanitation District ▪ Objective: Extend fee deferral period for affordable housing development. 	■						
47. The City shall use sewer credits to assist at least 200 units annually for infill and affordable housing. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.3 ▪ Responsible Department: Economic Development; Sacramento Area Sanitation District ▪ Objective: Provide sewer credits to 200 units annually. 							■
48. The City shall produce a study on alternative housing products, materials, and designs that support affordability “by design” through cost savings at the planning and development stages. The study will recommend how these housing products can be encouraged by the City. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.4; H-6.4 ▪ Responsible Department: SHRA (primary); Planning ▪ Objective: Encourage housing that is affordable by design through appropriate incentives. 					■		

Table H 9-2 Housing Element 2008–2013 Programs

Administration Implementation Programs	2008	2009	2010	2011	2012	2013	On- going
49. The City shall update the Zoning Code to reflect recent changes to State law pertaining to density bonuses and impact fee deferrals for affordable housing. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.4 ▪ Responsible Department: Planning ▪ Objective: Comply with State density bonus law and increase incentives for the production of affordable housing. 			■				
50. The City shall update SHRA's Multi-family Lending Guidelines for the expenditure of HOME, Housing Trust Fund, and Tax Increment Housing Set Aside funds for multi-family rental developments to maximize leverage of public and private dollars and to meet the goals, policies, and programs of the Consolidated Plan, Redevelopment Implementation Plans and the Housing Element. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.5; H-2.2.5 ▪ Responsible Department: SHRA ▪ Objective: 2,000 new, rehabbed and preserved units over five years, including units produced under the Mixed Income Housing Ordinance. 		■					
51. The City shall apply for new and existing Federal and State funding sources, such as Proposition 1C funds, HELP, BEGIN, and MHSA, and will support applications for Tax Exempt Mortgage Revenue Bonds, Low Income Housing Tax Credits, State of California Multi-family Housing Program, and other such federal and state programs to assist affordable housing programs and projects. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.5 ▪ Responsible Department: Planning (primary); SHRA; Economic Development ▪ Objective: Seek a variety of funding to increase the supply of affordable housing. 							■
52. The City shall explore “in-lieu” fee equivalents using the economic impact analysis described in Program 5 for market developers under the Mixed Income Housing Ordinance for consideration by the City Council. Uses of collected fees may include funding of the Extremely Low-Income (ELI) Buydown Program and maintaining affordability of inclusionary ownership units. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.5 ▪ Responsible Department: SHRA (primary); Planning ▪ Objective: Increase the effectiveness of the Mixed Income Housing Ordinance through a wider range of options to meet the affordable housing requirements of the ordinance. 	■						

Table H 9-2 Housing Element 2008–2013 Programs							
<i>Administration Implementation Programs</i>	2008	2009	2010	2011	2012	2013	On- going
53. The City shall make technical changes to the Housing Trust Fund Ordinance to apply the fees equally throughout the City and modify aspects of the ordinance that have proven to be ineffective over the years. <ul style="list-style-type: none"> ▪ Implements Which Policy: H-2.2.2; H-2.2.5 ▪ Responsible Department: Planning ▪ Objective: Amend the City Zoning Code to improve and clarify the implementation of the Housing Trust Fund. 		■					
54. The City shall use the remaining funds in the Affordable Housing Fee Reduction Program to assist developments required through the Mixed Income Ordinance. The City shall also assess the feasibility of the program in light of State prevailing wage requirements and may revise the program to better serve affordable housing development. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.6; H-2.2.7 ▪ Responsible Department: Planning; SHRA ▪ Objective: Use the remainder of funds for four affordable housing developments. Evaluate future feasibility of the program. 					■		
Production: Constraints							
55. The City shall prepare a study recommending additional incentives for small infill projects. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.3.1 ▪ Responsible Department: Planning (primary); Development ▪ Objective: Encourage small infill projects. 			■				
56. Each year the City shall evaluate the effectiveness of the MATRIX program and other development process streamlining efforts in order to ensure a high level of customer service. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.3.2 ▪ Responsible Department: Development ▪ Objective: Remain in the top 5 of Business Journal rankings for jurisdictions in the Sacramento Region that are considered the most development friendly. 							■

Table H 9-2 Housing Element 2008–2013 Programs

<i>Administration Implementation Programs</i>	2008	2009	2010	2011	2012	2013	On- going
<p>57. The City shall continue to implement the preliminary review process whereby City staff and neighborhood groups provide comments and advise the applicant of policy and technical areas that need to be addressed prior to the formal application review. This is an existing program that helps to identify planning and community issues early in the process so that problems can be identified and addressed and processing time is shortened.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.5; H-2.3.2; H-2.3.3; H-2.3.4 ▪ Responsible Department: Planning ▪ Objective: Streamline the development approval process through early identification of City and neighborhood concerns and feasible methods to address those concerns. 							■
<p>58. The City shall work with the Sacramento Area Flood Control Agency (SAFCA), and other responsible agencies, to resolve flood plain restrictions that affect major portions of the City. Actions include: 1) complete the Sacramento River levee stabilization project, 2) begin construction of needed improvements along the perimeter levee system protecting Natomas, 3) implement permanent protection plan along the main stream of the American River as authorized by Congress and 4) modify operation of Folsom Dam and Reservoir to provide a minimum 100-year level of flood protection on an interim basis until such time as permanent protection of at least 200 year level is available.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.3.5 ▪ Responsible Department: SAFCA (primary); Utilities ▪ Objective: Expedite the completion of improvements that will increase flood protection in the City and allow Sacramento to accommodate its share or regional housing needs. 					■		
<p>59. The City shall revise the Zoning Code to reduce the parking requirement for senior and efficiency units from 1.5 parking spaces per unit to one parking space per unit outside the Central City area.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.3.6; H-3.2.1 ▪ Responsible Department: Planning (primary), Development ▪ Objective: Encourage the production of senior and efficiency units. 				■			

Table H 9-2 Housing Element 2008–2013 Programs							
<i>Administration Implementation Programs</i>	2008	2009	2010	2011	2012	2013	On- going
<p>60. The City shall prepare a study recommending new financing options to provide for infrastructure in infill areas. New sources of financing could include state and federal grants, the General Fund, the use of impact fees, bond measures, and tax increment financing.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.3.7 ▪ Responsible Department: Planning (primary), SHRA ▪ Objective: Address infrastructure improvement needs in advance of, or concurrent with, new development in key opportunity areas. 			■				
Extremely Low-Income							
<p>61. The City shall implement the Asset Repositioning of the City’s public housing units through land use regulations and with local resources, ensuring no net loss of ELI units.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.1.1 ▪ Responsible Department: SHRA ▪ Objective: Ensure the on-going viability of the City’s public housing through strategic investment and rehabilitation, increasing the supply of affordable and mixed-income housing with no net loss of ELI. 							■
<p>62. The City shall study the feasibility of a voluntary ELI “buy-down” program. For all new multifamily rental housing developments with SHRA funding, SHRA will have the right to buy down affordable units. The buy-down program provides a subsidy to provide affordable units to extremely low-income households. Approval and implementation of the program is dependent on identification of an on-going local funding source.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.1.1 ▪ Responsible Department: SHRA ▪ Objective: Increase availability and dispersion of housing affordable to extremely low-income households. 		■					
<p>63. The City shall continue to implement the Single Room Occupancy (SRO) strategy, ensuring no net loss of Downtown SRO units and providing funding and other resources for the rehabilitation of 100 existing SRO units and the construction of 200 new SRO units in the City.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.1.1 ▪ Responsible Department: SHRA (primary); Planning ▪ Objective: Construct and rehabilitate 300 SROs and ensure no net loss of the 946 existing SRO units downtown. 							■

Table H 9-2 Housing Element 2008–2013 Programs

Administration Implementation Programs	2008	2009	2010	2011	2012	2013	On- going
<p>64. The City shall use available housing resources, including project based rental subsidies, such as local Housing Choice Vouchers, federal Housing Assistance Payment vouchers, and state Mental Health Services Act Vouchers for the provision of housing for extremely low-income households.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.1.1 ▪ Responsible Department: SHRA ▪ Objective: Ensure the availability and choice of housing for extremely low-income households. 							■
Special Needs							
<p>65. The City shall continue to provide assistance to senior affordable housing projects.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.2.1 ▪ Responsible Department: SHRA ▪ Objective: Use housing resources to construct 125 new affordable senior units and rehabilitate/preserve an additional 250 affordable senior units. 							■
<p>66. Over the next five years, the City shall work with the County Department of Human Assistance (DHA) and service providers to improve linkages between emergency shelters, transitional housing and supportive services.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.2.5 ▪ Responsible Department: SHRA (primary); DHA; and Planning ▪ Objective: Increase numbers of referrals of homeless and formerly homeless to service providers. 							■
<p>67. The City shall report on senior housing options, including</p> <ul style="list-style-type: none"> ▪ independent living, assisted living, and at-home care ▪ strategies for creating accessibility to health-related services that are not available on site (to provide aging-in-place options) ▪ gaps in affordability ▪ recommended solutions. <p>The report will also describe different types of senior housing such as clustered cottages, motel conversions and intergenerational housing in transit-oriented developments.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.4; H-3.2.1 ▪ Responsible Department: SHRA ▪ Objective: Identify senior housing needs and increase the supply of affordable senior housing. 				■			

Table H 9-2 Housing Element 2008–2013 Programs							
<i>Administration Implementation Programs</i>	2008	2009	2010	2011	2012	2013	On- going
68. Through the City’s contract with Mercy Housing, provide technical assistance and capacity building for non-profit agencies seeking to develop affordable housing in Sacramento. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.2.2 ▪ Responsible Department: SHRA ▪ Objective: Provide technical assistance and capacity to non profit agencies as needed. 							■
69. The City shall provide funding and other resources for permanent supportive housing located both in leased units and affordable housing developments. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.2.3 ▪ Responsible Department: SHRA ▪ Objective: Provide funding for permanent supportive housing, developing 280 new units. 							■
70. The City shall implement the Ten Year Plan to End Chronic Homelessness, including the “Housing First” strategy. Focuses of the “Housing First” strategy include: <ul style="list-style-type: none"> ▪ Providing support for permanent housing that offers disabled homeless individuals a home without expecting them to have resolved their addictions or mental health problems. ▪ Providing supportive services and treatment in such housing to assist tenants return to health and ability to stay housed. ▪ Implements Which Policy(ies): H-3.2.3 ▪ Responsible Department: SHRA (primary); Development ▪ Objective: Provide support for permanent supportive housing and services related to the development of 270 new permanent supportive housing units and 140 units through leasing. 							■
71. Annually provide information to Community Services Planning Council’s Beehive and “211” information line, and Self Help Housing’s referral program to insure up-to-date affordable housing information for these referral services. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.2.6 ▪ Responsible Department: SHRA (primary); Planning ▪ Objective: Insure up-to-date information for affordable housing opportunities. 							■

Table H 9-2 Housing Element 2008–2013 Programs

<p style="text-align: center;"><i>Administration Implementation Programs</i></p>	2008	2009	2010	2011	2012	2013	On-going
<p>72. Through the Human Rights/Fair Housing Commission, the City shall provide fair housing assistance and dispute resolution services in order to resolve tenant and neighborhood conflicts.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.2.7 ▪ Responsible Department: SHRA and Human Rights/Fair Housing Commission ▪ Objective: Provide fair housing assistance and dispute resolution services to at least 50 residents annually. 							■
<p>73. Working together with Mercy Housing and the Sacramento County departments of Human Assistance (DHA) and Health and Human Services (HHS), provide assistance to permanent supportive housing projects through the supportive loan program.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.2.8 ▪ Responsible Department: SHRA, County DHA and County HHS ▪ Objective: Provide assistance for 280 supportive housing units through the Ten-Year Plan to End Chronic Homelessness. 							■
Rehabilitation							
<p>74. The City shall encourage the preservation of regulated affordable rental developments that are converting to market rate. The City will continue to implement the City’s Preservation Ordinance, which requires notification to SHRA of proposed conversion of affordable units, and allows SHRA priority to work with affordable developers to preserve such projects. 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> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.4 ▪ Responsible Department: SHRA ▪ Objective: Assist in the preservation of 500 privately owned affordable housing units and 395 public housing units. 							■
<p>75. The City and SHRA will seek to preserve, convert, and/or rehabilitate privately owned multifamily rental housing to assure its ongoing affordability for lower-income residents. Specifically, the following projects will be preserved or rehabilitated and converted to affordable rental housing:</p>							

Table H 9-2 Housing Element 2008–2013 Programs							
<i>Administration Implementation Programs</i>	2008	2009	2010	2011	2012	2013	<i>On- going</i>
<p>a. The City shall enter into a legally enforceable loan agreement with Dawson Holdings, Inc. for up to \$3,495,000 in HOME and tax increment funding to preserve the Casa De Angelo Apartments.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.4 ▪ Responsible Department: SHRA ▪ Objective: Preserve 100 low income housing units from conversion to market rate 		■					
<p>b. The City shall enter into a legally enforceable loan agreement with Community Housing Opportunities Corporation for up to \$1,900,000 in HOME and tax increment funding to preserve the Forrest Palms Apartments.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.4 ▪ Responsible Department: SHRA ▪ Objective: Preserve 40 low income housing units from conversion to market rate 		■					
<p>c. The City shall enter into a legally enforceable loan agreement with DHI Broadway Associates, L.P. for up to \$2,100,000 in HOME and tax increment funding to preserve the Broadway Senior Center Apartments.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.4 ▪ Responsible Department: SHRA ▪ Objective: Preserve 120 low income housing units from conversion to market rate 		■					
<p>d. The City shall report to HCD on the financing and construction timeline for the three preservation projects, described above, that will be used to fulfill the Alternative Adequate Sites Program.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.4, H-3.2.3 ▪ Responsible Department: SHRA ▪ Objective: Ensure compliance with Government Code Section 65583.1(c)(4). ▪ Timeframe: 2010 			■				

Table H 9-2 Housing Element 2008–2013 Programs

<p style="text-align: center;"><i>Administration Implementation Programs</i></p>	2008	2009	2010	2011	2012	2013	On- going
<p>76. The City shall continue to implement the Problem-Oriented Policing (POP) Program, which emphasizes preventing crime and abating various code violations by engaging the community, other public agencies, and the private sector to address a problem.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.1 ▪ Responsible Department: Police ▪ Objective: Engage the community, other public agencies, and the private sector to reduce neighborhood crime and code violations. 							■
<p>77. The City shall implement the citywide rental inspection program where building inspectors will go door to door surveying rental properties for interior and exterior code violations and issue corrective notices.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.1; H-1.2.3 ▪ Responsible Department: Code Enforcement ▪ Objective: Improve the quality of rental housing in the City. 							■
<p>78. The City shall continue the use of the SHRA Boarded/Vacant Home program. This program provides developer subsidies to qualified developers purchasing, rehabilitating and selling single-family boarded and vacant homes. Award of the subsidy is contingent on sale of the home to a low- or moderate-income family and recordation of affordability covenants.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.1; H-6.1 ▪ Responsible Department: SHRA ▪ Objective: Rehabilitate single-family homes for sale to low-or moderate-income families and increase homeownership opportunities for such families. 							■
<p>79. The City, in an effort to have the most significant impact in blighted areas, shall focus its rehabilitation funding and programs to rental properties in need of substantial rehabilitation in redevelopment and other target areas.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.2 ▪ Responsible Department: SHRA (primary); Development ▪ Objective: Provide safe and secure rental housing in existing neighborhoods. Rehabilitate and preserve 1,000 affordable multifamily units. 							■

Table H 9-2 Housing Element 2008–2013 Programs							
<i>Administration Implementation Programs</i>	2008	2009	2010	2011	2012	2013	On- going
80. The City, on a limited basis, shall provide funding for acquisition and minor rehabilitation to multi-family properties to increase diversity in established areas where there is limited opportunity to develop new affordable housing. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.5; H-4.2 ▪ Responsible Department: SHRA ▪ Objective: Increase diversity of multi-family properties in established areas. Rehabilitate 500 affordable multifamily housing units. 							■
81. In an effort to make the Investment Property Improvement Loan Program more marketable, the City shall conduct a study of similar efforts and programs in other jurisdictions to inform future modifications to the existing program. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.3 ▪ Responsible Department: SHRA ▪ Objective: Study best practices of other jurisdictions to improve the Investment Property Improvement Loan Program. 					■		
82. The City shall modify the Condominium Conversion Ordinance to make the process and regulations clearer to staff, applicants, and affected tenants, while maintaining a similar level of oversight in order to avoid adverse impacts to the rental stock and tenants. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.8 ▪ Responsible Department: SHRA ▪ Objective: Encourage the development of a variety of housing types by making the Condominium Conversion Ordinance easier to understand, administer, and use by developers. 			■				
Accessibility							
83. The City shall adopt a Universal Design Ordinance, consistent with the State of California Department of Housing and Community Development’s model ordinance. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-5.1 ▪ Responsible Department: Planning (primary), Development, SHRA ▪ Objective: Increase the accessibility of housing for all persons regardless of mobility, sensory, or developmental capabilities. 		■					

Table H 9-2 Housing Element 2008–2013 Programs

Administration Implementation Programs	2008	2009	2010	2011	2012	2013	On- going
<p>84. The City shall adopt a reasonable accommodation ordinance that streamlines and formalizes City procedures related to accessibility and adaptability accommodations for development.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-5.2 ▪ Responsible Department: Planning (primary); Development; SHRA ▪ Objective: Provide a transparent and easy-to-understand process in making accessibility and adaptability modifications to housing units. 		■					
<p>85. The City shall educate the public, developers and public officials on fair housing, anti-“NIMBY,” and accessibility issues. Educational opportunities will include information available at the planning/building counter, supporting and promoting the anti-NIMBY campaign of the Sacramento Housing Alliance and staff, commissioner, and council training on fair housing.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.5; H-5.3 ▪ Responsible Department: SHRA (primary); Planning; Development ▪ Objective: Educate the public, developers, and public officials on fair housing, anti-“NIMBY” and accessibility issues. 							■
<p>86. The City shall develop a checklist for considering information needs and accessibility to meetings when conducting public outreach.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-5.3 ▪ Responsible Department: Planning ▪ Objective: Ensure that access and participation in public outreach meetings is possible for all segments of the community. 		■					
<p>87. The City shall conduct a study researching the incorporation of “visit-ability” standards into the residential building code.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-5.3 ▪ Responsible Department: Planning ▪ Objective: Increase the accessibility of housing for all visitors regardless of mobility, sensory, or developmental capabilities. 			■				

Table H 9-2 Housing Element 2008–2013 Programs							
<i>Administration Implementation Programs</i>	2008	2009	2010	2011	2012	2013	On- going
Modest Income Homeownership							
88. The City shall implement the Citywide Infill Strategy to encourage targeted single-family housing within residential neighborhoods. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-6.1 ▪ Responsible Department: Planning (primary); Development; SHRA ▪ Objective: Promote the development of 100 single-family units in infill areas annually. 							■
89. The City shall amend SHRA’s existing first-time homebuyer programs to target distressed properties and/or areas, including homes in Redevelopment Areas, foreclosed homes and new ownership units built under the Mixed Income Housing Ordinance. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-6.2 ▪ Responsible Department: Planning (primary); Development; SHRA ▪ Objective: Promote the development of at least 100 single-family units in infill areas annually. 		■					
90. The City shall amend SHRA’s existing single-family rehabilitation program to target distressed properties and/or areas, including homes in redevelopment areas and homes left vacant due to foreclosure. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.1; H-6.2 ▪ Responsible Department: Planning (primary); Development; SHRA ▪ Objective: Assist in the rehabilitation of 500 single-family homes. 		■					
91. The City shall amend the Zoning Code to clarify that limited equity housing cooperatives are to be defined as apartments and governed by the same standards as nonprofit affordable housing. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-6.4 ▪ Responsible Department: Planning ▪ Objective: Encourage limited equity housing cooperatives as an alternative affordable housing type. 							■

Table H 9-2 Housing Element 2008–2013 Programs

<i>Administration Implementation Programs</i>	<i>2008</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>On- going</i>
<p>92. The City shall conduct a study on local and regional employer assisted housing programs to help employees find affordable housing near their workplace, which may result in reduced employee turnover and commuting times.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.9; H-6.4 ▪ Responsible Department: SHRA ▪ Objective: To increase the number of employees receiving employer assistance in finding affordable housing. 			■				
<p>93. Using the economic impact analysis described in Program 5, the City shall recommend modifications in homeownership income targets in the Mixed Income Housing Ordinance to promote development of inclusionary ownership housing.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-6.4 ▪ Responsible Department: SHRA (primary); Planning ▪ Objective: Provide homeownership assistance to 375 households. 	■						

APPENDIX H-A

Program by Program Evaluation

Appendix A: Program Evaluation

Housing Supply

Housing Supply 1.1: Create planned opportunities for an additional 10,000 new housing units.

Objectives: Maintain and expand the amount of residentially designated and zoned lands within the City with particular attention to expanding the range and mix of housing sites in new growth areas, areas of opportunity for development or reuse, and existing or potential improvement program areas, as designated in the General Plan. Designate sites through the General Plan, Community and Specific Plan amendment process, rezoning process, redevelopment plan amendment process, and the annexation pre-zoning process.

New Growth Areas include North Natomas, Airport Meadowview and South Sacramento; Existing and Potential Improvement Areas include older commercial corridors in North Sacramento, South Natomas and South Sacramento; Areas of Opportunity for Development or Reuse include the Railyards/Richards area, Curtis Park Railyards, and R Street Corridor.

Responsible Entity: City Planning/City Council/ Downtown Department/SHRA

Evaluation: Currently, the City is comprehensively updating its General Plan as well as the South Area Community Plan. (The new South Area Community Plan combines the Airport-Meadowview area with the western portion of the South Sacramento area.) In both these plans, the City is looking at expanding and enhancing opportunities for residential development, including affordable housing opportunities. Many of the new land use designations that the City is considering for the new General Plan and South Area Plan are mixed-use designations which will allow housing with other uses in many more areas of Sacramento. Furthermore, the City approved a development proposal for the Railyards area that includes approximately 10,000 residential units, which will be required to comply with the Mixed Income Ordinance. The City is also looking at other redevelopment areas as well as the City's commercial corridors.

For example, on November 4, 2003, Council adopted the Commercial Corridor Revitalization Strategy, which included zoning code amendments to encourage housing on commercially zoned properties. In addition, City staff worked with landowners to rezone properties in the Northgate Commercial Corridor to Residential Mixed-Use (RMX) to encourage housing close to services. This strategy was adopted by Council in spring 2006.

The City has partially completed this objective. The updated General Plan will include opportunities for an additional 10,000 units, meeting the objective. This program will be continued, but updated to reflect the strategies and goals of the updated General

Plan. The program will be continued through Program 30 of the updated Housing Element.

Housing Supply 1.2: Continue to review multi-family site criteria to evaluate suitability for higher density land uses.

Objectives: Apply location, site, and design criteria for the evaluation of suitable sites for medium to high-density residential development. The City should seek to optimize multi family opportunities on sites meeting the following criteria: (a) proximity to public transit or bus service (b) proximity to commercial and social services (c) parcel size and configuration which enhances the feasibility of development (d) lack of physical constraints (noise, wetlands) (e) provision for a variety of housing types and affordable housing opportunities and (f) other criteria deemed appropriate including integration of multi family units within the larger adjacent neighborhood. Apply the criteria to evaluate rezoning proposals involving multi-family development.

Responsible Entity: City Planning/City Council

Evaluation: The City continues to review multi-family site criteria when identifying suitable sites for higher density development. The City has done this as part of its planning efforts at light rail stations and is using such criteria as part of the development of the General Plan land use diagram. For example, the City created a Transit Overlay Zone to encourage higher-density housing and other appropriate uses within ¼ mile of transit stations in Sacramento. The City also adopted a Light Rail Station Ordinance, which encourages transit-supportive uses, including high-density housing and residential mixed-use, while restricting non-transit supportive uses. The Ordinance made housing development easier near light rail stations including allowing housing in light industrial zones.

The City is meeting this objective. This program will be continued through Program 29 of the updated Housing Element.

Housing Supply 1.3: Addition of 2,550 potential housing units within annexation area. Initiate sphere of influence revision studies and annexation proposals.

Objectives: Continue Comprehensive Annexation Program for land within existing Sphere of Influence. Apply Mixed Income Housing Ordinance to newly annexed areas.

Responsible Entity: City Planning/City Council and LAFCo

Evaluation: The City attempted to annex the Freeport area in 2005, but the voters in that area rejected this. The City is currently involved in the annexation of the Greenbriar area, which is immediately adjacent to the North Natomas Community Plan area. When developed, this area will likely include 3,500 residential units at densities ranging from 7 du/ac to 29 du/ac. The average density for the project is over 14 du/ac.

The City has partially completed this objective. This program will not be continued; the City is focusing on infill development and development of areas within the existing City limit.

Housing Supply 1.4: Develop and maintain a system for inventorying all available surplus land and evaluate its suitability for affordable housing production.

Objectives: Complete inventory of city surplus lands suitable for affordable housing production.

Responsible Entity: Public Works Department and City Planning.

Evaluation: The Planning Department regularly tracks vacant and surplus land as part of its Housing and Population Report. This analysis is done using GIS. The report tracks vacant land and surplus land as well as near-term development (i.e., applications in the pipeline). The Planning Department provides a semi-annual report on land and development. In addition, the City completed an assessment of availability of surplus land for residential use in 2005 as part of the preparation of the Land Use Element for the General Plan update.

The City has completed this objective. This program will be continued through Program 30 of the updated Housing Element.

Housing Supply 1.5: Update financing and phasing plans, as appropriate, to assure the timely provision of infrastructure to new growth and redevelopment project areas, including but not limited to North Natomas and the Railyards /Richards Boulevard area. Consider housing affordability in addition to other criteria in the imposition and spreading of infrastructure costs and the structuring of the payment of such costs. Amend financing plan for North Natomas and Railyards.

Objectives: **Responsible Entity:** City Finance/Pubic Works/ City Planning/ City Council.

Evaluation: On August 2, 2005, the City updated and amended the financing plan for North Natomas to ensure that infrastructure is in place to facilitate development. The financing plan for the Railyards will be done in coordination with the Railyards specific planning. In addition, as part of the General Plan update, the City is preparing an infrastructure and financing plan that will evaluate ways to provide financing for the improvement of infrastructure citywide. This plan is expected to be completed in 2008. The City is also working on a focused Capital Improvement Plan (CIP) to better coordinate and focus funding in key infill areas.

The City is meeting this objective. This program will be continued, with an emphasis on the Panhandle, Delta Shores, Greenbrier, and Railyards/Richards areas. This program will be continued through program 31 of the updated Housing Element.

Housing Supply 1.6: Develop standard noise attenuation measures and standards to meet noise standards for residential infill sites.

Objectives: Implement standard noise mitigation measures to streamline environmental review process.

Responsible Entity: City Development Services, Environmental Division

Evaluation: The noise mitigation measures have been implemented and are used by the City's environmental services section to streamline environmental review during the development application process.

The objective of this program has been met. This program is complete, and will not be continued.

Housing Supply 1.7: Amend the Artist's Live/Work Space Ordinance permitting live/work and residential loft use in all residential and nonresidential zones subject to compliance with development standards.

Objectives: Amend zoning code to allow more flexibility in the type of Live/Work housing.

Responsible Entity: City Planning/City Council

Evaluation: Due to current staff workload, these amendments were not completed. However, changes were made in 2005 to the City's zoning code to encourage the development of second units and setbacks were reduced to encourage residential infill development. Review in PUD districts was streamlined to promote live/work unit development in these areas. Finally, home occupation permits are now issued concurrently with business licenses to facilitate live/work uses.

The City has partially completed this objective. This program will be continued through Program 4 of the updated Housing Element.

Housing Supply 1.8: Implement the Transit For Livable Communities (TLC) Recommendations for the South Line, Folsom Line, and the Northeast Line Light Rail Station areas to promote residential mixed-use development.

Objectives: Plan amendments and rezoning to increase residential holding capacity by approximately 14,500-22,000 new units.

Responsible Entity: City Planning/City Council

Achievements: The City has developed a work plan for all its light rail stations. This plan addresses land use, infrastructure, and urban design among others. The City is now in the process of implementing the TLC Recommendations at several light rail stations,

including the 65th Street Station area and at the Swanston Station. In addition, all four of the stations on the South Line are being analyzed as part of the South Area Community Plan update. Through the Community Plan update, the City will be evaluating land use, infrastructure, and urban design at these stations and will be developing policies to promote residential mixed-use development at these four South Line stations as well as at other stations in the City. Land use changes and rezonings are expected to be complete by 2008/2009. The City also recently received grant funding from Caltrans to develop urban design plans for light rail station areas on the northeast line, which will facilitate the development of housing near light rail stations.

The City has partially completed this objective. This program will be continued through Program 13 of the updated Housing Element, with an emphasis on rezoning sites adjacent to stations consistent with the City's Light Rail Station Ordinance

Housing Supply 1.9: Implement and rezone appropriate sites to Employment Center (EC) zone, that allows residential in a business park setting (with a maximum 25 percent of acreage towards residential use). This would apply the EC zone developed in the North Natomas Community Plan Area on a citywide basis.

Objectives: Application of EC land use in appropriate locations near future transit stations and transportation corridors to integrate residential projects with large employment uses.

Responsible Entity: City Planning /City Council

Evaluation: As part of the General Plan update, the City is looking at extending the EC designation or a similar mixed-use designation that includes residential in combination with office uses along commercial corridors and around light rail stations. This land use designation and zone will be extended as part of the Land Use Element and subsequent zoning code update.

The City has partially completed the objective of this program. This program will not be continued; extension of the EC designation is being considered as part of the broader General Plan Update process.

Housing Supply 1.10: Continue to administer the Mobile Home Park regulations, regarding development of mobile home parks.

Objectives: Administration of mobile home park regulations.

Responsible Entity: City Planning Department

Evaluation: The City has continued to administer its mobile home regulations. The City is reviewing its mobile home park regulations, including conversion issues.

The city is currently completing this ongoing objective. This program will be continued through Policy H-4.5 of the updated Housing Element and the City will focus its efforts on maintaining existing parks.

Housing Supply 1.11: Provide programs to preserve or offer replacement housing to mobile home park tenants.

Objectives: Coordinated replacement-housing requirements for displaced mobile home tenants.

Responsible Entity: City Planning and SHRA

Evaluation: The City continues to coordinate with SHRA on a regular basis regarding housing, mobile home parks, and replacement requirements. As noted above, the City is reviewing the need for a Mobile Home Park Conversion Ordinance.

The City is currently completing this ongoing objective. This program will be continued through Policy H-4.6 of the updated Housing Element, with an emphasis on minimizing the impact of potential closures.

Housing Supply 1.12: Consider modifications to the Condominium Conversion Ordinance that regulates the conversion of rental housing to condominiums and new condominium construction.

Objectives: Allow some conversion of apartments to condos in the Central City Community Plan Area and update vacancy rates. Maintain a reasonable balance of rental vs. ownership housing opportunities in multi-family housing.

Responsible Entity: City Planning

Evaluation: Beginning in 2005, City staff began a series of workshops on the Condominium Conversion Ordinance and how it works. Based on feedback from Development Oversight Commission, Planning Commission and Council, staff may begin revisions to the ordinance to improve the process, but also wants to ensure that the City maintains a balance of rental and ownership opportunities. Furthermore, the City has completed vacancy rate reports for 2004, 2005, and 2006, which are a requirement of the Condominium Conversion Ordinance.

A City Council workshop was held in 2006 to discuss revisions to the ordinance. The Council directed staff to provide further information pertaining to the impacts changes of the ordinance would have on the local rental market. Staff has prepared a memo to the Mayor and Council addressing their questions from the workshop.

The City has partially completed the objective of this program. The program will be continued through Program 79 of the updated Housing Element.

Housing Supply 1.13 Review and update the City’s Emergency Shelter Site inventory to determine if the sites are adequate and developable

Objectives: Ensure the Emergency Shelter Site Inventory contains sites that are developable.

Responsible Entity: City Planning

Evaluation: As part of the Housing Element update, the City has assessed the adequacy of our emergency shelter site inventory.

The City is completing this ongoing objective. This program will be continued through Program 34 of the updated Housing Element.

Housing Affordability

Housing Affordability 2.1: Participate in the Sacramento County Regional Sanitation Board’s fee waiver and deferral program to reduce impact fees for very low and low-income housing developments and request waiver of fees for 200 very low-income units per fiscal year in the City and County of Sacramento or 5 percent of the residential building permits issued in the unincorporated County in the prior fiscal year, whichever is greater, and an extension from June 1, 2000 thru June 2002. There is no cap on deferrals.

Objectives: Fee reductions for the development up to 200 qualified affordable housing units per year in the City and County.

Responsible Entity: SHRA/City Council

Evaluation: Through the Regional Sanitation Board’s fee waiver and deferral program, SHRA provided fee waivers and deferrals to 200 affordable units in 2007. Typically, every year SHRA uses all fee waivers allocated to it by the Regional Sanitation Board.

The City and SHRA are completing this objective. This program will be continued through Program 44 and 45 of the updated Housing Element.

Housing Affordability 2.2: To the extent feasible, continue to fund and administer the Affordable Housing Fee Reduction Program (or other financing mechanisms) and work with affordable housing developers, other agencies, and districts to review and reduce applicable processing and development impact fees for very low and low-income housing units.

Objectives: Fee reductions for up to 200 affordable housing units per year.

Responsible Entity: Budget/City Planning/City Council

Evaluation: The City budgets \$500,000 annually for the Affordable Housing Fee Reduction Program. This program is used in conjunction with the City’s Mixed Income Ordinance. The accomplishments of the Mixed Income Ordinance are described later in this report.

The City has partially completed the objective of this program. This program will be continued through Program 52 of the updated Housing Element.

Housing Affordability 2.3: Adopt and implement a new fee reduction program for single-family infill neighborhoods.

Objectives: Reduce development costs for up to 30 single-family infill housing units per year in target infill areas.

Responsible Entity: City Planning

Evaluation: The City adopted the Infill Fee Reduction program that provides fee reductions and other incentives for infill development. Developments can receive up to a maximum of \$5,000 in reduced fees. As a result of the prevailing wage laws (SB 975 of 2001 and Senate Concurrent Resolution No. 49 of 2003), concern has been raised that the fee reduction may trigger prevailing wages for infill projects that might not normally be required to provide prevailing wages. As a result, there has been little interest by developers for such fee reductions from the City.

The City has completed the objective of this program. This program will not be continued. The City is researching other infill housing incentives which will not trigger prevailing wage requirements, making them more attractive to developers. Implementation of the infill strategy is addressed in Program 85 of the updated Housing Element.

Housing Affordability 2.4: Implement the City’s Economic Development Bank to reduce sewer fees for infill housing.

Objectives: Reduce fees for up to 1200 Infill Housing Units.

Responsible Entity: City Economic Development/City Council/ Regional Sanitation District

Evaluation: The City is currently providing sewer credits through this program. In 2007, the City provided sewer credits to assist the development of approximately 392 units.

The City is completing this ongoing objective. This program will be continued through Program 46 the updated Housing Element.

Housing Affordability 2.5: Continue to utilize and implement Water Development Fee Waiver Program adopted in 1987.

Objectives: Distribute fee waivers for 50-100 Units annually.

Responsible Entity: City Planning/ Utilities

Evaluation: The City provided water development fee waivers to approximately 120 infill housing units in 2007. The City has exceeded the target for this ongoing objective. This program will be continued through Program 44 of the updated Housing Element.

Housing Affordability 2.6: Continue to provide housing information and referral services on affordable housing opportunities.

Objectives: Consolidated “one stop” information center for housing information regarding housing availability, programs and services.

Responsible Entity: SHRA and Community Services Planning Council

Evaluation: SHRA has developed the multi-family rental resource on the web that provides people who are looking for affordable rental housing with a one-stop center for housing information (Go to: <http://www.shra.org/Content/Housing/AffordableHousingSite/AffHousingTOC.htm>) Similarly, the Community Services Planning Council has operated Infoline, a phone referral system for many years and has initiated Beehive, an online information and referral service for social services and housing. (Go to: <http://www.thebeehive.org/Templates/Housing/Level3NoRight.aspx?PageId=1.886&LC=40&LG=1>). Sacramento Self Help Housing provides another valuable housing referral resource online with emphasis on housing resources for very low-income persons. (Go to: <http://www.sacselfhelp.org/>).

The City and SHRA have completed this objective. This program will not be continued, although the City and SHRA will continue to provide these referral services.

Housing Affordability 2.7: Implement the Supportive Housing Loan Program in collaboration with the County Department of Human Assistance, Health and Human Services, and Mercy Housing.

Objectives: SHRA will continue to participate in the financing of housing for emancipated foster youth, AIDS/HIV, & other persons with special needs.

Responsible Entity: SHRA

Evaluation: SHRA provides Community Development Block Grant funds to Mercy Housing who provides technical assistance to social service providers that wish to develop supportive housing for special needs groups such as emancipated youths, persons with HIV/AIDS, etc. This funding has proven to be effective in enhancing the capacity of service providers to own, manage and develop permanent supportive housing.

The City and SHRA are currently completing this ongoing objective. This program will be continued as Program 71 in the updated Housing Element.

Housing Affordability 2.8: **Aggressively pursue financing and ownership alternatives to protect the quality of public housing, its services to residents, and its affordability to very low-income people.**

Objectives: Innovative approaches will be pursued to protect the financial viability and management of public housing, including modernization and substantial rehabilitation of 120 units and the sale of 60 single-family properties to existing tenants and work incentive programs.

Responsible Entity: SHRA

Evaluation: SHRA rehabilitated and sold 20 housing authority-owned single family homes to low-income buyers in 2007.

The City and SHRA are making progress towards this ongoing objective, but not meeting the numerical targets. The objectives of this program are continuing as part of Program 59 to reflect SHRA's asset repositioning efforts.

Housing Affordability 2.9: **Review and revise the program of operating assistance or pre-development grants for specific projects being carried out by qualified nonprofit housing corporations to create housing for special needs populations including the disabled. Funding is usually provided through CDBG or HOME.**

Objectives: Authorize 1-2 awards per year to corporations to support vital projects particularly for housing for persons with special needs.

Responsible Entity: SHRA

Evaluation: Through Mercy Housing's technical assistance grant, assistance was provided to multiple providers with potential developments throughout the City and County, including AIDS Housing Alliance, Transitional Living and Community Support, Cottages, Volunteers of America and numerous faith based organizations. This program will continue through Program 66 of the updated Housing Element.

Housing Affordability 2.10: **Involve the community at-large in participating in the annual update and five year Consolidated Plan for the expenditure of federal funds.**

Objectives: New community needs assessment to guide program funding.

Responsible Entity: SHRA

Evaluation: SHRA worked extensively with the community during the update of its 2003-2007 Consolidated Plan and One-Year Action Plan. This update included a new community needs assessment as well as a strategic plan which will guide the expenditure of CDBG, HOME, Emergency Shelter Grant (ESG) funds, and other funds during the 2003-2007 time frame. SHRA staff has completed the City's 2008-2013 Consolidated Plan in Fall of 2007 and had conducted outreach in spring and summer of 2007.

In addition, City staff held workshops on key policy issues associated with affordable housing in the City in 2006 and 2007. These workshops included public involvement and outreach on a variety of housing policy issues as well as preparation for the Housing Element update.

The City and SHRA have met the objective of this program. This program will be continued as Program 17 in the updated Housing Element.

Housing Affordability 2.11: **Maintain and enforce the City Preservation Ordinance as well as maintain financing opportunities for potential purchasers to preserve federally assisted housing with expiring Sec. 8 subsidies.**

Objectives: Preserve affordability and rehabilitate 100 units per year in HUD expiring use projects.

Responsible Entity: SHRA

Evaluation: In 2004, the City Council approved a Housing Preservation Ordinance aimed at preserving federally subsidized affordable units. SHRA has been the lead agency responsible for ordinance implementation. Since adoption of the ordinance, no HUD assisted projects converted to market rate.

The City is completing this ongoing objective. This program will be continued As Program 72 of the updated Housing Element.

Housing Affordability 2.12: **Promote partnerships between lending institutions, equity investors, developers, housing interest groups and the community to encourage sufficient availability of financing for affordable rental and ownership housing projects.**

Objectives: Increase affordable housing lending through marketing efforts with regulated financial institutions and equity investors.

Responsible Entity: SHRA & Local Lenders

Evaluation: SHRA has continued to work to promote partnerships among investors and developers to facilitate the development of affordable housing. SHRA markets and offers a number of assistance programs for developers of affordable housing. These include: Multi-Family Mortgage Revenue Bond (MRB) Program, Multi-Family Housing Lending Program Direct Loan Program, and the Investment Property Program, among others. SHRA also provides guides to developers on existing City and SHRA programs to help them with affordable development. In addition to printed materials, this information is made available on SHRA's website (www.shra.org).

The City and SHRA are completing this ongoing objective. This program will not be continued.

Housing Affordability 2.13: **Maintain flexibility in the use of housing set aside funds for very low, low, and moderate-income households in mixed income revitalization projects in existing and future redevelopment target areas through the Implementation Plans prepared pursuant to Article 16.5 of the Community Redevelopment Law.**

Objectives: Production of 500 new and substantially rehabilitated affordable units by the year 2007 through Redevelopment Implementation Plans.

Responsible Entity: SHRA

Evaluation: SHRA has used redevelopment set-aside funds in combination with other funding sources to assist in the construction or substantial rehabilitation of 2,166 low and very low-income units.

The City and SHRA have exceeded the target of this objective. This program will be continued through Program 76 of the updated Housing Element.

Housing Affordability 2.14: **Apply to HELP, a new partnership program of the California Housing Finance Agency to acquire and rehabilitate seriously deteriorated problem properties.**

Objectives: Successfully apply for funds to acquire and rehabilitate problem properties under CalHFA's HELP program; accomplish two projects during this time period.

Responsible Entity: SHRA

Evaluation: SHRA received three HELP grants from CalHFA. One was for \$2 million and was to be used to address code violations and other nuisances at problem properties in the County. The other two grants were to the City for \$1.5 million and \$1 million respectively. The City grant funds all have been used for Phoenix Park. Both phases of that 360-unit acquisition/rehabilitation project have been completed and the project is fully occupied.

The City and SHRA have completed the objective of this program. This program will be continued. through Program 50 of the updated Housing Element and will be broadened to include other funding sources.

Housing Affordability 2.15: **Implement by ordinance a program to require a mix of housing by income levels in all new growth areas (Map 10-1), the Downtown and Curtis Park Railyards sites and annexation areas of the City. In all new development, 10 percent of all new housing shall be affordable to very low-income households and 5 percent affordable to low-income households. Affordability shall be assured for the longest feasible time, but not be less than 30 years.**

Objectives: **Responsible Entity:** SHRA, City Planning and City Council.

Evaluation: Since adoption of the Mixed Income Ordinance, 38 city inclusionary housing plans have been approved, requiring a total of 3,435 units. Four of those plans were approved in 2007 requiring a total of 1837 units. A substantial amount of units will be provided by the downtown Railyards project.

In November 2004 and again in January 2005, the City Council approved amendments to the Mixed Income Ordinance to encourage a variety of housing types within new growth residential projects. These changes included an alternative for “small” single family developments under five gross acres, an alternative for condominium developments of 200 units or less and provisions to encourage alternate housing types by allowing inclusionary units to be built to R-1A standards in the R-1 zone without a rezone. The City has also developed several fee waiver and infill incentive programs designed to assist infill and affordable development in the City.

The City and SHRA have achieved the objective of this program. This program will be modified to reflect continued implementation of the Mixed Income Ordinance and continued. through Program 51 of the updated Housing

Housing Affordability 2.16: **SHRA will work with the Sacramento Valley Rental Housing Association (SVRHA) to educate and more effectively market the Section 8 voucher program so that affordable housing opportunities are made available throughout the City of Sacramento.**

Objectives: Desired result is effective marketing of Section 8 program with landlords.

Responsible Entity: SHRA and SVRHA

Evaluation: Although there have been significant federal funding reductions for the Section 8 program, SHRA is actively monitoring and pulling from its waiting list as tenant-based vouchers become available.

SHRA and the City continue to use the Section 8 program. Due to federal funding reductions in the program, expanded marketing of the program to landlords has not been necessary to provide opportunities for tenants. However, this program will be continued under Policy H-1.2.8.

Housing Affordability 2.17: **Annually Update the fee schedule for the Housing Trust Ordinance to reflect the current costs of housing construction.**

Objectives: Maintain the effectiveness of the Housing Trust Ordinance to develop housing for lower income workers employed in new nonresidential development projects.

Responsible Entity: SHRA, City Planning

Evaluation: In October 2004, City Council approved an increase in the Housing Trust Fund fee, which resulted in a significant addition of funding available for affordable workforce housing. Furthermore, the fee is now updated annually based on the San Francisco Construction Cost Index (the standard construction index used for City development fees). In April 2006, a new nexus for the Housing Trust Fund was prepared and presented to Council. City staff is currently working with neighboring jurisdictions to coordinate adjustments to the fee level.

The City has partially completed the objective of this program. This program will not be continued in order to focus efforts in other areas.

Housing Affordability 2.18: **Develop additional options on how to address the needs of extremely low-income households for affordable housing, including using the Mixed Income Housing Ordinance, and bring these options to the City Council for its consideration.**

Objectives: Develop policies and programs that address the needs of extremely low-income households.

Responsible Entity: City Planning, SHRA

Evaluation: The City is currently reviewing options to address the housing needs of extremely low-income households. This issue has been discussed with the public and council in preparation for the Housing Element update.

The City and SHRA have partially completed this objective. The updated housing element includes a set of policies and programs designed to address the needs of extremely-low income households. In light of these new policies and programs, this program will not be continued.

Housing Mix, Balance, and Neighborhood Compatibility

Housing Mix, Balance, and Neighborhood Compatibility 3.1:

Include mixed income housing developments in new growth areas and utilize infill incentives to encourage step-up housing in existing areas, which have predominantly low-income housing. This can be accomplished by planning public amenities (siting parks, golf courses and other facilities to create new market conditions) to support middle and upper end housing in weaker market areas, and by conscientiously working with lenders and developers to invest in the diversification of areas. Many neighborhood areas of Sacramento are predominantly low-income. Equally important to the concept of fair share distribution of low-income housing is economic diversification and stabilization of low-income areas. Through actions of SHRA and the City in coordination with lenders and developers, efforts will be made to provide opportunities for step-up housing whenever possible in low-income neighborhoods.

Objectives: **Responsible Entity:** City Planning (lead) with assistance, SHRA and City Utilities

Evaluation: In November 2004 and January 2005, the City adopted three major changes to the Mixed Income Ordinance. Two of the three major changes promote homeownership opportunities for low- and very low-income households by allowing a different mix of inclusionary units for some smaller projects that provide their affordable units on-site and for-sale. The changes were approved because they encourage homeownership opportunities for lower-income households and also address the needs of smaller developers.

The City's ordinance originally required 15 percent of a residential development in a new growth area to be affordable to very low- and low-income households. Ten percent (10 percent) had to be affordable to very low-income households, while five percent (5 percent) were for low-income households. For small projects, especially smaller condominium complexes, the 10 percent very low-income requirements created a significant challenge for these developers due to higher development costs associated with small single family and condo projects. As a result, this requirement hampered the development of these types of projects and thus the development of the inclusionary (affordable) units.

To address this, the first change involved requiring 10 percent of the total units for low-income households and 5 percent for very low-income households in small condo projects. The second change allowed small single-family developments of less than five acres to meet their 15 percent inclusionary requirement exclusively with

low-income units. Again, this was done to encourage infill development given the higher costs associated with this type of development. The third change allowed developers in R-1 zones to build their inclusionary housing units to R-1A standards, which gives them greater flexibility in meeting development standards, while at the same time providing affordable units.

The City has met this objective by enacting these changes to the Mixed Income Ordinance. This program will not be continued; instead, implementation of the Mixed Income Ordinance and other existing and new programs will reflect the City's commitment to mixed income development.

Housing Mix, Balance, and Neighborhood Compatibility 3.2:

Enforce the requirements in the North Natomas Community Plan for multiple housing types and target density policies through educational workshops with builders and others as to the existence of these requirements for each development project.

Objectives:

Conduct workshops to identify incentives on promoting Medium Density multiple housing type Housing Developments in North Natomas Community Plan and other areas.

Responsible Entity: City Planning/City Council

Evaluation:

In 2003, the City hired Criterion, a consulting firm, to assist staff with an analysis of the effectiveness of the requirements in the North Natomas Community Plan. Using the Index modeling system, staff analyzed the balance of housing types and tenure as well as their proximity to transit, parks, and other amenities. The results of the analysis revealed that the City had been successful in creating a mix of housing types throughout the Community Plan area and in neighborhoods. Furthermore, residential developers have generally achieved target densities for development in this area, particularly in the Medium Density Residential (MDR) land use category. As a result, residential densities for the Natomas area have been consistent with the Community Plan goals. Development in this area has generated a significant amount of affordable housing throughout the community since it is subject to the City's Mixed Income Ordinance. The Ordinance requires that 15 percent of the units in new residential projects are affordable to very low- and low-income households.

The City has met the objective of this program. Based on the data collected under this program, development in North Natomas is meeting the requirements of the Community Plan. This program will not be continued.

Housing Mix, Balance, and Neighborhood Compatibility 3.3:

Support home ownership among low and moderate-income households through the following SHRA programs or similar activities: down payment assistance loans, mortgage credit certificates, and partnership activities with the Sacramento Home Loan Counseling Center and Neighborhood Housing Service.

Objectives: Increase owner-occupancy for 2,400 qualified low and moderate-income households.

Responsible Entity: SHRA

Evaluation: The City and SHRA have continued to support home ownership assistance programs. SHRA provided first-time homebuyer assistance to 537 low-income households. Additional low and moderate-income households have been assisted through the 293 Mortgage Credit Certificates (MCCs) that were issued to households in the City between 2002 and 2007.

The City and SHRA have made progress towards the objective of this ongoing program, but have not met the quantitative goal. The updated Housing Element includes a set of programs and policies which are intended to increase modest-income homeownership. This program will be continued through Program 86 of the updated Housing Element.

Mitigate Governmental and Non-Governmental Constraints in the Development of Housing

Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.1: Continue to implement the preliminary review process whereby City staff and neighborhood groups provide comments and advise the applicant of policy and technical areas that need to be addressed prior to the formal application review.

Objectives: This is an existing program that helps to identify planning and community issues early in the process so that problems can be identified and addressed and processing time is shortened.

Responsible Entity: City Planning.

Evaluation: The City continues to use the preliminary review process. City staff will meet and advise applicants prior to application submittal in order to provide technical assistance and help ensure that the process is smooth and timely.

The City has instituted a new program called the MATRIX, which is designed to streamline the entire permitting process. Initially, the MATRIX was used for the Central City/East Sacramento area, but was expanded citywide on January 1, 2007. The MATRIX brings together City staff from all disciplines to provide early feedback to the applicant and to ensure that issues are resolved in an expedient manner. The MATRIX also offers and encourages pre-application meetings with staff and the program utilizes an early notification system to identify community issues early in the process.

The city has achieved the objective of this program. This program will be continued through Program 55 of the updated Housing Element. will

Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.2:

Continue community outreach process for involving neighborhoods in land use decisions affecting their area including notification of planning entitlement applications. Provide forums to encourage and promote dialogue between the applicant/developer and the neighborhood.

Objectives:

Early project notification to neighborhood and business groups and adjacent property owners.

Responsible Entity: Neighborhoods/ Planning Services

Evaluation:

Through the work of planning staff, the community is regularly involved in land use decisions. Staff also notifies residents of planning entitlement applications. Staff consistently encourages communication between the developer and community residents regarding planned developments. The General Plan update effort also incorporates extensive community involvement in citywide land use decisions.

The City also instituted a new process called “Early Notification”, whereby the public is given advanced notice of projects and offered the opportunity to provide comments on these before regular hearings in order to avoid problems or concerns later in the process.

The City has met this objective, and these implementation measures will be continued. The objective of this program is continued as Program 55 in the updated Housing Element.

Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.3:

Conduct interdepartmental committee meetings to coordinate early review of development projects and address policy concerns. The committee consists of the Planning and building, Public Works, and other City departments involved with the building and planning process.

Objectives:

The Interdepartmental Planning Policy Review Committee is in place to coordinate input on new projects. Additionally, the City has recently implemented an Automated Permit System (APS) to expedite development reviews among city departments.

Responsible Entity: City Planning, Public Works and Utilities

Evaluation:

City staff has continued to coordinate the early review of projects through the Matrix Review Committee, which is held with key departments involved in the development application process. The Subdivision Review Committee serves a similar function for

tentative maps for subdivisions. As noted earlier, the City has initiated the MATRIX program and handles coordinated review through the Matrix Review Committee (MRC). The City has implemented a new permit tracking system called Accela. This replaced APS and will be better integrated with other City programs. It will be better able to track projects through the process and have greater functionality than the former system.

The City has met the objective of this program. This program will be continued as Program 54.

Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.4:

Work with SAFCA and other responsible agencies to resolve flood plain restrictions that affect major portions of the City. Actions include: 1) Complete the Sacramento River levee stabilization project;, 2) Begin construction of needed improvements along the perimeter levee system protecting Natomas, 3) Implement permanent protection plan along the main stream of the American River as authorized by Congress, and 4) Modify operation of Folsom Dam and Reservoir to provide a minimum 100-year level of flood protection on an interim basis until such time as permanent protection is available. Folsom Dam interim re-operation is in place. Work continues on improvements to levees and modifications to Folsom Dam.

Objectives:

Responsible Entity: City Manager's Office, Public Works Department, SAFCA and Army Corps of Engineers.

Evaluation:

Sacramento Area Flood Control Agency (SAFCA), in cooperation with the U.S. Army Corps of Engineers (Corps), U.S. Bureau of Reclamation (USBR), and the Central Valley Flood Protection Board (CVFPB - - formerly The State Reclamation Board) is working toward achieving 200-year flood protection from major rivers and streams for the Sacramento area. Major components of the plan include improvements to Folsom Dam on the American River, and maintenance of and improvements to the levee systems protecting Natomas, north Sacramento, and south Sacramento.

- Improvements on Folsom Dam are scheduled to be completed in 2015.
- Natomas levees are anticipated have 100 year protection levels by 2010 and 200 year protection levels by 2012

The City, in cooperation with a variety of State and federal agencies has made progress (described above) towards completion of levee repairs as identified in this program. Due to the scale and expense of repairs and reconstruction needed, this program will take years to complete. This program will be continued through Program 56 of the updated Housing Element.



Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.5:

Implement City’s Development Oversight Commission Recommendations related to improving coordination, information, and streamlining development processes.

Objectives:

Staffing assistance information handouts and service improvements, revised zoning and development processes.

Responsible Entity: City Planning and Building, Public Works, Utilities, and Fire Department

Evaluation:

City staff has completed implementation of most of the DOC recommendations. The City developed special teams to assess and re-engineer development review processes to make them more streamlined. Other examples of process improvements include: creation of the Citywide MATRIX program; the creation of special process managers for complex projects; the establishment of the Development Services Cabinet composed of all the managers of the disciplines involved in the development process; development of a new permit tracking system (Accela); work on the consolidation of all development service fee collections and the provision of comprehensive fee information on the City website and in pamphlet form, etc.

The City has completed the objective of this program. This program will not be continued.

Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.6:

Develop effective infill programs that address the regulatory process, including a streamlined process with reduced levels of review and more flexible regulatory requirements including building code and infrastructure standards and different regulatory requirement for infill development, particularly for traffic levels of service, street standards, and parking.

Objectives:

Provide flexibility in development standards so that new subdivisions are compatible with existing neighborhood conditions. Also provide flexibility in the types of infrastructure improvements necessary. For example, flexibility in roadway widths would, in some instances, reduce costs and allow a more intimate neighborhood environment.

Responsible Entity: City Planning and Building, Public Works, Utilities, and Fire Department

Evaluation:

City planning staff has been working closely with City utilities and transportation departments to reduce street widths and provide flexibility for necessary infrastructure improvements. For example, in 2003, the City adopted pedestrian-friendly street standards. These issues are being further assessed on a citywide basis in

the General Plan update. The City also hired an Infill Coordinator in 2003 and has established several programs to promote infill development.

The City has completed the objectives of this program, including the creation and modification of other Housing Element programs supporting infill development. This program will not be continued.

Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.7:

Establish Planning Director’s Plan Review (PDPR) process for review and approval of smaller multi-family developments. Currently all multi-family proposals require R-review and approval by the Planning Commission, unless the project is located within a design review district or PUD, which creates additional processing times and costs. The PDPR process would utilize the Multi-Family Design Guidelines to assure compliance with minimum design standards. The streamlined process shall provide for notice and community review of proposed projects for City Council review of individual projects. Appropriate maintenance and management requirements should be established to promote the proper operation of rental units.

Objectives: Zoning Ordinance Amendments to Multi-family R Review.

Responsible Entity: City Planning/City Council

Evaluation: An ordinance establishing Planning Director’s Plan Review for multi-family projects with 100 units or less citywide or 200 units or less in a PUD district was adopted by City Council on May 8, 2003. The objective of this program has been completed. This program will not be continued.

Mitigate Governmental and Non-Governmental Constraints in the Development of Housing 4.8:

Work with the Building Industry Association (BIA) and other stakeholders to consider state legislation to change or modify the Subdivision Map Act to address the issue of condominium construction and liability insurance.

Objectives: Modification of the Subdivision Map Act to encourage the production of condominium housing units.

Responsible Entity: City Planning

Evaluation: The City continues to work with the BIA and the State legislature to address the condominium construction and construction defect liability issues.

The City is making progress towards the objective of this program. This program will not be continued.

Housing Quality and Neighborhood Improvement

Housing Quality and Neighborhood Improvement 5.1: The City shall continue to expand and improve the Design Review program of the City. In particular, the City shall adopt Design Guidelines for single-family uses to help standardize design expectations and shall investigate alternative administrative processes for small project design review. Additionally, the City has adopted an administrative (staff level) design review process for the north area of Sacramento (north of the American River). This eliminates the need for full Design Review Board review for small projects or projects which reasonably conform to design guidelines. In all these efforts, the City is seeking to streamline the process without sacrificing good quality design and community acceptance.

Objectives: Adopt and Implement Single-family Design Checklist and other Design Review programs.

Responsible Entity: City Planning

Evaluation: The City adopted citywide Single-Family Design Principles in 2000 and a single-family residential design checklist was adopted in 2003.

The City has completed the objective of this program. This program will not be continued.

Housing Quality and Neighborhood Improvement 5.2: Implement Infill Strategy and implementing ordinances that provide incentives to encourage development that is appropriate for the neighborhood. Accomplish the following objectives:

Add policy language and the incentives to promote a quality project that compliments the neighborhood. Quality should be exhibited in product design, type and variety of materials and orientation to the street.

Provide increased flexibility within the Zoning Ordinance to develop in a manner consistent with the surrounding neighborhood. For example, offer flexibility by modification of setback, lot size and lot coverage development standards.

Add the ability to offer a streamlined process for infill projects that are compatible with the neighborhood setting.

Appoint a new Citywide Infill Coordinator to coordinate and promote the program.

Provide updated information about the inventory location of infill areas and targeted infill development sites.

In addition to existing fee waiver and reduction programs, investigate other City and non-City financial incentives for the program such as a reduction in the Quimby Fee Ordinance.

Implement Pre-Approved House Plan Program

Objectives: Update and adopt infill housing policies, ordinances and incentives that streamline the development process and resolve neighborhood concerns regarding infill housing.

Responsible Entity: City Planning

Evaluation: In conjunction with the City's adopted Smart Growth Principles, the City is working to provide greater flexibility in its Zoning Code to support infill development. Changes were made in 2005 to the City's zoning code to encourage the development of second units and setbacks were reduced to encourage residential infill development. Review in PUD districts was streamlined to promote development in these areas.

As of 2005, the City implemented the new MATRIX pilot program that streamlines the development review process. The program has been successful in reducing review times and streamlining the development review process. Initially, the MATRIX program covered the Central City and East Sacramento Community Plan areas, but was expanded citywide on January 1, 2007.

The City also developed an infill strategy and appointed an Infill Coordinator in 2003.

The City has implemented several fee waiver and incentive programs to encourage affordable housing and infill development. These include the Infill Fee Reduction Program, the Affordable Housing Fee Reduction Program, and the Infill Incentive Fund.

As part of the Population and Housing Report and the General Plan update, City staff monitors and maintains the City's supply of vacant land suitable for development.

The Pre-Approved House Plan Program was established in the summer of 2006. 15 pre-approved house plans have been used and homes are under construction.

The City has made progress towards the objectives of this program. The objectives of this program will be continued as part of the City's focus on infill development in the updated Housing Element, with an emphasis on the reduction of fees for infill development. Program 53 describes actions to encourage infill development. Program 41 includes expansion of the use of pre-approved house plans.

Housing Quality and Neighborhood Improvement 5.3:

Consider amendments to Central City Quimby exactions to facilitate condominium and ownership housing.

Objectives: Fee reductions to promote Central City ownership housing.

Responsible Entity: City Parks and Recreation, City Planning

Evaluation: While the City recently increased park development impact fees, it provided a reduced fee for infill development. In addition, in the City’s new 2005-2010 Parks Master Plan, the City has adopted urban park standards for smaller parks such as “pocket parks” to facilitate the use of urban parks close to residential development in infill areas. The City has completed the objective of this program. This program will not be continued. However, there are new programs aimed to promote infill housing (Programs 37 and 39) and another specifically for single-family infill (Program 85).

Housing Quality and Neighborhood Improvement 5.4:

Implement the Citywide Infill Strategy to encourage compatible residential infill development. Create additional incentives for residential infill development, including but not limited to, regulatory concessions and streamlining the permit approval process for quality-designed development that is appropriate for the neighborhood. Pursue funding through the State Jobs Housing Balance Grant.

Objectives: Develop Streamlining Ordinance by Fall 2003. Create Infill Incentive Fund and Infrastructure Assistance Program by Fall 2003.

Responsible Entity: City Planning/City Council

Evaluation: Rather than a streamlining ordinance, the City has enacted a major overhaul of its development review process. This was done as part of the DOC recommendations and included a complete evaluation and re-engineering of the City’s development review process. Furthermore, the City has taken additional steps to streamline the development review process.

As noted earlier, the City created the new MATRIX program, which brings together representatives from all City departments and divisions that are normally involved in the review of a project. Working as a team, these groups provide a comprehensive review of projects at once rather than have the project go from department to department. In order to maximize efficient and utilize appropriate staff expertise, there are teams for each major type of development (i.e., commercial, office, residential, etc.). In effect since July 2005, the MATRIX program has already made substantial progress in streamlining project review, thus reducing time and costs for developers.

The City adopted its Infill Strategy in 2002. The City has developed a Shovel Ready Sites program and has allocated \$700,000 to fund this program. This incentive fund

will also be used for infrastructure improvements in infill areas rather than establishing a separate infill assistance program.

The City secured \$2.4 million in grant funds through HCD’s Job-Housing Balance Incentive Program and constructed infrastructure and facility improvements to enhance existing areas and support infill development. The City completed streetscape enhancements and streetlight installations in the 65th Street Transit Village, Del Paso Boulevard, Midtown, the Tahoe Park neighborhood, developed new parks in South Natomas and improved water conservation at 16 existing parks, and expanded sewer capacity to support new development in the R Street corridor. These improvements were completed by June 2006.

In addition, the City pursued two rounds of grant funding through HCD’s Workforce Housing Grant program, for a combined total of \$1.8 million. These grant funds were applied to park acquisition and development in the R Street corridor to support new development and for infrastructure improvements to support the Globe Mills very low income housing project. These projects will be completed in June 2008/2009.

The City has made great progress towards completing the objectives of this program. The program will be continued through the following Programs: 37 and 38 of the updated Housing Element.

Housing Quality and Neighborhood Improvement 5.5:

Implement the Citywide Infill Strategy to encourage targeted single-family housing within residential neighborhoods.

Objectives: The desired result is an addition of 30 – 80 units per year.

Responsible Entity: City Planning/City Council/ Utilities

Evaluation: Implementation of the Citywide Infill Strategy and market conditions have resulted in levels of single family development exceeding targeted levels. Between 2002-2006, 1400 units were in targeted residential infill areas with the majority of those units being single family housing.

The City adopted its pilot Infill Housing Plan program with pre-approved model house plans for use in infill neighborhoods, expediting the issuance of permits and reducing costs. Fifteen pre-approved house plans have been used and the homes are under construction.

The City has made progress towards completing the objective of this program. This program will be continued through Program 85 of the updated Housing Element.



Housing Quality and Neighborhood Improvement 5.6

Implement Downtown Redevelopment and Citywide Infill Strategy to encourage opportunities for additional housing and reuse in the Central City.

Objectives: The desired result is 800 units.

Responsible Entity: City Planning, Economic Development, SHRA, CADA, and Utilities

Evaluation: Refer to status of Program/Action 5.5.

This program will be continued through Programs 42 and 85 of the update Housing Element

Housing Quality and Neighborhood Improvement 5.7:

Implement the Citywide Infill Strategy to encourage Transit Oriented Development that provides additional housing within a ¼-mile radius of transit stations.

Objectives: Desired result is 100-200 units annually.

Responsible Entity: City Planning, Regional Transit, SHRA

Evaluation: This is an ongoing program, which has been quite successful in encouraging higher density housing near light rail stations. Several recent projects include 9 units in a mixed-use project near the 65th Street Light Rail Station; 142 units built at a second site in the 65th Street Station area; 102 units in the Capitol lofts project planned near the light rail station on R Street; 60 units in Erika’s Village planned for the Florin station; and 80 units are under construction in the Evergreen development near the Globe station. Additionally, a total of 1,800 units are planned to be built near light stations in the Township 9 and Railyards developments. As the City’s work plan is fully implemented with the accompanying land use and zoning changes, the number of housing units in proximity to transit stations is expected to increase.

The City continues to implement this program. The program has been successful, although the number of new units produced has fallen short of the 100-200 unit objective. This program will be continued through Programs 6, 13, and 14 of the updated Housing Element.

Housing Quality and Neighborhood Improvement 5.8:

Implement current infill incentives and continue to study potential fee reductions of permit fees to remedy smaller residential project inequities.

Objectives: In coordination with the Utilities Department review fees associated with smaller projects, particularly infill projects. Reduce any excesses, and where possible provide fee waivers or incentives for projects which meet the goals of the Housing Element

or conform to infill development design criteria. Encourage 30-50 infill units annually in small housing projects.

Responsible Entity: Utilities Departments

Evaluation:

The City has addressed the inequities faced by smaller infill projects through the use of the City's Infill Fee Reduction program. However, as noted above, the prevailing wage requirements associated with the receipt of public funds has limited the attractiveness of this program to developers. Despite this issue, many of the projects developed in the city's residential infill areas have included smaller residential or mixed-use developments that are less than 50 units.

The City has not achieved the objective of this program. Small infill projects have been developed in infill areas, but the existing program has limited attractiveness to developers. The City is studying incentives for infill development as a program in the updated Housing Element. This program will be continued through Program 53, which calls for the City to explore additional infill incentives to address the needs of small infill projects.

Housing Quality and Neighborhood Improvement 5.9:

Investigate the City of Sacramento's use of property liens to increase the production of infill housing development.

Objectives:

Consider modifications to the City's use of liens to provide an incentive for infill property owners to utilize their properties for development or to sell their property to an outside party who will use the property.

Responsible Entity: City Planning /City Council

Evaluation:

With the increase in land costs and housing prices, property liens in infill areas was less of an issue during the recent boom in the housing market, and was no longer considered an impediment. However, following recent market corrections, this program will be re-activated.

The focus of this program was addressed through market conditions. This program will be continued through Program 43 of the updated Housing Element.

Housing Quality and Neighborhood Improvement 5.10:

Implement the City's Multifamily Development Guidelines to address site planning, building design and architectural issues.

Objectives:

Multi-Family Design Guidelines implemented in conjunction with action 4.7.

Responsible Entity: City Planning /City Council

Evaluation: These guidelines have been implemented in conjunction with Action 4.7. The City has accomplished the objective of this program. This program will not be continued.

Housing Quality and Neighborhood Improvement 5.11: **Continue to implement the Problem-Oriented Policing (POP) Program, a multi-departmental effort to improve city neighborhoods and abate various code violations.**

Objectives: Early and efficient resolution of problem property cases such as drug houses and health and safety violations.

Responsible Entity: City Police Department and Neighborhood Services Department.

Evaluation: In 2006, POP officers worked on the problems at The Tallac Lounge Bar, a neighborhood bar located in the middle of the Tallac Village neighborhood. Incidents at the bar were creating significant quality-of-life problems for the neighbors. The problems peaked when an argument at the bar resulted in a homicide outside. The Crime Analysis Unit compiled statistical information for the neighborhood around the bar for a five year period. Fifteen residents made sworn declarations explaining how the bar had become a neighborhood nuisance that was negatively affecting their daily lives. POP officers coordinated with the City Attorney and filed a civil action against the bar owner. A court ordered injunction was negotiated that returned the neighborhood to a quiet and peaceful place. Police did not receive any complaints about the bar during the last six months of 2006.

The City is making progress towards the objective of this program. This program will be continued through Program 73.

Housing Quality and Neighborhood Improvement 5.12: **Continue to implement the Neighborhood Reclamation and Protection Plan (NRPP), a multi-departmental program designed to control and rid targeted neighborhoods of gangs and drugs.**

Objectives: Strengthen existing troubled neighborhoods through weeding out of problems and development of positive neighborhood capacities and assets.

Responsible Entity: SHRA and Neighborhood Services Department

Evaluation: The City's Police Department handles this program and works to address gangs and other crime-related issues in local neighborhoods. Code enforcement is brought in by the Police Department to handle code violations. Also, refer to the earlier description under the POP Program.

The City continues to implement this ongoing program. The updated Housing Element includes policies continuing the POP program (Program 73), and encouraging use of Crime Prevention Through Environmental Design (CPTED) strategies in new developments (Program 10). This program will not be continued as

part of the Housing Element but as mentioned is incorporated into Policy H- 1.2.3 of the updated Housing Element.

Housing Quality and Neighborhood Improvement 5.13: Implement neighborhood revitalization and preservation recommendations for the Central City.

Objectives: Implement phase III of the Central City Housing Strategy. Finance and complete at least seven central city mixed income housing projects.

Responsible Entity: City Planning

Evaluation: The City rezoned property in two phases in the Central City to encourage housing development. There were several projects completed in 2007. These include 65 mixed income units at 21st and L Streets, 175 mixed income units at 18th & L Streets, 117 mixed income units in the Fremont Mews projects, and 225 at 800 J Street. Approximately 102 mixed income units at the Capitol Lofts project and 143 mixed income units at Globe Mills project are planned to be completed by 2008. Several others are in the development application process.

The City has made progress towards the objective of this program, including six of seven Central City mixed-income projects. This program will be continued through Programs within the Rehabilitation policies and goals H-4.

Housing Quality and Neighborhood Improvement 5.14: Continue systematic building code enforcement through Code Action Team (CAT) to preserve and restore housing and thereby help strengthen residential neighborhoods and link to the SHRA boarded and vacant program.

Objectives: Proactive and systematic inspections and enforcement of basic health and safety codes and zoning ordinance to preserve housing and prevent neighborhood decline.

Responsible Entity: City Building Division

Evaluation: This program is an Ongoing City program. Each year SHRA provides City code enforcement staff a grid showing target areas where staff can concentrate efforts. Code Action Team (CAT) and the Housing and Dangerous Buildings Team target particular neighborhoods throughout the year to address health and safety and zoning violations. Staff performs pro-active and systemic inspections in this area. Staff also provides quarterly reports to SHRA.

The City and SHRA are meeting the objectives of this ongoing program. The pilot program of proactive inspections (Program 6.5) is proposed for expansion citywide. Based on the expansion of Program 6.5, (Program 74 in the updated Housing Element) this program should not be continued.

Housing Quality and Neighborhood Improvement 5.15: **Where needed, implement the Rent Escrow Account Program (REAP) that would enable tenants to voluntarily place rent in an escrow account in the event identified code violations are not resolved by the landlord.**

Objectives: Empower tenants to take immediate action to correct health and safety violations.

Responsible Entity: Neighborhood Services Department, SHRA.

Evaluation: Staff investigated the feasibility of continuing this program; however, it was determined that the program was no longer feasible Code enforcement has instead pursued aggressive and proactive inspections of multi-family projects to identify and help address code violations.

The objective of this program was not met. This program will not be continued, in favor of programs directed towards code enforcement of problem properties which will be incorporated in Rehabilitation Policies and Programs in H-4 of the updated Housing Element.

Housing Quality and Neighborhood Improvement 5.16: **Del Paso Nuevo; maintain high priority assistance and coordination for the development of Del Paso Nuevo - a 154 acre new town in the Del Paso Heights Redevelopment Area.**

Objectives: 300 new homes, 2 parks, commercial development and infrastructure development by 2006.

Responsible Entity: SHRA in partnership with the City of Sacramento, Utilities, and Parks.

Evaluation: As of 2007, 77 homes have been sold and 176 additional lots have been developed. Infrastructure is in place throughout the site and both parks have been completed. The entire project is expected to be complete in 2009.

This program will not continue but the City will continue to provide assistance towards the development, rehabilitation, and preservation of affordable housing through policies and programs within the Production, H-2, Development H-2.2, and Rehabilitation H-4 sections.

Housing Quality and Neighborhood Improvement 5.17: **The City, County, and SHRA will allocate some portion of McClellan AFB redevelopment area revenues and city housing funds to correct infrastructure and housing deficiencies at the Parker Homes project. These homes were originally constructed, by the federal government in 1942 as off-base military housing for McClellan AFB, in a manner that fell well short of basic infrastructure and building code requirements.**

Objectives: Housing rehabilitation and adequate infrastructure development.

Responsible Entity: SHRA, and Utilities

Evaluation: SHRA has formed a team to address this issue. The agency has set aside tax increment funds for Parker Homes. The area under study has been expanded to include not only Parker Homes, but the West McClellan area as well. The team has initiated an infrastructure study to identify needs and an assessment of potential land use changes (e.g., industrial to residential). The infrastructure study was completed with in December 2006. The study found that \$91 million dollars in infrastructure improvements were needed. The land use and infrastructure plan was approved in December 2007.

This program will be continued through Program 33, which calls for new financing for infrastructure improvements in infill areas.

Housing Quality and Neighborhood Improvement 5.18: Continue City's efforts to work with concerned stakeholders and community leaders to revitalize distressed neighborhoods. City programs and planning efforts include:

- Gardenland Neighborhood Infill Strategic Plan
- Weed and Seed Program
- Oak Park Renaissance Plan
- Dixie Anne Neighborhood Plan

Objectives: Infill Development and Neighborhood Revitalization

Responsible Entity: City Planning, SHRA, and Neighborhood Services

Evaluation: This is an ongoing program. The City and SHRA work with the Redevelopment Advisory Committees, neighborhood groups, business groups, and other community leaders to revitalize neighborhoods.

The City is making progress on the qualitative objective of this program. This program will be continued through Policy H-1.2.5 and its supporting programs in the updated Housing Element and will carry forward the objectives of this program.

Housing Quality and Neighborhood Improvement 5.19: Develop, adopt, and implement neo-traditional neighborhood design guidelines to address the planning, building, and architectural design issues associated with development on a larger neighborhood scale.

Objectives: Adoption and implementation of Neighborhood Design Guidelines.

Responsible Entity: City Planning

Evaluation: In June 2004, the City Council authorized revisions the Residential and Commercial Design Guidelines for the Del Paso Heights, North Sacramento, and Oak Park Design Review Districts. The new guidelines are intended to provide consistent design principles for residential and commercial structures that can contribute to the creation of neighborhoods with a strong, cohesive sense of place; encourage high quality development; provide creative design solutions; provide clear design direction; enhance property values; and facilitate a clear and expedient review process. The objective of this program has been met. This program will not be continued.

Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing

Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.1: Continue the use of the SHRA Boarded/Vacant Home program, which provides incentives to contractors to purchase these properties, rehabilitate them, and sell them to low and moderate-income homebuyers.

Objectives: 120 units eliminated from the City’s dangerous and substandard building list, rehabilitated, and sold to first time homebuyers.

Responsible Entity: SHRA

Evaluation: The strong housing market from 2002-2006 provided incentives to small contractors and developers to purchase and rehabilitate boarded and vacant homes. SHRA provided no incentives in 2006 or 2007 to developers of boarded and vacant homes. SHRA has provided incentives for rehab of 46 Boarded and Vacant homes over the life of the Program.

The City and SHRA have made progress towards the objective of this program, but the 46 units funded do not meet the goal of 120 units. This program will be continued through Program 75 of the updated Housing Element

Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.2: Develop and expand successful incentive programs to improve management and maintenance of privately owned rental housing, particularly among four-plex housing and apartments, within older neighborhoods and commercial corridors. Program elements may include improved coordination with neighborhood code enforcement, problem-oriented policing efforts, property management districts and other proactive efforts along commercial corridors in affiliation with business and neighborhood associations.

Objectives: Adopt Program.

Responsible Entity: SHRA, SVAOA

Evaluation: SHRA formed a team to focus on improvements to smaller rental housing projects. SHRA staff revised their multi-family loan program to provide better financial terms and incentives for better property management. These changes were approved by City Council in July 2004.

The City and SHRA are making progress towards the objective of this program, but no new improvement program has been adopted. The program will be continued through Program 15 of the updated Housing Element.

Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.3: **Continue to finance the rehabilitation of owner-occupied homes through CDBG, HOME, tax increment, and other sources of funds.**

Objectives: 250 low and very low-income homeowners will be able to maintain their homes through attractive financing options, ranging from emergency grants to amortized loans.

Responsible Entity: SHRA

Evaluation: During 2007, SHRA financed the rehabilitation of 132 owner-occupied housing units through the Single Family Rehabilitation Program, the Single Family Emergency Repair Program (113 Units), and the Single Family Retrofit Program (19 units).

The City and SHRA have met the objective of this program. This program will be continued through Program 76 with an emphasis on blighted areas. ()

Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.4: **Maintain active financing program for acquisition and rehabilitation of multi-family properties to assist in the revitalization of neighborhoods and provide affordable housing. Continue to explore additional funding sources to expand activity.**

Objectives: Add 300 units to very low and low-income affordable housing supply while removing blighting properties from neighborhoods.

Responsible Entity: SHRA

Evaluation: Since 2002, SHRA has financed the substantial rehabilitation and/or preservation of 1,666 rental-housing units. The agency is continuing to pursue a variety of funding

sources to support such acquisition/rehab activities.

The City and SHRA have met the objective of this program. This program will be continued through Program 77 of the updated Housing Element.

Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.5 **Adopt a proactive rental inspection program to ensure rental housing maintenance. This may require a fee to support inspection services. Careful consideration of the fee structure should be given to avoid increasing the costs of rental housing. Also, consider a “self-certification” program for landlords that participate in a maintenance/management training program.**

Objectives: Maintain the quality of existing multi-family units and avoid deferred maintenance.

Responsible Entity: City Council, SHRA, Neighborhood Services

Evaluation: After extensive research, City staff prepared a pilot program for proactive residential rental inspections for properties in focused problem areas. The Oak Park and Dixianne neighborhoods were selected for this pilot program. This pilot program has resulted in a high rate of compliance from landlords for needed repairs. In the fall of 2007 a citywide rental inspection program was approved by City Council.

The City and SHRA have made progress towards the qualitative objective of this program. This program will be continued through Program 74, and expanded beyond the pilot neighborhoods to citywide implementation.

Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.6: **Preserve privately owned HUD-financed low-income housing projects that are at risk of conversion to market rate housing through the enforcement of the City Housing Preservation Ordinance and through the provision of low-cost financing.**

Objectives: Preserve 100 units annually through restructuring programs; preserve affordability of 100 units annually (and Section 8 assistance) through sales to priority purchasers; and provide enhanced Section 8 vouchers to 85 percent of residents in opt-out projects (estimate 200 units prepaid).

Responsible Entity: SHRA

Evaluation: In 2004 the City Council adopted a Housing Preservation Ordinance aimed at preserving federally subsidized projects at-risk of conversion to market rate. SHRA has been the lead Agency implementing the ordinance. In addition, the Agency has provided low-cost financing to preserve a number of at-risk projects since 2004. Since the adoption of the ordinance, no projects converted to market rate and 596 units have been preserved.

The City and SHRA continue to make progress on this ongoing program. This program will be continued through Program 72 of the updated Housing Element.

Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.7: **Preserve affordable units in mortgage revenue bond projects with expiring regulatory agreements through financial incentives including refinancing and issuance of new bonds for acquisition/rehabilitation.**

Objectives: Preservation of 100 affordable units in expiring mortgage revenue bond projects.

Responsible Entity: SHRA

Evaluation: Re-funding and issuing new bonds is an ongoing part of SHRA's business and has preserved affordability on hundreds of units.

The City and SHRA continue to implement this ongoing program. This program will be continued through Program 72 of the updated Housing Element.

Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.8: **Introduce ordinance to enforce noticing requirements of owners of HUD-subsidized project to give affordable housing developers the opportunity to purchase these units and maintain their affordability.**

Objectives: Maintain affordability of HUD-subsidized projects.

Responsible Entity: SHRA

Evaluation: The City adopted this ordinance, the Preservation Ordinance, in early 2004.

The City has met the objective of this program. This program has been implemented, and will not be continued. However, Program 72 notes that the City will continue to preserve through its Preservation Ordinance and elsewhere.

Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.9: **Amend the zoning ordinance to comply with the residential hotel new construction standards.**

Objectives: Zoning Ordinance amendment to facilitate the production of affordable living spaces for very low-income people that provide privacy and foster self-sufficiency.

Responsible Entity: City Planning/City Council

Evaluation: SHRA is currently working with City staff to provide efficiency apartments rather than traditional SRO in new SRO developments. These units are similar to studio apartments and offer greater privacy to residents. The City and SHRA are making progress towards the objective of this program. This program will be continued through Program 61, which calls for the City to develop 300 new units in SRO developments.

Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.10: Fund and Support Sacramento Heritage Trust Fund.

Objectives: Sacramento Heritage Program.

Responsible Entity: SHRA/City Development Services, Preservation Office.

Evaluation: In 2005, the City established the Historic Places Revolving Fund, which is a revolving fund to support the restoration of historic places, such as Memorial Auditorium, throughout Sacramento. In conjunction with Sacramento Heritage and the City Treasurer’s Office, staff developed guidelines for the use of the fund. The City Council reviewed and approved the proposal for a pilot Historic Places Matching Grant program. The Development Services Department and Sacramento Heritage, Inc. began taking the first round of applications in June 2007. The City has met the objective of this program. This program continues to be implemented but will not continue as a specific program in the updated Housing Element.

Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.11: Implement Historic Preservation Element of the General Plan which includes an inventory of historic preservation resources, policies and programs.

Objectives: Historic Preservation Inventory.

Responsible Entity: City Planning

Evaluation: The Historic Preservation Element was completed in 1997 and was adopted by Council. The Sacramento Register of Historic & Cultural Resources was updated in February 2007, and is available on-line at the City’s website.

The City has completed the objective of this program, and continues to implement the policies and programs of the Historic Preservation Element. This program continues to be implemented but will not continue as a specific program in the updated Housing Element.

Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.12: **Continue to implement the Neighborhood Paint Program.**

Objectives: Affordable means for low and very low-income persons to weatherize and improve their homes.

Responsible Entity: SHRA, Neighborhood Housing Services, Business Association

Evaluation: SHRA no longer funds this program. The program is being administered by Neighborhood Housing Services (NHS) without Agency funds.

The City and SHRA have shifted rehabilitation funding and staff efforts to other programs, and are no longer involved in the implementation of this program. This program will not be continued.

Conserve Sacramento Neighborhoods and Rehabilitate Affordable Housing 6.13: **Implement the Franklin Villa Revitalization Plan (Phoenix Park Project) to restore neighborhood vitality and safety through various financing initiatives.**

Objectives: Acquire +/- 600 privately held properties, rehabilitate and manage them; expand services of Franklin Villa Resource Center and increase educational resources for Parkway Elementary School.

Responsible Entity: SHRA, NPDS and Police Departments

Evaluation: Phases 1 and 2 of the Phoenix Park project are complete and fully occupied. The project includes 360 housing units and a resource center as well as other amenities and services.

The City and SHRA have made progress towards the objective of this program, completing 360 of 600 proposed housing units, and providing amenities and services. The Phoenix Park project is complete. This program will not be continued; more general programs to restore neighborhood vitality and safety continue in the updated Housing Element.

Preserve and Develop Housing Opportunities for Persons With Special Needs

Preserve and Develop Housing Opportunities for Persons with Special Needs 7.1:

Continue to provide assistance to emergency shelter facilities for the homeless population, including alcohol and drug recovery programs, through the County Department of Human Assistance (DHA) and their non-profit service providers. Expand and reinforce linkages between shelters, providers of transitional housing, and other social service agencies through computerized case management.

Objectives:

Maintain an inventory of the existing network of emergency shelters linked with service providers to provide a secure living environment free from domestic violence, and to stabilize living conditions for homeless children.

Responsible Entity: DHA

Evaluation:

This is an ongoing effort by the County's Department of Housing Assistance (DHA). DHA is working with Volunteers of America, Lutheran Social Services, and other non-profit service providers to provide counseling and shelter to homeless persons in the City and County. These include the Winter Shelter Program and eight other emergency shelters, which served 5,128 homeless persons in 2007.

The City and SHRA are implementing this ongoing program. This program will be continued through Program 64 of the updated Housing Element.

Preserve and Develop Housing Opportunities for Persons with Special Needs 7.2:

Support transitional and permanent housing programs that enable homeless persons to deal with the issues that led to homelessness and to move toward self-sufficiency.

Objectives:

Purchase and or rehabilitate 80-100 units to house homeless persons in well-managed transitional and permanent housing facilities.

Responsible Entity: SHRA, DHA, nonprofit service providers

Evaluation:

SHRA assisted four permanent supportive housing projects in the County in 2005. These included McClellan Cottages, Mather Community Campus, Bell Street Apartments and the Saybrook project. SHRA and DHA continue to support approximately 18 transitional facilities and 18 permanent supportive housing developments or programs in the City and County. SHRA is currently assisting two new projects, MLK Village Apartments and Colonia San Martin; both are located just outside the City border in the County and are currently under construction.

The City and SHRA are making progress towards the objectives of this program.

This program will be continued through Programs 67 and 68, with an emphasis on permanent supportive housing.

Preserve and Develop Housing Opportunities for Persons with Special Needs 7.3:

Review and adopt, as needed, specific recommendations of the Five Year Plan of the Board on Homelessness of the Cities and County of Sacramento. Recommendations include the expansion of permanent housing opportunities for formerly homeless persons in well-managed facilities with supportive services so that progress toward self-sufficiency is maintained.

Objectives:

Continued funding and operation of effective permanent supportive housing programs.

Responsible Entity: City Council, SHRA

Evaluation:

The City Council has adopted the Ten Year Plan to End Chronic Homelessness. The plan uses a “housing first” or “housing plus” approach as the centerpiece strategy. Drawing upon successful local efforts in Sacramento with service-enriched housing programs, this approach strives to get individuals off the streets and out of shelters as quickly as possible and into permanent housing, providing case management and other support services as needed.

Other key strategies of the Plan include prevention through effective discharge planning and an ongoing leadership structure to oversee implementation of the Plan, as well as to help ensure that services for non-chronic homeless individuals and families are effective and well coordinated.

The leadership structure called for in the Ten Year Plan was established in January of 2007. The Policy Board is made up of public and private sector community leaders and has the task of providing strategic direction, oversight, and advocacy for the Ten Year Plan and for homeless services as a whole. The Interagency Council is made up of government agencies, service providers, and community stakeholders and has the task of planning and coordinating service delivery and recommending policies and strategies to the Policy Board.

Implementation of the Ten Year Plan led to 171 chronically homeless residents being housed during 2007. Funding for an additional 140 leased housing opportunities is planned.

The City and SHRA have completed the objective of this program. Implementation of the Ten Year plan will continue through Program 68 of the updated Housing Element.

Preserve and Develop Housing Opportunities for Persons with Special Needs 7.4:

Continue to implement the strategies of the SHRA’s Consolidated Plan for Housing and Community Development. The “Consolidated Plan” discusses several housing initiatives for special needs populations including the development of housing for the homeless, the mentally ill and persons with AIDS. SHRA is actively pursuing funding and programs for these special needs populations

Objectives:

Provide financing and technical assistance to non-profit service providers to create two additional developments for persons with special needs.

Responsible Entity: SHRA and affiliated non-profit sponsors.

Evaluation:

SHRA is pursuing financing and providing technical assistance to non-profits to support efforts to create developments for special needs populations. SHRA is currently funding Mercy Housing to provide technical assistance to service agencies that wish to develop supportive housing for special needs populations in the City and County. Through Mercy Housing’s technical assistance grant, assistance was provided to multiple providers with potential developments throughout the City and County, including AIDS Housing Alliance (AHA), Transitional Living and Community Support (TLCs), Volunteers of America and numerous faith based organizations. For example, the Martin Luther King project located in the County will house approximately 80 mentally disabled chronically homeless adults in permanent supportive housing. This project is currently under construction.

The City and SHRA continue to meet the objectives of this qualitative program. The objectives of this program will be continued in Programs 63 through 71 of the updated Housing Element.

Preserve and Develop Housing Opportunities for Persons with Special Needs 7.5:

Consider adopting a reasonable accommodations process to provide housing opportunities for the disabled. Consider a streamlined approval process for residential facilities which accommodate 6 to 12 individuals and review entitlement processes to achieve the more efficient conversion of motels and other suitable buildings for permanent housing.

Objectives:

Amendments to the zoning code to provide reasonable accommodations for the disabled.

Responsible Entity: SHRA, City Planning, City Council

Evaluation:

The City has not yet adopted amendments to the zoning code to provide a reasonable accommodations process. Staff is currently researching this issue.

The City has not met the objective of this program. This program will be continued through Program 81 of the updated Housing Element

Preserve and Develop Housing Opportunities for Persons with Special Needs 7.6:

Change SHRA’s multifamily lending policies to include the right of borrowers to allow weekly tenancies, so that weekly rental payments could be accepted.

Objectives: Increase the number of units accessible and affordable to SRO residents.

Responsible Entity: SHRA, City Council

Evaluation: While several policies were made to update SHRA’s multi-family lending policies, the change that would allow weekly tenancies was not made. Staff investigated the feasibility of this option; however, weekly tenancies conflict with non-Agency funding sources. In addition, 30-day tenancies are covered by state landlord-tenant law, which offers more protection to tenants than weekly tenancies. Instead, SHRA is planning to finance more permanent supportive housing units, as mentioned in the Ten-Year Plan to End Chronic Homelessness (refer to Program 7.3).

SHRA has changed its multifamily lending policies, but has not made the specific changes identified in this program. This program will not be continued; SHRA and the City will pursue the objective of this program through other means, including implementation of Program 61.

Preserve and Develop Housing Opportunities for Persons with Special Needs 7.7:

Implement the recommendations of the SRO Task Force to investigate boarding homes as an alternative to new construction of residential hotels.

Objectives: Develop guidelines for the operation of boarding homes for tenants typical of SRO residents.

Responsible Entity: City Planning

Evaluation: City and SHRA staff have been meeting with the SRO Task Force, the Downtown Partnership, and others to address the issues and recommendations related to SROs. The City and SHRA are implementing the new SRO strategy, intended to prevent net loss of SRO units in downtown Sacramento. During 2007, SHRA received applications for two SRO rehabilitation projects, totaling 136 units. SHRA also initiated purchase negotiations for a replacement SRO site, which is capable of yielding up to 160 units. In addition, SHRA received one application for a permanent supportive housing project that would provide 74 units of housing for chronic homeless individuals.

The City is implementing the SRO strategy, meeting the objective of this program.

This program will be modified to reflect implementation of the new SRO strategy, and will be continued through Program 61 of the updated Housing Element.

Preserve and Develop Housing Opportunities for Persons with Special Needs 7.8

Promote and encourage a variety of housing types for senior housing including “age in place” housing complexes, independent and assisted living projects.

Objectives:

Provide more adequate housing units available and affordable to the growing senior population.

Responsible Entity: City Planning, SHRA

Evaluation:

City staff has been working with developers to encourage a range of housing types in developments including housing types that would benefit an aging population, such as condos, duplexes, and smaller homes. In 2007, SHRA assisted with the development of the Hurley Creek Seniors Apartment, an affordable, independent living senior housing complex. This project included 166 affordable units.

The City and SHRA are meeting the objective of this ongoing program. This program will be continued through Programs 63 and 65 of the updated Housing Element.

Energy Conservation

Energy Conservation 8.1:

Support SMUD’s Energy Efficient New Construction Program which provides financial incentives to builders to exceed minimum energy efficiency standards.

Objectives:

Implementation of new conservation and alternative energy programs to reduce energy costs of new residential buildings.

Responsible Entity: SMUD

Evaluation:

This is an ongoing SMUD program. Staff refers builders to SMUD for more information on this program.

The City continues to implement this ongoing program. Energy conservation goals will be supported through implementation of policies in other elements of the General Plan, such as U 6.1.10, Energy Rebate Programs. The City shall promote energy rebate programs offered by local energy providers to increase energy efficiency in older neighborhoods and developments. (IGC/JP/PI) and U 12, the City shall prepare, adopt, and implement energy efficiency standards for residential rental properties. (RDR)

Energy Conservation 8.2: Support SMUD and PG&E’s program to retrofit existing housing for energy efficiency.

Objectives: Reduce household energy costs through a variety of insulation, system update and weatherization programs.

Responsible Entity: SMUD, PG& E and SHRA

Evaluation: The City and SHRA provide referrals and information about these programs to residents.

The City and SHRA continue to implement this ongoing program. Energy conservation goals will be supported through implementation of policies in other elements of the General Plan.

Energy Conservation 8.3: Continue to administer the Tree Planting Program to provide shade and to help with neighborhood revitalization and beautification.

Objectives: Provide strategically located shade trees to reduce air conditioning costs.

Responsible Entity: SHRA, SMUD, and the Sacramento Tree Foundation

Evaluation: This is an ongoing SMUD program. SMUD distributes about 50,000 trees to 15,000-20,000 utility customers every year. City and SHRA provide referrals to residents for this program.

The City and SHRA continue to implement this ongoing program. Energy conservation goals will be supported through implementation of policies in other elements of the General Plan.

Promote Equal Housing Opportunity

Promote Equal Housing Opportunity 9.1: Continue to support enforcement practices of the Human Rights/Fair Housing Commission addressing discrimination against households with special needs, and fair housing education programs offered by other organizations such as the Apartment Owner’s Association and the Board of Realtors. Provide for fair-housing information in appropriate public locations and disseminate such information in different languages.

Objectives: Provide mediation, education and referrals to the State Office of Fair Housing or legal aid centers for cases of housing discrimination or other forms of discrimination in Spanish and other languages by disseminating information through brochures at city public counters.

Responsible Entity: Human Rights Fair Housing Commission (lead)/ City Planning.

Evaluation: City staff provides referrals to the Human Rights Fair Housing Commission to persons who have fair housing questions or concerns. The Human Rights Fair Housing Commission provides direct assistance to persons who have faced housing or other forms of discrimination and refers those complaints either to legal aid centers (e.g., Legal Services of Northern California) or to the federal Housing and Urban Development Department (HUD) or to the state Department of Fair Employment and Housing (DFEH). In 2006, Human Rights Fair Housing Commission received 102 discrimination complaints.

In 2004, SHRA completed its Analysis of Impediments (AI) to Fair Housing Choice for the City and County of Sacramento. Deficiencies in fair housing services, including enforcement, education and outreach were identified. SHRA, Human Rights Fair Housing Commission, and Sacramento Housing Alliance staff worked throughout 2005 to alleviate these impediments.

The City and SHRA continue to implement this ongoing program. This program will be continued through Program 70 of the updated Housing Element.

Promote Equal Housing Opportunity 9.2: **Ensure that residential projects comply with the American with Disabilities Act. To the extent feasible, finance and support public improvements, including curb cuts, sidewalks and traffic signals that provide public access for the disabled.**

Objectives: Ensure positive recourse and corrective action to prevent discrimination against persons with disabilities.

Responsible Entity: Public Works and Building Division

Evaluation: The City has undertaken major street and sidewalk improvements to comply with the Americans with Disabilities Act and to ensure safe streets and sidewalks for persons with disabilities. Pursuant to a settlement agreement, the City sets aside 20 percent of transportation funds annually for such infrastructure improvements. This amounts to approximately \$5.5 to \$5.7 million per year. These funds are used for improvements to sidewalks, curbs, gutters, and curb ramps, among others. In addition, the City spends additional funds to improve ADA access to City buildings and facilities.

The City has met the qualitative objective of this program. This specific program will not be continued; however accessibility and visit-ability is addressed in policies and programs in Sustainable, Stable, and Integrated Communities H-1 and Accessibility H-5.

Promote Equal Housing Opportunity 9.3: Support neighborhood efforts to resolve tenant complaints.

Objectives: Continue to provide alternative dispute resolutions methods for landlord tenant and neighborhood conflicts.

Responsible Entity: Sacramento Mediation Center

Evaluation: City staff provides referrals to residents to the Sacramento Mediation Center to resolve conflicts/disputes. The City continues to implement this ongoing program. This specific program will not be continued in the updated Housing Element but is an ongoing program provided through CDBG funding.

Promote Equal Housing Opportunity 9.4: Consider a program, in consultation with the Building Industry Association, which would incorporate housing “Visitability” standards (including the installation of interior modifications) in newly constructed single-family homes. Include guidelines for exterior and interior modifications including, but not limited to no step entrances and 36-inch wide entries into bathrooms.

Objectives: Voluntary compliance through the Single-family Design Checklist for universal access to improve accessibility for persons with physical disabilities in single-family developments.

Responsible Entity: City Planning, SHRA

Evaluation: The State Model Ordinance for Universal Access was published in November 2005. Planning staff has collected this information and has referred it to the City’s Development Code Team.

The City has made progress towards the objective of this program. An objective of this program will be continued through Program 80, which calls for adoption of a Universal Design ordinance based on the State of California model ordinance.

Monitoring and Coordination of Housing Performance

Monitoring and Coordination of Housing Performance 10.1: Prepare an annual monitoring report to the City Council on implementation of the city housing programs.

Objectives: Annual report on new construction, rehabilitation, location and other assistance by income group and special need group served all sources of funds.

Responsible Entity: SHRA, City Planning

Evaluation: The report has been prepared annually and presented to City Council annually since 2003.

The City is completing the objective of this ongoing program. This program will be continued through Program 35.

Monitoring and Coordination of Housing Performance 10.2:

Monitor and publish an annual report on compliance with the jobs to housing balance, housing type and affordability objectives in the North Natomas Community Plan.

Objectives: Annual reports to City Planning Commission and City Council.

Responsible Entity: City Planning

Evaluation: Staff completed the initial analysis of housing issues in the North Natomas Community Plan area. This study was made available to the public in 2005. The analysis found that the Community Plan had achieved a balance of housing types by neighborhood and that it had achieved its affordability objectives. While the jobs-housing balance was slightly lower than the goal identified in the plan, more recent office and commercial development in the area has improved the balance.

The City has completed one annual report monitoring the compliance with the Community Plan. Additional reports have not been completed, and the City has partially completed the objective of this program. This program will not be continued.

Monitoring and Coordination of Housing Performance 10.3:

Promote policies and programs by county and regional decision making bodies to promote the equitable distribution of affordable housing. Consortium of cities and counties to implement region wide affordable housing programs and objectives.

Objectives: **Responsible Entity: City Planning, SHRA, SACOG**

Evaluation: Staff has been working with the County and SACOG on this issue. The City adopted the SACOG regional compact for affordable housing in July 2004 to promote the production of affordable housing region wide. The City and SHRA is also working with the County and other neighboring jurisdictions on the update of their Housing Trust Fund fees.

The City and SHRA have made progress towards the objective of this ongoing program. This program will be continued through implementation of Policy H-2.1.2.

APPENDIX H-B

Summary of Public Participation Notes

Appendix B: Public Participation Notes

This Appendix contains meeting notes from Community, Stakeholder, and City Council meetings. These meetings provided a forum for public input and comments which guided the preparation of the Housing Element. Meeting summaries are included for the following gatherings:

Community Meeting (Area 1 – Hart Center): August 8, 2007

Community Meeting (Area 2 – Pannell Community Center): August 30, 2007

Community Meeting (Area 3 – Coloma Community Center): August 6, 2007

Community Meeting (Silverado Creek Apartments, South Sacramento):
August 21, 2007

Community Meeting (Area 4 – South Natomas Community Center):
August 29, 2007

Community Meeting (Area 4 – South Natomas Community Center):
September 6, 2007

Stakeholder Meeting: June 5, 2007

Stakeholder Meeting: November 7, 2007

Stakeholder Meeting: April 2, 2008

City Council Meeting: March 18, 2008

**City of Sacramento Housing Element Update
Community Meeting
August 8, 2007 (Area 1- Hart Center)
6:45 p.m. to 8:00 p.m.**

Other thoughts included:

- City assistance to small infill development through flexible zoning, streamlining permitting processes, and infrastructure improvements;
- City support for small infill development that is designed to be pedestrian friendly, near transit and services;
- Well designed and managed affordable housing development that promotes accessibility, Safety, and provides outdoor amenities for its residents; and
- Neighborhoods should have a mix of housing types and incomes.

The following is a summary of the input provided by the participants.

Who needs housing?

- Young people, young families (2-both groups mentioned this)
- 1st time buyers
- Homeless (2)
 - Chronic homeless
 - Homeless (kids, single moms)
- Service dependent- “housing first” model
- The poor
- Seniors
 - What is the “vision” of retirement? (different for different people)
 - Need to connect to transit
 - Retirees now want more urban lifestyle
 - Lower income seniors, include SF options, integrate into existing neighborhoods, assist seniors to stay in their current homes
 - Need larger senior units
 - Second units/ granny flats
 - On-site integrated services throughout city for homeless and seniors
 - Continuum of care on same site
 - Be able to age in place within neighborhood
 - Need to rethink senior housing
- Granny flats to allow seniors to live with family
- Workforce (employees)

What types of housing is needed?

- Executive housing. (to attract CEOs, medical professionals, services & jobs)
- Workforce housing (Other employee types, too from services and jobs) (2)
- Will the market adjust to meet median & moderate needs? Builders will adjust to needs.
- Not very high housing (26+ stories) because of safety/access concerns
- Need ownership housing for families in downtown
- Maybe 4–8 stories high
- High density in rail yards and Richards Not Mid Town
- Perception that high density and families don't work in Sac.
- Need services for families

Other housing related issues:

- Repossessions and foreclosures
- Inclusionary housing, scatter units, same materials, size, deconcentrate, integrate
- Link between low income housing & crime (want better understanding)

Public and retail service needs to support housing:

- Grocery stores
- Schools
- Jobs
- Services
- Local transportation/transit

Safety

- Important design elements management
- Where do persons end up after evictions? – move and become someone else's problem?

Rehabilitation

- Targeting efforts to non-owner occupied
- Enforcing code violations
- Work with landlords, vs. use hammer
- Programs to assist renters to buy their rental properties
 - Target code violators?
 - Owners with upside down loans?
- Education & outreach on programs & mortgage products
 - Community Centers
 - Service Providers

- Homeowner education programs
 - Is homeownership always ideal? Why?
 - Remove stigma of renting
 - Options, variety- co-op housing?

Environmental Design

- Costly, and often don't recoup costs
- Simple solutions = overhangs, eaves, shade trees, etc.
- Orientation
- How we design streets

Thoughts about other housing related topics:

How can the City implement small infill projects?

- Update zoning code- flexibility: parking, height, setbacks
- Updating, streamlining process
- Infrastructure problems

What do you think about smaller infill housing?

- Need to be coupled with local services, walkable neighborhoods, regional transit-air quality
- Avoid wide streets (new areas) difficult to cross by pedestrians and disabled
- Sidewalk obstructions in older areas
- Smaller streets = Stable, sustainable neighborhoods

What do you think about high density housing or affordable housing?

- Concern about pressures on historic and SF homes
- Need affordable housing throughout city
- High concentration of rentals in central city
- Concern about parking and lack of transportation options
- Need support services with infill housing (transit, stores, etc.)
- Neighborhood accessibility is a concern

What can the City do to lower housing costs?

- High density housing in midtown inflate adjacent property values
- Use of bonds, CDBG, and other financing
- City should take lead in promoting development in key areas
 - provide infrastructure

How should the City address needs of extremely low income households?

- Safe place to live
- Affordable housing not in safe places
- Concerns about over concentration

- Absentee landlords and overcrowding- neighborhood impact

What do you think about recent affordable housing?

- Design and management is key
- On-site management is key

100 percent Affordable Housing vs. Mixed use developments?

- Need mix of housing types in neighborhood
 - Mixed income in neighborhood
 - Must be attractive to all
 - Include play areas
 - Need to respect privacy
 - Need to use roofs for parks/receptions
 - Dense housing vs. open space/park needs
 - Need green space and trees/shade
 - Higher density increases need for local transit
 - Focus less on parking and more on local transit needs

**City of Sacramento Housing Element Update
Community Meeting
August 30, 2007 (Area 2- Pannell Community Center)
6:45 p.m. to 8:00 p.m.**

Comments with ** indicate that two groups expressed the same concern, issue or thought.

Housing concerns/issues:

- Foreclosures
- Concern of homeowners about apartments- crime and noise
- Important to have on-site management in affordable housing complex to provide safe, clean environment
- Need to provide education about loan options that may not be right for low income homebuyers and do not help them stay in their home*
- Stigma surrounding low income housing= brings crime to the community
- Mixed Income Ordinance is not citywide, it concentrates development of very low income housing and higher density housing in certain areas, implementation of ordinance is not good
 - Disperse affordable housing throughout city, avoid ghettoization
 - Ordinance should be citywide
- Need opportunities to rent with option to buy homes for lower income households not just apartments
- Need jobs in south Sacramento; there is no jobs/housing balance
- Need sustainable jobs that provide economic opportunity; not just minimum wage jobs
- Need opportunities to stay in the community to work
- Want positive developments introduced into south Sacramento
- There are no safe places to take your family to or walk to in south Sacramento
- Need grocery stores, local retail
- Safe neighborhoods
- Need education and supportive services to assist/educate/encourage very low and low income households strive for better lives
- Need more homeownership opportunities
- Apartments as a stepping block, not a long term solution

Types of housing needed:

- Second units for parents or children
- Affordable housing for students and recent graduates

Other potential themes:

- Dispersement of low income housing
- Complete neighborhoods with retail such as grocery stores, schools, childcare, transit, nice restaurants; no more fast food**
- Economic opportunities to sustain and support housing and residents

Other thoughts:

- Not interested in mixed use development
- South Sacramento is the stepchild of the City of Sacramento
- Improve existing neighborhoods
- Do not allow chain linked fences
- Better designed commercial developments
- Need commercial and social services and places to walk to
- The Asian community needs housing for extended families and ways to keep seniors with families by having supportive services nearby or opportunity for cohabitation of multiple senior households to assist seniors financially to be able to stay in their homes
- Need better code enforcement response**
- Streets are not walkable, safe, or accessible, need pedestrian over pass in some areas (i.e., Bruceville at Damascus)
- Over concentration of apartments on Mack Road
- Need design standards and enforcement ability
- Need greater police force
- Need education programs in multiple languages
- City/Developers don't change plans to reflect community input
- There is a lack of infrastructure, strong codes and rules
- Affordable housing does work with education and management

Positive aspects of the community:

- Library on Brewster

Areas the City can focus efforts on:

- Attracting a grocery store into the community
- Providing free Wireless connection
- Faster permit process approval for revitalizing developments (markets, jobs, stores)
- Affordable programs for youth
- More regulation/ CC+Rs of development and code enforcement
- More regulation of group homes
- Reduce density
- Enforce maintenance standards
- Help increase property values

- Housing for seniors
- Reduce densities- spread them out
- Increase desirability of south Sacramento
- Rezone residential areas to commercial
- Need more balance infrastructure, economic opportunities, and housing
- Attract businesses and jobs
- Look at projections by age in order to address future housing and services
- Look at economic opportunities in south for residents
- Need to get rid of problem properties

**City of Sacramento Housing Element Update
Community Meeting
August 6, 2007 (Area 3- Coloma Community Center)
6:45 p.m. to 8:00 p.m.**

Who needs housing?

- Sacramento State Students
 - How do we address their needs?
 - How do we integrate them?
 - Medial students too
 - Work with University
 - Integrate whole
- Senior Housing
 - Deteriorating Senior housing stock
 - Mobile home park on Folsom
- SROs
 - Many hotels have become dwellings for very low income

Housing issues

- Income Increase vs. Housing Costs Increase:
 - Affordability
 - Orient Assistance to buyer or developer
 - Affordable housing coupled with assistance/education program
 - Personal Finance Education
 - City could become developer
 - Preserve HUD Housing Programs, stock
 - More positive PR of Transitional Housing
 - Emphasize the ones that work
 - City wide inclusionary housing
 - Rail-road project key- township 9 too!
 - ADA Accessibility housing Adaptation funds only \$5,000 for retrofit currently
 - Well managed apartments crucial
- Homeless Accessible Shelters:
 - Variety of Family Types
 - ADA Accessible
- Housing Density:
 - Infrastructure-Is it adequate
 - Gentrification of downtown- Hi-Rise = High Cost
- Scattered Lot Development:
 - Pockets available for infill with housing
- Unincorporated Areas are Poorly Maintained:
 - This has impacts on housing

- Better communication
- Transportation is Key to Housing:
 - More Bus
 - More connections to other areas
 - Mixed use is needed
 - Mixed use- Transit

What do you like about your neighborhood?

- Front porch neighborhood, but no public meeting
- Can walk to Bel-Air market
- Park (Private) @ college greens
- Tall trees
- Well maintained homes
- Large lots
- Houses are too small- 700–800 SF- 1100 is ideal

Housing related issues that the City can focus on:

- Housing Rehab & Enforcement Code–The City can help those without the means to rehabilitate their homes
 - Better information on assistance available
 - Faith-based volunteer rebuild together
 - Helped through the process
 - Rent control on rehabbed units
- New Housing
 - Creative Solutions partnerships
 - Sweat equity
 - Housing needs of Elderly-growing issue
 - New Housing with better access
 - Independent living
 - Gaps in housing programs
 - Don't qualify for public housing
 - Gap stops for:
 - Grandparents caring housing grandkids
 - Families with bad credit
 - Incentives to developers who build affordable housing/infill
 - Streamline process permit
 - Incentives for green/sustainable housing in affordable housing
 - Rental inspection pilot program
 - Needs to be inside and outside
 - Needs to not drive away tenants
 - Conserve affordable housing we have, no conversion to marketing housing
- More Restoration Grants for Seniors
- Land Resources/Land Speculation

**City of Sacramento Housing Element Update
Community Meeting
August 29, 2007 (Area 4- South Natomas Community Center)
6:45 p.m. to 8:00 p.m.**

Other potential themes:

- Transportation
- Economic Development (income, job opportunities, economics)
 - Comprehensive, integrated economic services
- Jobs/Housing Balance- link between jobs and housing; not just a production issue but need social services and an increase in income
- Social services linked to housing

Housing related issues/concerns:

- Impact of increasing density along Broadway
- Gentrification and displacement
- Intensification
- Some neighborhoods are left out when services are focused in certain areas, should not just be along corridors
- Diverting resources from places that need help

Other issues:

- Homeownership programs:
 - Difficult process to apply for homeownership programs
 - Program is not user friendly- lender issues, lenders aren't helpful
- Retention of homeowners. Foreclosures are an issue. Issue is retaining homeowners after they purchase a home, how to help them retain homeownership.
- Need for community parks
- Need complete neighborhoods
 - Services
 - Houses
 - Transit
 - Jobs
 - Open space
- Developments that do not add to but detracts from streetscape
- Scale of development not being compatible with neighborhood
- Four to five story housing is more desirable than high rise

Housing focus for the future:

- Seniors that want independent living, safety, and services
- Senior housing near colleges



Appendix B : PUBLIC PARTICIPATION NOTES

- Create community around universities such as CSUS to share resources and integrate these institutions into the community.
- Mixed-use community-balance of amenities and in-scale development
- Work with State of California regarding housing
 - Proactive partnership with State and existing institutions in developing housing
- Need resources near senior housing, not just housing.

**City of Sacramento Housing Element Update
Community Meeting
September 6, 2007 (Area 4- South Natomas Community Center)
6:00 p.m. to 8:00 p.m.**

Comments with ** indicate that two groups expressed the same concern, issue or thought.

Things we would like in our neighborhoods:

- New amenities such as parks, schools
- Commercial opportunities within walking distance and neighborhood oriented
 - Within proximity to freeways
- Ranges of housing options-types and pricing
- Bike trail access

Who needs housing?

- Low income households—but how do we maintain standards- social & physical
- Seniors
 - Heritage Park- options in housing types
 - Housing near services such as transit, not good in Natomas
 - Granny flats, stipend to residents
 - Independent living and stay in home assistance
- Disabled
- SSI recipients
- Students-college
- Single parents
- Combined families (smaller houses, not adequate)
- Working “clever”
- People crippled with child support
- Extremely low income housing
 - Appeal Prop. 13
 - Need services connected to housing**
 - Owned and operated by a non profit
 - Education to increase capability*8
 - Transitional housing
 - Working extremely low income populations, support through schools
 - Education on tax benefits

What type of housing is needed?

- Close to transit, amenities
- Assisted living **– too expensive
 - Ability to maintain lifestyle and age in place

- Home ownership- smaller units**, first time buyers, condos, townhomes
 - Struggle with downpayment**
 - Most homes rise in value and become unaffordable
 - Mercy Housing Approach- non profit can capture part of equity growth and keep prices affordable
 - City needs to monitor SHRA in implementing homeownership programs; the programs don't work
 - Need to require or provide incentives to builders to provide ownership housing and not just rentals
- Affordable housing stock proportional to overall
- Need services in place (fire, police, power grid)
- SRO, communal living (seniors)
- Transitional housing
- Accessible housing

Program ideas:

- Crisis nursery for homeless kids
- Supportive services
- Transitional housing for seniors and homeless
- Emancipated foster youth
- Legal homeless camping allowances with services and accountability
- Look into how inclusionary housing affect safety and schools
- Park maintenance
- Strict management of properties
- Up front zoning for affordable housing
- Reflect RHNA need
- Ensure affordable housing production through city
- Outreach and screening to weed out bad renters, continually updated, make sure not to discriminate
- Programs for youth
- Require mixed income housing first in new neighborhoods
- Concentrate on infill development
- Programs for seniors and persons with disabilities
- City should partner with VA and California Veterans to use home loan programs for low income veterans
- Housing Rehabilitation:
 - Provide financial incentives (tax breaks, low interest loans)
 - Make the City's Interim Rental Inspection Program permanent program citywide
 - Provide homeowners with low interest loans and require homeowner to live there for five years
 - Require landlords to have a business license—require accountability

Housing related concerns:

- Large affordable housing complexes or “Projects” are not working**
 - Concentration of low income households increases crime with gang members living in these large complexes which impact the surrounding communities
 - Permit only 20 percent assisted/affordable housing in a complex
 - Scatter affordable housing, have lower concentration**
 - The group recognizes that it is difficult to implement a mixed income community; however, strive for economically integrated housing**
 - Need better management; enforcement; inadequate policing; complex should also share in responsibility of security
 - Need police; public facilities; and services
 - Need interconnected services
 - Citywide inclusionary policy
 - Quality projects
- Incorporate low income households into the community to there aren’t isolated projects**
 - Benefits of exposing children at early age to integrated neighborhoods
- Crime issues – mugging, vandalization, theft, graffiti (Atrium apartments are unsuccessful)**

Other thoughts:

- No investor owners- builders need to hold people accountable
- City should be accountable to residents, not builders
- Way to guarantee (i.e., bonds) proposed condo projects are built,
- There is a lack of community pride by low income renter tenants
- Developers who build affordable apartments should not receive the same benefits as ownership developers
- Need owners and managers that care about the community
- Look at successful cities such as San Diego
- Follow through in creating positive living environments
- Planning documents need to be based on reality and be innovative
- Need more public involvement
- Go back to older neighborhoods to provide affordable infill housing
- Link housing to economic development
- City of Sacramento Park and Recreation Master Plan has some good policies regarding accessibility
- Need to involve city Department of Transportation
 - Walkable narrower streets
 - Regional Transit is not meeting our local transit needs
- Use standard city pre-approved house plans on single family lots

- Decrease utility hook-up fees on infill lots
- Involve the faith community- they represent those in need
- Within each group- people make poor choices and “ruin it” for good renters. When do we stop supporting this?
- Recycling of chronic homelessness, many are substance abusers, need to address- Faith community can help
- Address design—apartment complexes are warehouses, no sense of ownership or community.

**CITY OF SACRAMENTO – Housing Element Update
Stakeholder’s Meeting
June 5, 2007**

The following is a summary of responses from the small group discussion exercise conducted during the Stakeholder’s Meeting on June 5, 2007. Questions and answers are provided below:

Q1. How does the City of Sacramento compare to other cities in providing accessibility/visitability of its housing and residential neighborhoods?

Streets and Sidewalks

- Need wider sidewalks, curb cuts, friendly streets to pedestrians so they can access
- Need pedestrian friendly streets – integrated safe – wider sidewalks, curb cuts
- Need developments that are accessible from property to public areas
- Utility poles impede accessibility depending on where they are placed – underground utilities
- City has installed curb cuts throughout the City which is good

Land Uses and Density

- Provide and encourage mixed use neighborhoods (2)¹
- Emergency shelters – need to be accessible also/ understand that this is costly
- Medical resources concentrated so that the need/resource matches, currently there is a mismatch
- Travel to services is a problem in the community
- Transit Oriented Developments are part of the solution
- Low density is not an answer

Design and Development

- New housing offer accessibility & visitability
- Set backs in older buildings and sections of the City is not available to provide ramps and renovate to ADA compliant
- Older historic buildings = difficult to make ADA compliant (2)
- Urban design consideration calling for raised structures a challenge
- Density may work against accessibility – elevators or ramps required

¹ Number in () indicate number of times comment mentioned by the three groups.

Regulation and Implementation

- Start of doing a good job = relax zoning requirements, understanding infill
- Infill specialist @ the City = good, responsive, and knowledgeable
- Improvements in understanding and make entitlements win and building code.
- ADA + accessibility = not a part of Planning handled by bldg dept
- Separation from services
- Offset costs through new program
- multi-story bldg renovations
- Design neighborhoods to and from
- Cost and subsidies needed
- Must work on solution

Questions posed:

- How does high density address Accessibility & Visitability?
- Accessibility for neighborhoods as a whole?
- How will this be addressed?

Q2 How can the City of Sacramento better implement its housing infill programs?

Financial/ Cost Issues

- High costs of infrastructure – where can subsidy come from?
- City permit process is quick/transparent and being used as an example
- Complete citywide CEQA – costly but beneficial?
- Affordable Housing is expensive in infill areas
- Housing Element should focus on existing need as well as new development
- Focus on rehab Affordable Housing projects
- Implement housing trust fund
- Financial support for Affordable Housing (2)
- Housing Trust Fund

Needs

- Have shovel ready sites = sites with infrastructure in place or readily available (3)
- Have off-site infrastructure improvements/repared, curbs & lights where the City wants to densify (2)
- One of the biggest issues with infill sites is storm drainage, need assistance with this issue
- Concern/interest by agency

- Pre-development acquisition and off-site infrastructure (storm drains)
(3)
- Difficult to build
- Density does not ensure it is affordable
- Single lots – inventory needed
- Under-utilized properties

Regulation and Implementation

- Lack comprehensive infill policy
- Infill not clearly defined
- A comprehensive affordability policy might answer these + other questions. Must address economics for small projects
- Carrots for infill
- City infill specialist is good
- Fee reductions + waivers (by right/no fights)
- Flexibility in zoning codes to respond to market
- Fees are far below other areas in region

General Comments

- Central city and infill areas
- Greenfield is easier for Affordable Housing; infill focus on rehabilitation
- In denial/outreach discussions to public
- Different culture/needs/desires
- Current centers may need to adapt
- Housing Element should address segregation through mixed income policies and consideration of race and opportunity.
- Targeting specific population
- Take market rate subsidies from redevelopment (take from 80% TIF)
- Funding ongoing operations of ELA a challenge
- Redevelop low-density housing authority sites
- Sell-off land
- Rebuild upward
- Rebuild mixed-use
- Allow Housing Authority to become developer

- Q3 The General Plan will emphasize higher density housing on infill sites and mixed-use developments:**
- a. What is the feasibility of these development types?
 - b. How can the City assist the development community and affordable housing providers in making these development types feasible?

General Comments

- Currently marginally feasible, not really feasible – cost a lot (2)
- Rental units = more financial funds available to help private/public = high density
- For sale totally different cost structure, value & buyers, not feasible
- Providing parking is very expensive
- Developing new housing = expensive; Rehab existing inventory for middle class is less expensive than building new housing; need to be careful of gentrification. Can't develop new housing in mid City but can in periphery
- Infill development can provide rentals = many programs for people w/lower income. 15 percent income group difficult to build for need venture partnership w/affordable housing developers
- Density development – more difficult (Nimbism); greater opposition due to locating in an existing neighborhood
- Look to a difference mix/flex space
- Horizontal mixed-use works best

Higher Density/Close to Transit helps with Infill Development

- Density, design, 1st time homebuyer assistance
- Attached/detached townhomes; non-traditional single family homes
- Condos/attached homes – no property manager - how to address problems
- Yes TOD would make it work better, all things being equal (2)
- TODs create value/commitment to an area = walking distance to transit, creates value increase (2)
- Transit allows you to spend more on housing = location is an important aspect in desirable area and has shopping/schools
- Lower construction cost (fewer parking spaces needed within TOD)

Subsidies Needed

- Will need to subsidize to make it work, otherwise difficult
- Leverage local, state and federal funds (2)
- Challenge to finance
- Different lending criteria for residential/commercial – city could educate lenders

- Q4 Feasibility of providing housing for the middle class:**
- a. **Can the development community produce housing affordable to the middle class in Sacramento? What will housing developers need to do so?**
 - b. **In specific, ownership housing for households earning between 80 percent and 120 percent of median income.**

General Comments

- Capitol Village - \$300 – 400,000 attached homes in suburban
- Dense variety of type of homes in a neighborhood
- Developer fee for over mod-middle class
- Above 80% begin program deferred second
- Can obtain loans to develop rental housing in mid city
- Less cost in Greenfield areas; small lot Single Family or townhouse
- Rentals
- Existing housing stock
- Outlying areas is where new housing can be developed
- Smaller lots

- Q5 What can the City do to help the housing market produce ownership housing affordable to moderate and middle income buyers (generally those earning between 80 percent and 150 percent of median income)?**

- This is the income group that currently are the buyers of homes, the City just needs to produce more products for this income group
- Down payment assistance for moderate income households

- Q6 What are the best ways to provide housing for extremely low-income households (less than 30 percent of median income) without diverting resources from housing for very low and low income households?**

General Comments

- ELI – should not compete with LI/VLI – create special fund for ELI (100% HTF (one suggestion)
- Expand City inclusionary policy to include ELI in new growth areas
- Bring back “rooming house” smaller – easier to manage than if mixed income – no operating subsidy - SRO
- Need Subsidies and funding for operating and maintenance costs
- Density is an important element
- Provide high density Infill developments
- What will market demand be? (probably not Sun City model)

- No federal commitment. Resources available = where you put it. Place housing for ELI residents near the jobs that pay these wages

Promote Community Stability

- Need schools; only 1 school in central city, E Sac = 2 schools; Arden Arcade - closing schools
- No schools for families = can't build communities
- Housing for different stages in life. 3-story rentals for Sacramento seniors
- Central City = attract all except young families because there are no schools
- No answer = ELI can include those in poverty and young people starting out
- This segment of the population does not have a loud voice

Q7 What should the City do to plan and provide housing for the upcoming generation of seniors?

- Provide affordable, accessible, visitable housing developments for ALL income levels (2)
- Pedestrian friendly, close to services
- accessibility = multi-generational
- help age in place
- Specialized product
- Campus Commons/Del Web/marketing central City – elevator/lofts
- Seniors – fastest growing part of population
- Need to rethink boomers as seniors
- Boomers may not retire

Q8 Are there other high priority needs for which the City should plan that haven't been mentioned?

ELI

- New orders developed should include mixed incomes
- Expand inclusionary policy to include ELI in new growth areas

SROs

- Encourage development of rooming housing – much smaller; easier to manage
- Get land in smaller segments if mixed no operating subsidy
- Special Needs Housing – diverse com housing and supportive services
- Zoning issue

- Schools in Housing Element = adequacy issue – Public Facilities & Service = school capacity issues.

Other High Priorities

- Urban/central City schools - diversity

Other Comments:

- Include handicap accessibility in planning not just in building
- Need comprehensive infill policies
- Reach out to lenders to educate about lending for mixed-use projects
- Special ELI funding – difficult need supportive services as well
- Expand First Time Homebuyers Program for middle-income residents – townhomes/options in infill communities
- ELI – rooming houses
- Housing Element should address existing needs and future needs
- May need experts related to various themes provide input on proposed theme
- ELI – do not use default (50%) but more precise measurement; need baseline data to determine actual need

Other Themes:

- Dispersal – no over concentration – mixing and integration of housing
- Social aspects – safety, health, education for healthy community, community stability (sustainability)
- Diversity/racial integration – ELI has theme and greater discussion who is in this group?
- Dealing with affordability and quality – affordable and quality housing construction

**City of Sacramento Housing Element Update
Stakeholder's Meeting No. 2 Meeting Notes
November 7, 2007**

Theme Topic: Accessibility

- Priority should be placed on improving accessibility of existing units
- Focus on both existing and new units to allow households to age in place
- Continue to use CDBG funds to assist with rehabilitation of units to be accessible
- Include visitability standards in City development requirements, beyond just removing front step and internal accessibility in bathrooms, etc.
- Accessible housing should be associated with accessibility to transit
- Assist in improving accessibility of neighborhood facilities and accessibility to needed goods and services
- Look at General Plan policies regarding accessibility
- Locate accessible units near schools (for seniors who help take care of their grandchildren)

Theme Topic: Extremely Low Income Households

- ELI housing would be effective in new growth and near transit and services
- New growth areas provide better schools
- Cost of construction is a challenge for developing ELI housing- city can assist in waiving permit and other types of fees
- Utility assistance for ELI households would also be helpful
- Priority should be general assistance and providing opportunities for homeownership
- ELI housing can be developed with similar quality and material as existing neighborhood so that it blends in with neighborhood
- SROs with supportive services such as mental health is needed
- Not all ELI are individuals
- Provide for the range of ELI households
- Support boarding/rooming houses for single ELIs
- Balance locating between new growth and existing areas
- Push new growth areas to be balanced communities
- Creative housing types for ELI is a matter of negotiations between the city and developers
- Support for ELI households should coincide with closing income gap and economic development
- Link housing with anti-poverty strategies (economic sustainability) integrate into Housing Element

- Require percentage of developments for ELI (in new growth areas); include in Mixed Income Ordinance
- Develop income support and savings programs to assist ELI households with homeownership (Asset accumulation strategies)
- Racial segregation needs to be addressed
- Develop affordable housing at transit oriented developments and allow a reduction of parking for affordable housing developments
- ELI households also need food assistance
- Include 10-Year Plan to End Homelessness strategies in Housing Element

Theme Topic: Modest Income Homeownership

- Encourage homeownership in the city or residents move out to suburbs
- Develop more lots with manufactured housing- lease lands or create land trusts to minimize costs
 - Use city, county or state land
- Priority should be ELI housing since this group needs are basic shelter/resource needs versus Modest Income household assistance is related to assisting in homeownership but can otherwise afford basic shelter; however, ELI housing requires huge subsidies
- Work with developers to produce housing products affordable to modest income households
- Overall cost of housing production is high, city can think of ways to assist in bringing down this cost
- Concern over whether or not developers are paying their fare share of infrastructure burden and services required of their projects
- Promote moderate income housing opportunities to keep them in the city
- Balance assistance for all groups, slow down housing opportunities to high income groups= market usually corrects this

Theme Topic: Sustainable, Stable, Integrated Communities

- Racial integration = diversity of housing type and affordable housing
- Economic and racial integration
- Jobs/housing balance
- Measure production of housing availability by race (i.e., homeownership programs)
- Measure racial/ethnic concentrations in neighborhoods and availability of housing to those groups
- Segregation of opportunity needs to be addressed versus choice
- City needs to recognize that city grows and changes organically, need to document demographic changes in each neighborhood and plan for accordingly such as community becoming a senior neighborhood does not need a skate park = sustainability and livability

- Green building provides long term benefits- city should push now
- City could issue bonds to purchase for example solar panels (ex. Berkeley) and sell to individuals at a more affordable cost
- Look at ways for bond financing to assist with these green building methods (ex. San Francisco)

Theme Topic: Rehabilitation/Preservation

- Concerned about rehabilitation projects causing temporary displacement of tenants or leading to permanent displacement when rehab causes rent to increase above affordability of original tenant
- City needs to develop and implement displacement policies like those that exist for condemned housing
- City should explore rental rehab program to meet ELI housing needs
- Rehab can trigger private investment/ improvements in neighborhoods (however, complete vision for neighborhood is needed)
- Concern over potential gentrification
 - Economic development needs to be for the existing community, not just for the purpose of increasing the tax base; keep residents in the equation; involve the residents; develop leaders
 - Rehab costs are high especially major rehabs, needs subsidies to make affordable
 - Good programs- EITC, Asset development strategies to assist in homeownership

Theme Topic: Production

- Question about how the city is going to achieve goals of 10-Year Plan to End Homelessness
- Net new housing but continue to rehabs and code enforcement

Potential Funding Sources:

- Transfer tax on those who sell their home
- Try to coordinate with state for assistance (state could pay an in-lieu fee or contribute to a housing trust fund) (example is Santa Clara)

**City of Sacramento Housing Element
Stakeholder Meeting
4/02/08**

Access, ELI, Sustainability

- Include ELI in inclusionary program
- Consider citywide inclusionary
- Make ELI buy down mandatory
- Define what visitability means
- Residential energy conservation ordinance- applies at time of sale, energy audit, and required upgrades
 - 2008 action item in City's sustainability master plan
- Make ELI buy down part of inclusionary program
- Don't create modest income ownership by raising inclusionary affordability
- Preservation of public housing- what is asset repositioning?
- Make sure public housing is accessible- need to define what accessibility is
- Sustainability is easier for single-family compared to multi-family- regulatory requirements can impede
- Examine 10 unit cut-off
- Joan Michael- impressed with range of g, p pr- accessibility, visitability
- ELI- inclusionary for more
 - ELI units- include this income category and citywide
 - Include in research list
- Economics report to look into this
 - For citywide aspect and in-lieu fee
- ELI- inclusion to fund buy down program- voluntary not mandatory
- Need to be more specific in housing plan
 - i.e., use of citywide
- Universal design ordinance- commitment to implement adopt
- Explore visitability-what it is, how to do it
- Green and sustainability in-line with SMUD
 - Strategy 1981- res. Conservation ordinance concept coming back- audit energy use and require energy efficiency upgrades
 - Require energy efficiency upgrades at time of sale- include reference to Bob Chase's work in sustainability plan
- Who would pay for these upgrades?
 - Looking into it- negotiation between buyer and seller
 - State-certified (3rd party) raters (state program)
 - Could be funded through carbon credits payment to these upgrades
- SMUD has programs to access home for energy efficiency- shading of trees etc.

- Voluntary- does not get to level of conservation our society
- Zoning 1.2.1 PRZ and planning changes for complete neighborhoods- limiting by listing housing types- r-1 zones
Corners allow medium density- Sonoma/Chico
 - Safe multi-family development- police could be more zealous
 - Safe MF development- what works, not clear how
 - Effective- don't want gated communities
 - CPTED vs. fortress
 - Integration into community- balanced
 - Modify language
 - Balanced communities report- include (E) units- yes
 - In-lieu fee- full cost not just land value- 3 alternatives will be presented/explored in economic report
 - Gap produce vs. sell cost or full cost
 - Citywide inclusionary
 - ELI- mandatory in ELI buy down/inclusionary ordinance
 - No in-lieu fee unless have citywide
 - Modest income homeownership at expense of lower income
 - MF units in areas that allow grandparents that raise grandchildren (how will this work) family rental housing is appropriate and available to these families
 - Affordable 3–4 bedroom units are different in design than market-rate 1–2 bedrooms
 - Don't track stats on this type of family, develops specific to this segment of population
 - Would need services for grandparents
 - Would need to be near schools
 - Funding sources consider location to services and amenities
 - Exploration in aging in place housing
 - Truly accessible public housing
 - Preservation of public housing (concern over)
 - Asset repositioning- no net loss
 - SF Hunter's Point
 - Concern about funding availability
 - HE 1.2.1 PR3- master plan–explore and develop to guide like Greenbriar/Delta Shores
 - Greenfield- mixed, balanced communities
 - Special needs- disabled not listed
 - Under accessibility
 - Accessibility, universal design, visitability- educating self about an agreeable definition needed prior to implementing these programs
 - Sustainability- easier for single family vs. multi-family
 - i.e., metering for energy- difficult with multi-family

- Regulatory requirement constraints to this- between building departments and codes
 - Need common understanding among various departments
- NP- build it green- helpful building types
- Building department trying to educate its staff
- Vancouver- project that is self contained
- Employer assisted programs–looking into specific employers- exploration stage
- Mixed 1.3.2 Income Ordinance
 - +10 units- look into with analysis- add 5 units able to do this
 - Concern people may build 9 to avoid- sliding scale for in-lieu fees
- Like large development- 20% secondary
 - ELI inclusionary
 - Concern that homeownership from inclusionary
- 1.2.2 PR6- question about last sentence
 - Adjacent to residential streets
 - 1–2 story- restructure last sentences
- 2.2.1 PR9–related liens– greater than property value- mechanism to develop property
 - Like SRO, public housing preservation
- Opportunity costs of modest income homeownership is the concern not the concept
- Looking at non-traditional housing and service needs of babyboomer seniors vs. parent generation
 - More physical amenities/activities
 - More active seniors
 - Age in place- good not sure current seniors want this- services and amenities
 - Study report on senior needs of this generation
 - Access to trail systems- walking- access to fitness centers
 - Large families- self help – 3–5 bedrooms
 - Single generation- 5 bedrooms need more subsidies
 - Large population
 - 14/17/10- person families some intergeneration- need help
 - Different housing types
- Special needs 3.4- adding persons with disabilities
 - PR2 add supportive housing and other recommended solutions

Other to check into

- Advertisement of inclusionary rental housing doesn't capture representative population of city
 - Ad through developer
 - Need people integrated in ownership units
- Advertise to the diversity of Sacramento's population
 - Diversity in the ads

**City of Sacramento Housing Element Update
Community Meeting
August 21, 2007 - 6:30 p.m.
Silverado Creek Apartments (Bruceville & Jacinto Roads, South
Sacramento)**

This meeting was designed as a “teaser” for the August 30th Area 2 meeting. Broad information on the Housing Element, RHNA and six themes was given, and then general comments were taken. Participants were encouraged to attend the upcoming Housing Element workshop to learn more and provide more specific input.

- There has been a decline in financing options for housing because of the downturn in the market.
- The City should work to change the perception of what affordable housing is.
 - Require good, on-sight management
 - Encourage investment in the community by residents
- Extremely low income needs
 - Can’t just “throw” into any living situation (e.g., need to consider amenities, services, etc.)
 - Proactively work to help avoid working parents (and others) from slipping down to the extremely low income category
- As people’s lives transition (e.g., as they age), make sure they aren’t priced out of the market or from their current living situation.
- Importance of the interplay of public safety and fire safety with housing development
- Suggest interplay of senior needs, single parent needs and disabled needs into all six of the themes
- There is a growing population of seniors caring for their grandchildren – consider their unique housing needs
- Encourage more activities for youth within affordable housing developments
- Encourage student housing as a partnership between the City and colleges/universities
- The City should provide recreational programs appropriate and affordable for lower income households – many lower income families can’t afford the cost to put their children in the City recreational programs
- The City needs to be proactive in working with neighboring jurisdictions
 - In the South Area, the Elk Grove police and fire won’t respond to City needs, even though they may be closer

City of Sacramento Housing Element
City Council meeting
March 18, 2008

Market strengths and constraints

- under development
- Restrictions
- ELI
- Affordable housing is a priority
- Market sales prices have not declined as much as building permits and sales (permits down 50%)
- Production- infill, compact, innovative infill
 - Smaller rental development- gradual
- Rehabilitation/preservation needs to be more proactive
- ELI/SN- complex, costly- need innovation
- Moderate income homeownership
- Accessibility- proactive, universal design
- Sustainability
- Council comments/questions
- Community profile- small middle class, upper class isn't that big
- CP- upper class, high income is also small
 - SACOG/RHNA
 - Society- providing more than their share- commitment by other jurisdictions to try to
- Proportionally higher
- How sac city has large amount and build more
- No geographic clustering of homeless individuals
- Pattern of voucher users getting kicked out- create a security process may be helpful to not housing those horrible tenants
- RDA area- complete projects faster – process
- City as RDA areas are as competitive – no bait and switch
- Universal design question
 - New state model ordinance – adopts for new residential development
- Set a % of homes required rather than all- as an option-
- Workshop on this
- Set standards- Green bidding rehab – voluntary benchmark, incentive with incentives and standards LEED ND: greenbuild
- Standard targeted outcome have impact on energy, AQ, footprint, etc
- Set standards for the City
- Seamus Roller- sac housing alliance executive director
- Committed to healthy living conditions by low income families – foreclosures, rental \$ still remain high

- More seniors – gentrification- inclusionary housing adequate
- Expand mixed income ordinance citywide- infill- ELI citywide ordinance with in lieu fee to subsidize ELI infill ordinance
- inclusionary ordinance downtown

Sac Housing Alliance

- Inclusionary housing effective for affordable housing development- balance approach throughout the city
- Current ordinance not balanced- periphery of city supports mixed income neighborhood

ELI strategy- appreciate council and staff

- As part of inclusionary ordinance
- Put ELI and MI ordinance–provide opportunity to ELI families: schools, job, etc
- Help homelessness prevention program
- 2007-2008 increase in homelessness
- Support recommendation of Housing Alliance- extend MI ordinance citywide and CLI into it
- Working class can live in central city downtown area
- Downtown not for low income
- Keep up good work, extend to whole city
- In lieu fee- target ELI issue
- Citywide ordinance-understand the economics of the different areas
- Focus on RDA areas
- GIS shows what have in city to customize
- MIO rather than saturate- have a mix
- Happy about fine tuning the ordinance
- Incentivize infill density – more rooftop less space- need subsidy for affordable housing in these projects

APPENDIX H-C

Land Inventory Table and Map

Appendix C Land Inventory

The table below provides the parcels included in the Land Inventory and parcel specific details. Following this table are maps indicating the locations of these sites throughout the City, maps of Township 9 and the Railyards, and maps of sites available for Emergency Shelters and SROs. The City has provisions in its Zoning Code and in the Housing Element policies that prevent the overconcentration of emergency shelters in any area.

Table H C-1 Vacant Land Inventory Parcels

APN	Zone	Land Use	New Zone	1988 GP	2030 GP	Max Density	Realistic Unit Capacity	Infrastructure Capacity	Lot Size/Acre	CPA	On-Site Environmental Constraints	Unit Capacity
11801310290000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	1.0	South Area	None	22
04101120070000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Urban Center Low	29	22	Yes	1.0	South Area	None	23
11714600250000	C-2	Vacant Office	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Center	29	22	Yes	1.0	South Area	None	23
27701600730000	C-2	Vacant Retail/Commercial	C-2	Regional Commercial & Offices	Urban Center High	29	22	Yes	1.1	Arden Arcade	None	24
11701700650000	C-2	Vacant Public	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	1.1	South Area	None	24
11801110650000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	1.1	South Area	None	25
03902010080000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	1.1	Fruitridge/Broadway	None	25
11801330070000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	1.1	South Area	None	25
01402220670000	C-2	Vacant Public	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	29	22	Yes	1.1	Fruitridge/Broadway	None	25
11714600180000	C-2	Vacant Office	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Center	29	22	Yes	1.1	South Area	None	26
04900210430000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Urban Center Low	29	22	Lacking Sewer, Drainage & Water Services	1.2	South Area	None	26
27700130080000	C-2	Vacant Retail/Commercial	C-2	Special Planning District	Urban Corridor High	29	22	Yes	1.2	North Sacramento	None	26
04100730240000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	1.2	South Area	None	26
03802730230000	C-2	Vacant Retail/Commercial	C-2	Low Density Residential	Suburban Center	29	22	Yes	1.2	Fruitridge/Broadway	None	26
11714600050000	C-2	Vacant Office	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Center	29	22	Lacking Sewer Services	1.2	South Area	None	26
11714600070000	C-2	Vacant Office	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Center	29	22	Lacking Drainage Services	1.2	South Area	None	27
04100860280000	C-2	Vacant Residential	C-2	ComMixed-Use/Neighborhood Commercial & Offices	High Density Residential	29	22	Yes	0.9	South Area	None	19
04100860290000	C-2	Vacant Residential	C-2	ComMixed-Use/Neighborhood Commercial & Offices	High Density Residential	29	22	Yes	0.8	South Area	None	17
04100860310000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Urban Center Low	29	22	Yes	0.8	South Area	None	17
04100860300000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Urban Center Low	29	22	Yes	0.7	South Area	None	15
23801010200000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Center	29	22	Lacking Sewer & Water Services	1.3	North Sacramento	None	28
03100530190000	C-2	Vacant Retail/Commercial	C-2	Regional Commercial & Offices	Suburban Center	29	22	Yes	1.3	Public Offices	None	28
23701530010000	C-2	Vacant Office	C-2	Low Density Residential	SLDR	29	22	Yes	1.3	North Sacramento	None	29
01902010370000	C-2	Vacant Residential	C-2	Low Density Residential	TLDR	29	22	Yes	1.3	Land Park	None	30

Table H C-1 Vacant Land Inventory Parcels

APN	Zone	Land Use	New Zone	1988 GP	2030 GP	Max Density	Realistic Unit Capacity	Infrastructure Capacity	Lot Size/Acre	CPA	On-Site Environmental Constraints	Unit Capacity
01003120140000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	29	22	Yes	1.5	Fruitridge/Broadway	None	34
11714600270000	C-2	Vacant Office	C-2	ComMixed-Use/Neighborhood Commercial & Offices	SMDR	29	22	Yes	1.6	South Area	None	36
11801310600000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	1.6	South Area	None	36
11801110630000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	1.7	South Area	None	37
27500850130000	C-2	Vacant Residential	C-2	Low Density Residential	Urban Center Low	29	22	Yes	1.9	North Sacramento	None	42
27502400960000	C-2	Vacant Office	C-2	Industrial-Employee Intensive	Urban Center Low	29	22	Yes	1.9	North Sacramento	None	43
02202210210000	C-2	Parking Lot	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	2.0	Land Park	None	44
27503100080000	C-2	Vacant Retail/Commercial	C-2	Industrial-Employee Intensive	Suburban Center	29	22	Yes	2.1	North Sacramento	None	46
11714600010000	C-2	Vacant Office	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Center	29	22	Yes	2.1	South Area	None	46
03700810250000	C-2	Vacant Residential	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	2.2	Fruitridge/Broadway	None	49
01500100210000	C-2	Storage/Corp Yard	C-2	Mixed-Use	Urban Center Low	29	22	Yes	2.2	East Sacramento	None	50
07901820110000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	29	22	Yes	2.3	East Sacramento	None	52
04000210470000	C-2	Vacant Retail/Commercial	C-2	Medium Density Residential	Suburban Corridor	29	22	Yes	2.5	Fruitridge/Broadway	None	55
27503100250000	C-2	Vacant Retail/Commercial	C-2	Industrial-Employee Intensive	Suburban Center	29	22	Yes	2.5	North Sacramento	None	56
02904700250000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Center	29	22	Yes	2.5	Public Offices	None	56
03902010100000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	2.6	Fruitridge/Broadway	None	58
11714600280000	C-2	Vacant Office	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Center	29	22	Yes	2.7	South Area	None	60
27502600500000	C-2	Vacant Retail/Commercial	C-2	Industrial-Employee Intensive	Suburban Center	29	22	Yes	2.8	North Sacramento	None	62
11801310590000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Lacking Sewer Services	2.8	South Area	None	63
01500310450000	C-2	Office General	C-2	Mixed-Use	Urban Center Low	29	22	Yes	2.9	Fruitridge/Broadway	None	64
27702610400000	C-2	Vacant Retail/Commercial	C-2	Heavy Commercial or Warehouse	Urban Center High	29	22	Yes	2.9	Arden Arcade	None	64
26302520280000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor High	29	22	Yes	3.0	North Sacramento	None	67
11801330060000	C-2	Vacant Public	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	3.5	South Area	None	78
11714100560000	C-2	Vacant Residential	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Center	29	22	Yes	3.6	South Area	None	80
11801110620000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	3.8	South Area	None	86
03902010110000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Lacking Drainage Services	4.3	Fruitridge/Broadway	None	97

Table H C-1 Vacant Land Inventory Parcels

APN	Zone	Land Use	New Zone	1988 GP	2030 GP	Max Density	Realistic Unit Capacity	Infrastructure Capacity	Lot Size/Acre	CPA	On-Site Environmental Constraints	Unit Capacity
01500100370000	C-2	Vacant Industrial	C-2	Mixed-Use	Urban Center Low	29	22	Yes	4.4	Fruitridge/Broadway	None	98
27502400970000	C-2	Vacant Public	C-2	Industrial-Employee Intensive	Urban Center Low	29	22	Yes	4.5	North Sacramento	None	100
03902010090000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	5.0	Fruitridge/Broadway	None	113
11801330080000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	5.4	South Area	None	121
01500310440000	C-2	Office General	C-2	Mixed-Use	Urban Center Low	29	22	Yes	7.1	Fruitridge/Broadway	None	159
11707800040000	C-2	Neighborhood Retail	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	8.5	South Area	None	191
27502400980000	C-2, *	Vacant Office	C-2, C-2-LI	Industrial-Employee Intensive	Urban Center Low	0	22	Yes	7.1	North Sacramento	None	159
25201520400000	C-2, *	Vacant Residential	C-2, R-1	Low Density Residential	SLDR	0	22	Yes	1.5	North Sacramento	None	34
04900210050000	C-2-R*	Vacant Residential	C-2-R, R-1	Low Density Residential	High Density Residential	0	22	Yes	4.5	South Area	None	101
Subtotal, C-2									139.2			3,122
25202920400000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.6	North Sacramento	None	10
04100830020000	R-1	Vacant Residential	R-1	Low Density Residential	TMDR	8	6	Yes	0.7	South Area	None	4
04100830010000	R-1	Vacant Residential	R-1	Low Density Residential	TMDR	8	6	Yes	0.7	South Area	None	4
04100830030000	R-1	Vacant Residential	R-1	Low Density Residential	TMDR	8	6	Yes	0.7	South Area	None	4
02202240050000	R-1	Vacant Residential	R-1	Low Density Residential	Public	8	6	Yes	2.6	Fruitridge/Broadway	None	16
04100830040000	R-1	Vacant Residential	R-1	Low Density Residential	TMDR	8	6	Yes	0.7	South Area	None	4
22600800200000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.0	North Sacramento	None	6
22600800210000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.0	North Sacramento	None	6
25001500070000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.0	North Sacramento	None	6
25001500350000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.0	North Sacramento	None	6
25002300220000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.0	North Sacramento	None	6
01901610430000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.0	Land Park	None	6
04000210030000	R-1	Vacant Residential	R-1	Low Density Residential	Suburban Corridor	8	6	Yes	1.0	Fruitridge/Broadway	None	6
02700400220000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.0	Fruitridge/Broadway	None	6
02701330020000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.0	Fruitridge/Broadway	None	6
25100140150000	R-1	Vacant Public	R-1	Low Density Residential	TLDR	8	6	Yes	1.0	North Sacramento	None	6
02400300060000	R-1	Vacant Public	R-1	Low Density Residential	SLDR	8	6	Yes	1.0	Land Park	None	6
02703230080000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.0	Fruitridge/Broadway	None	6
23703800140000	R-1	Single Family	R-1	Low Density Residential	SLDR	8	6	Yes	1.1	North Sacramento	None	6
25202510300000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.1	North Sacramento	None	6
23702210250000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.1	North Sacramento	None	7
25003420030000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.1	North Sacramento	None	7
23701400080000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.1	North Sacramento	None	7
22602400130000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.1	North Sacramento	None	7

Table H C-1 Vacant Land Inventory Parcels

APN	Zone	Land Use	New Zone	1988 GP	2030 GP	Max Density	Realistic Unit Capacity	Infrastructure Capacity	Lot Size/Acre	CPA	On-Site Environmental Constraints	Unit Capacity
25203100440000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.1	North Sacramento	None	7
25001740320000	R-1	Single Family	R-1	Low Density Residential	SLDR	8	6	Yes	1.1	North Sacramento	None	7
22601900020000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.1	North Sacramento	None	7
04000310070000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.2	Fruitridge/Broadway	None	7
26301810170000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.2	North Sacramento	None	7
02203000010000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.2	Fruitridge/Broadway	None	7
22602600180000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.2	North Sacramento	None	8
23702410340000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.2	North Sacramento	None	8
23701520270000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.3	North Sacramento	None	8
26501120290000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.3	North Sacramento	None	8
26501610080000	R-1	Vacant Residential	R-1	Medium Density Residential	SMDR	8	6	Yes	1.3	North Sacramento	None	8
23702410400000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.3	North Sacramento	None	8
03803500500000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.3	Fruitridge/Broadway	None	8
02203000270000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.3	Fruitridge/Broadway	None	8
02701330080000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.3	Fruitridge/Broadway	None	8
03803500050000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.3	Fruitridge/Broadway	None	8
25002100070000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.4	North Sacramento	None	8
04000100370000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.4	Fruitridge/Broadway	None	8
23700810420000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.4	North Sacramento	None	8
25001220020000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.4	North Sacramento	None	9
03801410220000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.4	Fruitridge/Broadway	None	9
22600801020000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.5	North Sacramento	None	9
03801310120000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.5	Fruitridge/Broadway	None	9
22601900270000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.5	North Sacramento	None	9
25200720010000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.5	North Sacramento	None	9
11701310210000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.5	South Area	None	9
04802500180000	R-1	Vacant Residential	R-1	Low Density Residential	Suburban Corridor	8	6	Yes	1.6	South Area	None	9
25000260080000	R-1	Vacant Public	R-1	Low Density Residential	SLDR	8	6	Yes	1.6	North Sacramento	None	10
25000260090000	R-1	Vacant Public	R-1	Low Density Residential	SLDR	8	6	Yes	1.6	North Sacramento	None	10
01901610370000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.6	Land Park	None	10
22601800030000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.6	North Sacramento	None	10
04800120070000	R-1	Vacant Residential	R-1	Medium Density Residential	SLDR	8	6	Yes	1.7	South Area	None	10
03801310200000	R-1	Single Family	R-1	Low Density Residential	SLDR	8	6	Yes	1.7	Fruitridge/Broadway	None	10
02900210470000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.8	Land Park	None	11
04800120080000	R-1	Vacant Residential	R-1	Medium Density Residential	SLDR	8	6	Yes	1.8	South Area	None	11
03802100410000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.8	Fruitridge/Broadway	None	11

Table H C-1 Vacant Land Inventory Parcels

APN	Zone	Land Use	New Zone	1988 GP	2030 GP	Max Density	Realistic Unit Capacity	Infrastructure Capacity	Lot Size/Acre	CPA	On-Site Environmental Constraints	Unit Capacity
03802510250000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.8	Fruitridge/Broadway	None	11
03802020010000	R-1	Single Family	R-1	Medium Density Residential	TLDR	8	6	Yes	1.9	Fruitridge/Broadway	None	12
02202310150000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	2.0	Fruitridge/Broadway	None	12
25000260140000	R-1	Vacant Public	R-1	Low Density Residential	SLDR	8	6	Yes	2.0	North Sacramento	None	12
04700140040000	R-1	Vacant Residential	R-1	Medium Density Residential	SLDR	8	6	Yes	2.1	South Area	None	12
23700810850000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	2.1	North Sacramento	None	13
22601800120000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	2.1	North Sacramento	None	13
23702500040000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	2.2	North Sacramento	None	13
11701600590000	R-1	Vacant Public	R-1	Low Density Residential	SLDR	8	6	Yes	2.2		None	13
04000310080000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	2.3	Fruitridge/Broadway	None	14
02102740260000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	2.4	Fruitridge/Broadway	None	15
05300100520000	R-1	Vacant Residential	R-1	Low Density Residential	Planning Development	8	6	Yes	2.5	South Area	None	15
03802100630000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	2.6	Fruitridge/Broadway	None	16
25001300360000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	2.9	North Sacramento	None	18
23701510130000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	2.9	North Sacramento	None	18
03104800310000	R-1	Vacant Residential	R-1	Low Density Residential	SMDR	8	6	Yes	3.1	Public Offices	None	19
25001300510000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	3.3	North Sacramento	None	20
22601320300000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	3.6	North Sacramento	None	22
04900310200000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	3.6	South Area	None	22
22602200070000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	4.3	North Sacramento	None	26
25001300530000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	4.3	North Sacramento	None	26
03800610070000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	4.8	Fruitridge/Broadway	None	29
03800610060000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	4.8	Fruitridge/Broadway	None	29
25001300300000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	4.8	North Sacramento	None	29
04100910020000	R-1	Vacant Residential	R-1	Low Density Residential	High Density Residential	8	6	Yes	5.0	South Area	None	30
04900101030000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	5.5	South Area	None	33
04900410090000	R-1	Vacant Public	R-1	Low Density Residential	SLDR	8	6	Yes	5.7	South Area	None	34
25003410110000	R-1	Vacant Residential	R-1	Low Density Residential	SMDR	8	6	Yes	6.2	North Sacramento	None	37
27501720040000	R-1	Vacant Residential	R-1	Low Density Residential	SMDR	8	6	Yes	6.2	North Sacramento	None	37
27502400770000	R-1	Vacant Residential	R-1	Low Density Residential	SMDR	8	6	Yes	7.1	North Sacramento	None	43
01102000570000	R-1	Vacant Residential	R-1	ComMixed-Use/Neighborhood Commercial & Offices	Urban Center High	8	6	Yes	11.5	Fruitridge/Broadway	None	69
05300100470000	R-1	Vacant Residential	R-1	Low Density Residential	Planning Development	8	6	Yes	37.3	South Area	None	226
Subtotal, R-1									224.4			1,403
26301100360000	R-1, *	Vacant Residential	R-1, R-1A	Low Density Residential	TLDR	0	6	Yes	2.5	North Sacramento	None	15
02700400740000	R-1, *	Vacant Residential	R-1, R-1A	ComMixed-Use/Neighborhood Commercial & Offices	SLDR	0	6	Yes	3.7	Fruitridge/Broadway	None	22

Table H C-1 Vacant Land Inventory Parcels

APN	Zone	Land Use	New Zone	1988 GP	2030 GP	Max Density	Realistic Unit Capacity	Infrastructure Capacity	Lot Size/Acre	CPA	On-Site Environ Constraints	Unit Capacity
04100810010000	R-1, *	Vacant Residential	R-1, R-1-EA-4	Low Density Residential	TLDR	0	6	Yes	0.7	South Area	None	4
04000210510000	R-1, *	Single Family	R-1, R-2	Low Density Residential	TLDR	0	6	Yes	2.3	Fruitridge/Broadway	None	14
22600801030000	R-1, *	Vacant Residential	R-1, RE-1/0.5	Low Density Residential	SLDR	0	6	Yes	15.1	North Sacramento	None	92
Subtotal, R-1, combo									24.3			147
25001400060000	R-1A	Vacant Public	R-1A	Low Density Residential	TLDR	15	9	Yes	1.0	North Sacramento	None	9
25001400210000	R-1A	Vacant Residential	R-1A	Low Density Residential	TLDR	15	9	Yes	1.0	North Sacramento	None	9
25201910230000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	1.0	North Sacramento	None	9
04905900010000	R1A	Vacant Residential	R-1A	Low Density Residential	TMDR	15	9	Yes	8.9	South Area	None	84
23700400210000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	1.2	North Sacramento	None	11
25001300080000	R-1A	Vacant Residential	R-1A	Low Density Residential	SMDR	15	9	Yes	1.2	North Sacramento	None	11
27700810030000	R-1A	Vacant Industrial	R-1A	Low Density Residential	UMDR	15	9	Yes	1.3	North Sacramento	None	12
26502100650000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	1.3	North Sacramento	None	12
03801910110000	R-1A	Vacant Residential	R-1A	Low Density Residential	TLDR	15	9	Yes	1.4	Fruitridge/Broadway	None	13
25001720020000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	1.4	North Sacramento	None	13
11709300040000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	1.4	South Area	None	13
02301630190000	R-1A	Vacant Residential	R-1A	Low Density Residential	TLDR	15	9	Yes	1.5	Fruitridge/Broadway	None	14
23701400330000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	1.6	North Sacramento	None	15
02301630250000	R-1A	Vacant Residential	R-1A	Low Density Residential	TLDR	15	9	Yes	1.6	Fruitridge/Broadway	None	15
23701400260000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	1.7	North Sacramento	None	16
25001300110000	R-1A	Rural Home	R-1A	Low Density Residential	SMDR	15	9	Yes	1.9	North Sacramento	None	18
26500600490000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	2.0	North Sacramento	None	19
25000300170000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	2.1	North Sacramento	None	19
25103110110000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	2.2	North Sacramento	None	20
05200100770000	R-1A	Vacant Office	R-1A	Low Density Residential	Suburban Corridor	15	9	Yes	2.3	South Area	None	21
25003420090000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	2.3	North Sacramento	None	21
25001300570000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	2.4	North Sacramento	None	22
25003520060000	R-1A	Vacant Residential	R-1A	Low Density Residential	SMDR	15	9	Yes	2.4	North Sacramento	None	23
11709300030000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	2.5	South Area	None	23
25003520070000	R-1A	Vacant Residential	R-1A	Low Density Residential	SMDR	15	9	Yes	3.4	North Sacramento	None	32
03802100650000	R-1A	Vacant Residential	R-1A	Medium Density Residential	TLDR	15	9	Yes	3.7	Fruitridge/Broadway	None	35
05200100790000	R-1A	Vacant Residential	R-1A	Low Density Residential	Suburban Corridor	15	9	Yes	3.9	South Area	None	36
23701400560000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	4.1	North Sacramento	None	38
25001720250000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	4.3	North Sacramento	None	40
25003520080000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	4.5	North Sacramento	None	42
23703800490000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	4.5	North Sacramento	None	42

Table H C-1 Vacant Land Inventory Parcels

APN	Zone	Land Use	New Zone	1988 GP	2030 GP	Max Density	Realistic Unit Capacity	Infrastructure Capacity	Lot Size/Acre	CPA	On-Site Environmental Constraints	Unit Capacity
03703100130000	R-1A	Vacant Residential	R-1A	Medium Density Residential	Suburban Corridor	15	9	Yes	4.6	Fruitridge/Broadway	None	43
03703100140000	R-1A	Vacant Residential	R-1A	Medium Density Residential	Suburban Corridor	15	9	Yes	4.6	Fruitridge/Broadway	None	43
25001220040000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	4.7	North Sacramento	None	44
25001220050000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	4.7	North Sacramento	None	44
25003520050000	R-1A	Vacant Residential	R-1A	Low Density Residential	SMDR	15	9	Yes	4.8	North Sacramento	None	45
22600610200000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	7.4	North Sacramento	None	69
23700910040000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	7.6	North Sacramento	None	71
05300100510000	R-1A	Vacant Residential	R-1A	Low Density Residential	Planning Development	15	9	Yes	7.9	South Area	None	74
05200100920000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	10.0	South Area	None	93
05300100590000	R-1A	Vacant Residential	R-1A	Parks-Recreation-Open Space	Planning Development	15	9	Yes	10.4	South Area	None	98
11900700310000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	10.9	South Area	None	102
05300100490000	R-1A	Vacant Residential	R-1A	Low Density Residential	Planning Development	15	9	Yes	15.0	South Area	None	140
04900500250000	R-1A	Vacant Residential	R-1A	Low Density Residential	High Density Residential	15	9	Yes	16.0	South Area	None	150
05300100600000	R-1A	Vacant Residential	R-1A	Low Density Residential	Planning Development	15	9	Yes	19.2	South Area	None	179
11900900110000	R-1A	Vacant Residential	R-1A	Low Density Residential	Planning Development	15	9	Yes	26.1	South Area	None	244
11900900010000	R-1A	Vacant Residential	R-1A	Low Density Residential	Planning Development	15	9	Yes	52.0	South Area	None	487
05300100480000	R-1A	Vacant Residential	R-1A	Low Density Residential	Planning Development	15	9	Yes	72.9	South Area	None	682
05300100610000	R-1A	Vacant Residential	R-1A	Low Density Residential	Planning Development	15	9	Yes	78.7	South Area	None	736
Subtotal, R-1A									433.0			4,053
11900100070000	R-1A,*	Vacant Residential	R-1A, MRD-PUD	Low Density Residential	Planning Development	0	9	Yes	20.0	South Area	None	187
11900100080000	R-1A,*	Vacant Residential	R-1A, MRD-PUD	Industrial-Employee Intensive	Planning Development	0	9	Yes	20.0	South Area	None	187
11900100040000	R-1A,*	Vacant Residential	R-1A, MRD-PUD	Industrial-Employee Intensive	Planning Development	0	9	Yes	20.0	South Area	None	187
11901900280000	R-1A,*	Vacant Residential	R-1A, MRD-PUD	Industrial-Employee Intensive	Planning Development	0	9	Yes	128.0	South Area	None	1,198
11900100020000	R-1A,*	Vacant Residential	R-1A, R-2A, MRD-PUD	Low Density Residential	Planning Development	0	9	Yes	20.0	South Area	None	187
01901810190000	R-1-E*	Vacant Residential	R-1-EA-3, R-1-EA-4	Low Density Residential	TLDR	0	9	Yes	1.9	Land Park	None	18
Subtotal, R-1A, combo									1,075.9			1,964
26603610390000	R-2A	Vacant Industrial	R-2A	Heavy Commercial or Warehouse	Suburban Center	17	14	Yes	1.0	Arden Arcade	None	15
02302520170000	R-2A	Vacant Residential	R-2A	Low Density Residential	Suburban Corridor	17	14	Yes	1.1	Fruitridge/Broadway	None	16
26602820070000	R-2A	Vacant Residential	R-2A	Heavy Commercial or Warehouse	Suburban Center	17	14	Yes	1.2	Arden Arcade	None	17
25101310170000	R-2A	Vacant Residential	R-2A	High Density Residential	TMDR	17	14	Yes	1.5	North Sacramento	None	22
04000320180000	R-2A	Vacant Residential	R-2A	Low Density Residential	SLDR	17	14	Yes	2.2	Fruitridge/Broadway	None	31
04000310300000	R-2A	Vacant Retail/Commercial	R-2A	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	17	14	Yes	2.5	Fruitridge/Broadway	None	37

Table H C-1 Vacant Land Inventory Parcels

APN	Zone	Land Use	New Zone	1988 GP	2030 GP	Max Density	Realistic Unit Capacity	Infrastructure Capacity	Lot Size/Acre	CPA	On-Site Environmental Constraints	Unit Capacity
11701400390000	R-2A	Vacant Residential	R-2A	Low Density Residential	SMDR	17	14	Yes	3.2	South Area	None	47
26300100270000	R-2A	Vacant Residential	R-2A	Low Density Residential	TMDR	17	14	Yes	3.8	North Sacramento	None	54
23703800510000	R-2A	Vacant Residential	R-2A	Medium Density Residential	SMDR	17	14	Yes	4.0	North Sacramento	None	58
11900100030000	R-2A,*	Vacant Residential	R-2A, MRD-PUD	Medium Density Residential	Planning Development	0	14	Yes	20.0	South Area	None	289
Subtotal, R-2A									40.5			586
26501610030000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	1.0	North Sacramento	None	16
26300100190000	R-2B	Vacant Public	R-2B	Medium Density Residential	SMDR	21	16	Yes	1.1	North Sacramento	None	17
03800910020000	R-2B	Single Family	R-2B	Medium Density Residential	TLDR	21	16	Yes	1.1	Fruitridge/Broadway	None	17
26500120030000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	1.1	North Sacramento	None	18
25001300160000	R-2B	Vacant Public	R-2B	Low Density Residential	SLDR	21	16	Yes	1.4	North Sacramento	None	22
11702110270000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	1.4	South Area	None	23
03800910040000	R-2B	Single Family	R-2B	Medium Density Residential	TLDR	21	16	Yes	1.5	Fruitridge/Broadway	None	23
11702110180000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	1.5	South Area	None	24
25001300220000	R-2B	Vacant Public	R-2B	Medium Density Residential	SMDR	21	16	Yes	1.5	North Sacramento	None	24
25001300170000	R-2B	Vacant Public	R-2B	Low Density Residential	SLDR	21	16	Yes	1.5	North Sacramento	None	25
11702110210000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	1.6	South Area	None	25
23700400010000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	3.2	North Sacramento	None	51
03801010130000	R-2B	Vacant Residential	R-2B	Medium Density Residential	TLDR	21	16	Yes	3.6	Fruitridge/Broadway	None	58
27700120110000	R-2B	Vacant Retail/Commercial	R-2B	Special Planning District	Urban Corridor High	21	16	Yes	3.9	North Sacramento	None	63
11702200250000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	5.0	South Area	None	80
11701820220000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	5.0	South Area	None	81
11701820230000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	5.5	South Area	None	87
04000210480000	R-2B	Vacant Residential	R-2B	Medium Density Residential	Suburban Corridor	21	16	Yes	5.8	Fruitridge/Broadway	None	93
11702020420000	R-2B	Vacant Residential	R-2B	Low Density Residential	High Density Residential	21	16	Yes	6.0	South Area	None	96
11709100410000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	9.7	South Area	None	155
01501010210000	R-2B,*	Vacant Residential	R-2B, RMX-TO	Residential Mixed Use	ULDR	0	16	Yes	13.6	Fruitridge/Broadway	None	218
11702200020000	A-OS,*	Neighborhood Retail	R-2B	Medium Density Residential	SMDR	0	16	Yes	11.6	South Area	None	187
Subtotal, R-2B									87.4			1,403
01400310100000	R-3	Vacant Industrial	R-3	Low Density Residential	Urban Corridor Low	23	23	Yes	1.3	Fruitridge/Broadway	None	30
25003310190000	R-3	Vacant Residential	R-3	Medium Density Residential	SMDR	23	23	Yes	2.1	North Sacramento	None	47
03800910050000	R-3	Vacant Residential	R-3	Medium Density Residential	TLDR	23	23	Yes	2.9	Fruitridge/Broadway	None	66
11714600300000	R-3	Vacant Office	R-3	Medium Density Residential	SMDR	23	23	Yes	5.2	South Area	None	120
Subtotal, R-3									11.5			264
11714600310000	R-3A	Vacant Office	R-3A	Medium Density Residential	High Density Residential	36	23	Yes	3.2	South Area	None	74
11714600290000	R-3A	Vacant Office	R-3A	High Density Residential	High Density Residential	36	23	Yes	3.2	South Area	None	75

Table H C-1 Vacant Land Inventory Parcels												
APN	Zone	Land Use	New Zone	1988 GP	2030 GP	Max Density	Realistic Unit Capacity	Infrastructure Capacity	Lot Size/Acre	CPA	On-Site Environmental Constraints	Unit Capacity
Subtotal, R-3A									6.4			148
11714600260000	R-4	Vacant Office	R-4	High Density Residential	High Density Residential	58	28	Yes	2.5	South Area	None	70
11802900060000	R-4	Vacant Residential	R-4	ComMixed-Use/Neighborhood Commercial & Offices	High Density Residential	58	28	Yes	3.9	South Area	None	107
Subtotal, R-4									6.4			177
11701900320000	RE-1/2	Vacant Residential	RE-1/2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Center	0	1	Yes	1.3	South Area	None	1
11701820090000	RE-1/2	Vacant Residential	RE-1/2	Medium Density Residential	Suburban Center	0	1	Yes	1.6	South Area	None	2
11702020220000	RE-1/2	Vacant Residential	RE-1/2	Low Density Residential	SLDR	0	1	Yes	2.4	South Area	None	2
11701900090000	RE-1/2	Vacant Residential	RE-1/2	Low Density Residential	Suburban Center	0	1	Yes	2.7	South Area	None	3
11702010140000	RE-1/2	Vacant Residential	RE-1/2	Low Density Residential	Suburban Center	0	1	Yes	8.6	South Area	None	9
11702200230000	RE-1/4	Vacant Agriculture	RE-1/4	Low Density Residential	SMDR	0	1	Yes	1.0	South Area	None	1
11702200190000	RE-1/4	Vacant Residential	RE-1/4	Special Planning District	SMDR	0	1	Yes	4.1	South Area	None	4
11702120460000	RE-1/4	Vacant Residential	RE-1/4	Low Density Residential	SLDR	0	1	Yes	4.7	South Area	None	5
11702200220000	RE-1/*	Vacant Residential	RE-1/4, R-2B	Low Density Residential	SMDR	0	1	Yes	2.0	South Area	None	2
Subtotal, RE									28.4			28
100200450000	RMX-PUD	Vacant Industrial	RMX-PUD	Special Planning District	Urban Center Low	80	80	Pending Prop 1C Funding	1.4	Central City	None	114
100200450000	RMX-PUD	Vacant Industrial	RMX-PUD	Special Planning District	Urban Center Low	75	75	Pending Prop 1C Funding	1.8	Central City	None	137
100200450000	RMX-PUD	Vacant Industrial	RMX-PUD	Special Planning District	Urban Center Low	118	118	Pending Prop 1C Funding	2.0	Central City	None	231
100200450000	RMX-PUD	Vacant Industrial	RMX-PUD	Special Planning District	Urban Center Low	143	143	Pending Prop 1C Funding	1.0	Central City	None	140
100200450000	RMX-PUD	Vacant Industrial	RMX-PUD	Special Planning District	Urban Center Low	98	98	Pending Prop 1C Funding	2.2	Central City	None	214
00800100200000	RMX	Vacant Industrial	RMX		Employment Center (Low Rise)	36	33	Lacks Sewer and Drainage Services	1.6	East Sacramento	None	52
Subtotal, RMX									9.9			888
02202900100000	RO	Vacant Residential	RO	High Density Residential	TLDR	36	27	Yes	1.0	Fruitridge/Broadway	None	27
01402230040000	RO	Vacant Public	RO	Low Density Residential	Urban Corridor Low	36	27	Yes	1.2	Fruitridge/Broadway	None	33
Subtotal, RO									2.2			60
200100510000	RCMU	Vacant Commercial	RCMU	Special Planning District	Planned Development	230	20	Pending Prop 1C Funding	3.6	Central City	None	72
200100510000	RCMU	Vacant Commercial	RCMU	Special Planning District	Planned Development	230	132	Pending Prop 1C Funding	1.8	Central City	None	236
Subtotal, RCMU									5.4			308
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	51	Pending Prop 1C Funding	1.9	Central City	None	98
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	66	Pending Prop 1C Funding	1.2	Central City	None	80

Table H C-1 Vacant Land Inventory Parcels

APN	Zone	Land Use	New Zone	1988 GP	2030 GP	Max Density	Realistic Unit Capacity	Infrastructure Capacity	Lot Size/Acre	CPA	On-Site Environ Constraints	Unit Capacity
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	66	Pending Prop 1C Funding	1.2	Central City	None	80
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	223	Pending Prop 1C Funding	1.2	Central City	None	261
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	173	Pending Prop 1C Funding	1.3	Central City	None	227
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	178	Pending Prop 1C Funding	1.3	Central City	None	228
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	116	Pending Prop 1C Funding	2.0	Central City	None	227
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	45	Pending Prop 1C Funding	1.8	Central City	None	83
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	62	Pending Prop 1C Funding	1.3	Central City	None	82
Subtotal, ORMU									13.2			1,366
Central City (Less than an Acre)												
00703130140000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.0	Central City	None	2
00703130150000	C-2 Central City	Vacant Residential	C-2 Central City	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None	3
01000530050000	C-2 Central City	Parking Lot	C-2 Central City	Special Planning District	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None	3
00201360040000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None	3
00201360050000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None	3
00201360060000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None	3
00201360030000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None	3
00201360070000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None	3
00201360020000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None	3
00703130160000	C-2 Central City	Vacant Residential	C-2 Central City	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None	3
00900820050000	C-2 Central City	Vacant Residential	C-2 Central City	ComMixed-Use/Neighborhood Commercial & Offices	ULDR	50-170	37	Yes	0.1	Central City	None	3
01000530100000	C-2 Central City	Vacant Office	C-2 Central City	Special Planning District	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None	4
00201150140000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	High Density Residential	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None	5
00201360080000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None	5

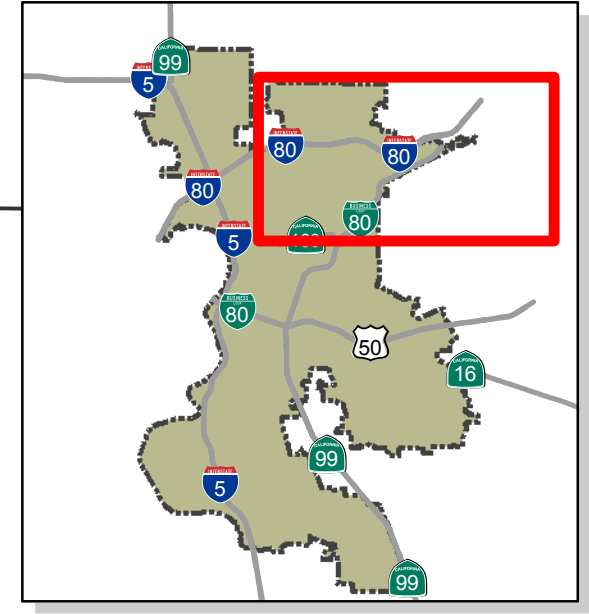
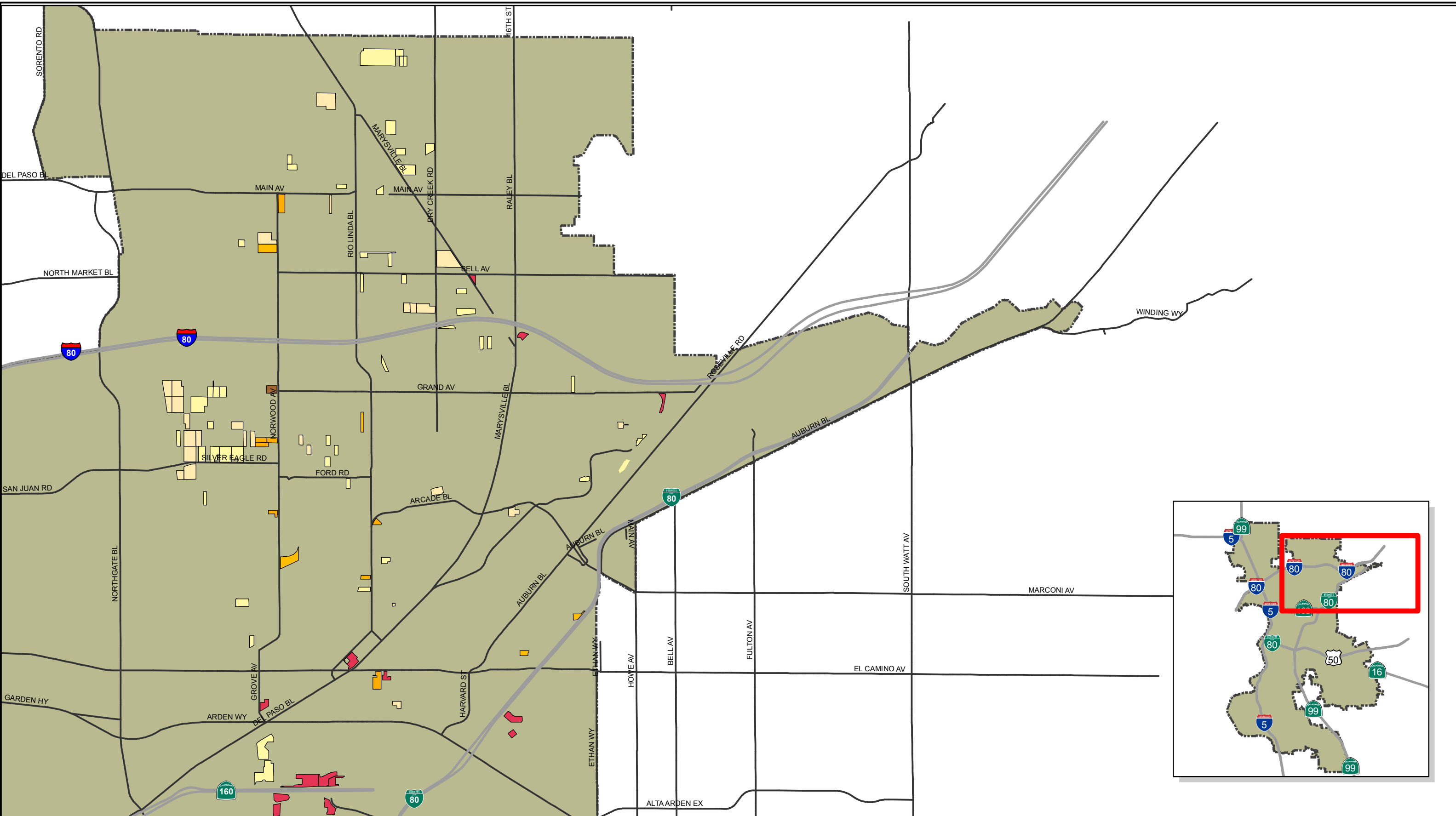
Table H C-1 Vacant Land Inventory Parcels

APN	Zone	Land Use	New Zone	1988 GP	2030 GP	Max Density	Realistic Unit Capacity	Infrastructure Capacity	Lot Size/Acre	CPA	On-Site Environmental Constraints	Unit Capacity
01000530090000	C-2 Central City	Vacant Industrial	C-2 Central City	Special Planning District	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None	5
01000530080000	C-2 Central City	Vacant Industrial	C-2 Central City	Special Planning District	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None	5
01000530060000	C-2 Central City	Vacant Office	C-2 Central City	Special Planning District	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None	5
00902410030000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None	5
01000530070000	C-2 Central City	Vacant Office	C-2 Central City	Special Planning District	Urban Corridor Low	50-170	37	Yes	0.2	Central City	None	6
00902410040000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.2	Central City	None	6
00902410080000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.3	Central City	None	10
00703130130000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	Heavy Commercial or Warehouse	Urban Corridor Low	50-170	37	Yes	0.4	Central City	None	15
00201150130000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.4	Central City	None	16
Subtotal, C-2									3.2			119
00201350100000	R-3A Central City	Single Family	R-3A	Heavy Commercial or Warehouse	Employment Center (Low Rise)	36	23	Yes	0.3	Central City	None	7
00201350110000	R-3A Central City	Single Family	R-3A	Heavy Commercial or Warehouse	Employment Center (Low Rise)	36	23	Yes	0.3	Central City	None	7
00201350090000	R-3A Central City	Single Family	R-3A	Heavy Commercial or Warehouse	Employment Center (Low Rise)	36	23	Yes	0.3	Central City	None	7
00201350080000	R-3A Central City	Single Family	R-3A	Heavy Commercial or Warehouse	Employment Center (Low Rise)	36	23	Yes	0.3	Central City	None	7
00200840030000	R-3A Central City	Vacant Residential	R-3A		Employment Center (Low Rise)	36	23	Yes	0.6	Central City	None	14
Subtotal, R-3A									1.2			41
00602620260000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
00602620250000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
00602620240000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
00602620230000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
00602620220000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620480000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620490000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620500000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620510000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
00602620210000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620520000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620560000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
00602620270000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
00602620280000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
00602620290000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1















Table H C-1 Vacant Land Inventory Parcels

APN	Zone	Land Use	New Zone	1988 GP	2030 GP	Max Density	Realistic Unit Capacity	Infrastructure Capacity	Lot Size/Acre	CPA	On-Site Environ Constraints	Unit Capacity
00602620300000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
00602620310000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620370000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620380000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620360000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620470000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620390000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620350000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620460000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620400000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620340000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620450000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620410000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620440000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620430000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620420000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620330000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
00602620320000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620550000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620540000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
06602620530000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None	1
00900950090000	RMX Central City	Neighborhood Retail	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None	5
00900950070000	RMX Central City	Neighborhood Retail	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None	5
00900950060000	RMX Central City	Industrial Light	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None	5
00900950080000	RMX Central City	Vehicle Service	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None	5
00900950110000	RMX Central City	Industrial Light	RMX		Urban Corridor High	36	33	Yes	0.6	Central City	None	20
00900850260000	RMX Central City	Vacant Industrial	RMX		Urban Corridor High	36	33	Yes	0.7	Central City	None	24
Subtotal, RMX									1.7			100
00900520220000	RO Central City	Vacant Residential	RO	Public Offices	TMDR	36	27	Yes	0.0	Central City	None	1
00900520230000	RO Central City	Vacant Retail/Commercial	RO	Public Offices	TMDR	36	27	Yes	0.1	Central City	None	2
00900520260000	RO Central City	Vacant Retail/Commercial	RO	Public Offices	TMDR	36	27	Yes	0.1	Central City	None	2
00900520250000	RO Central City	Vacant Retail/Commercial	RO	Public Offices	TMDR	36	27	Yes	0.1	Central City	None	3
00900520240000	RO Central City	Vacant Retail/Commercial	RO	Public Offices	TMDR	36	27	Yes	0.1	Central City	None	3
00900520280000	RO Central City	Vacant Office	RO	Public Offices	TMDR	36	27	Yes	0.1	Central City	None	4
00901730080000	RO Central City	Vacant Public	RO	Medium Density Residential	TMDR	36	27	Yes	0.2	Central City	None	4
00901730090000	RO Central City	Vacant Public	RO	Medium Density Residential	TMDR	36	27	Yes	0.2	Central City	None	4

Table H C-1 Vacant Land Inventory Parcels												
APN	Zone	Land Use	New Zone	1988 GP	2030 GP	Max Density	Realistic Unit Capacity	Infrastructure Capacity	Lot Size/Acre	CPA	On-Site Environmental Constraints	Unit Capacity
00901730180000	RO Central City	Vacant Public	RO	Medium Density Residential	TMDR	36	27	Yes	0.2	Central City	None	4
00201040180000	RO Central City	Vacant Office	RO	High Density Residential	TMDR	36	27	Yes	0.2	Central City	None	5
00901730210000	RO Central City	Vacant Public	RO	Medium Density Residential	TMDR	36	27	Yes	0.3	Central City	None	8
Subtotal, R0									1.5			39
Residential Reuse Sites												
2700400640000	R-3	Single Family	R-3	Low Density Residential	SMDR	23	23	Yes	1.7	Fruitridge/Broadway	None	38
Subtotal, R-3									1.7			38
00602230180000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None	6
00602230200000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None	5
00602230130000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None	12
00602230170000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None	6
00602230160000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None	6
00602220020000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None	7
00602230190000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None	7
00602230150000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None	6
00602220030000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None	12
00602220040000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None	12
00602220050000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None	12
00602220060000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None	12
00602220070000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None	12
00602220080000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None	12
00602220010000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None	5
00602220180000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None	12
00602220170000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None	12
00602220160000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None	12
00602220150000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None	12
00602220120000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None	6
00602220130000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None	6
00602220140000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None	12
Subtotal, R-5									2.5			208
02202900160000	RO	Health Care	RO	Low Density Residential	Suburban Corridor	36	27	Yes	1.1	Fruitridge/Broadway	None	30
Subtotal, RO									1.1			30

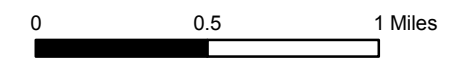
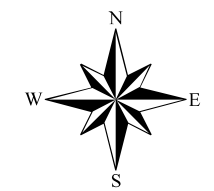


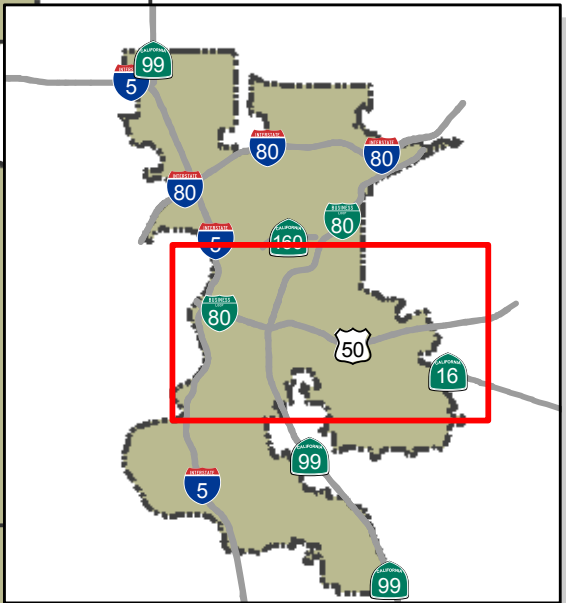
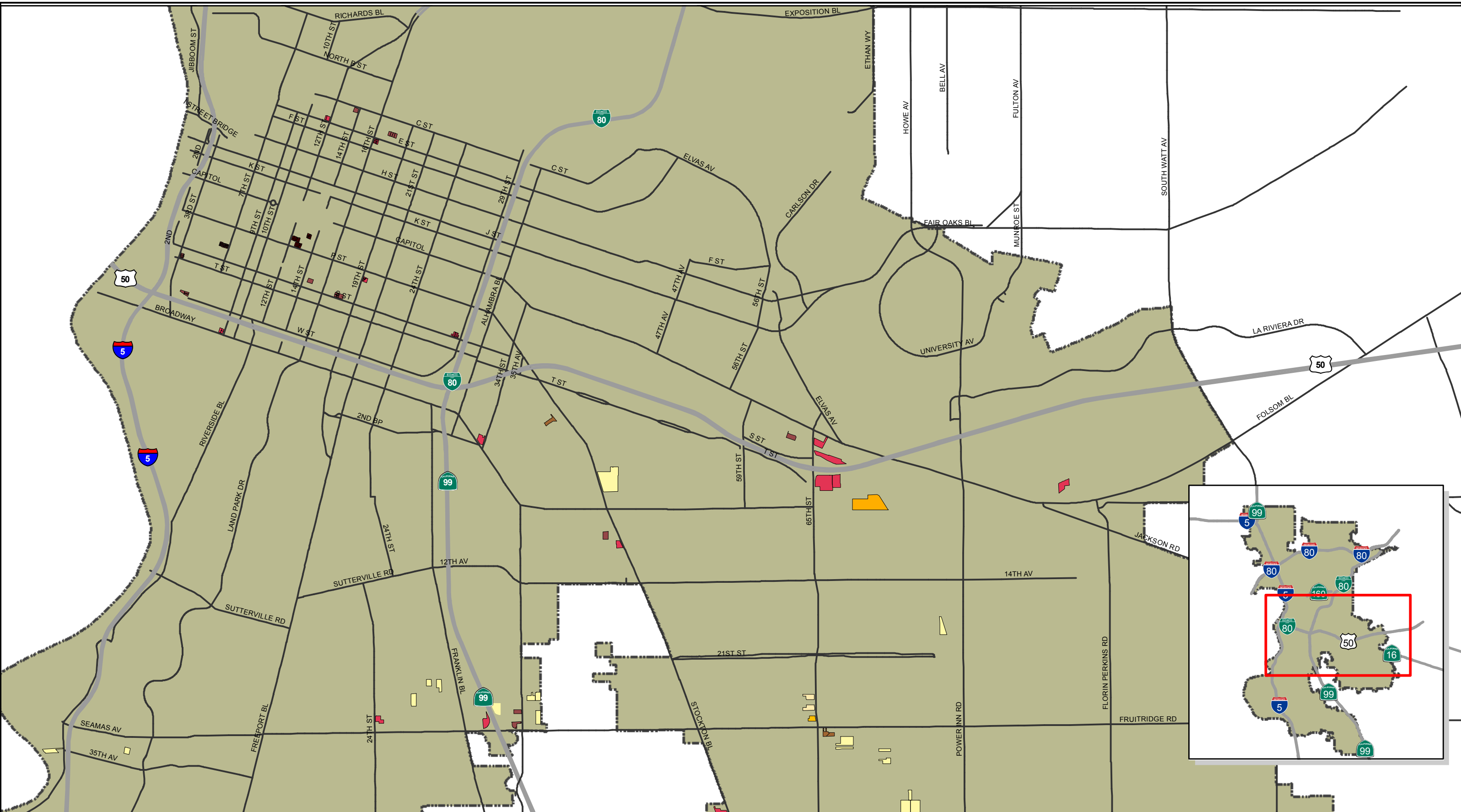
LEGEND

 R-1 - Standard Single Family	 R-3A - Multi-Family
 R-1A - Single Family Alternative	 R-4 - Multi-Family
 R-1B - Single or Two Family	 R-4A - Multi-Family
 R-2 - Two-Family	 R-5 - Multi-Family
 R-2A - Multi-Family	 RO - Residential-Office
 R-2B - Multi-Family	 RMX - Residential Mixed Use
 R-3 - Multi-Family	 C-2 - General Commercial

Housing Element *Residential Land Inventory*

April 1, 2008



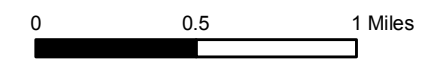
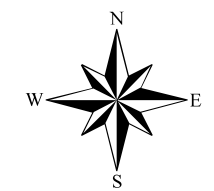


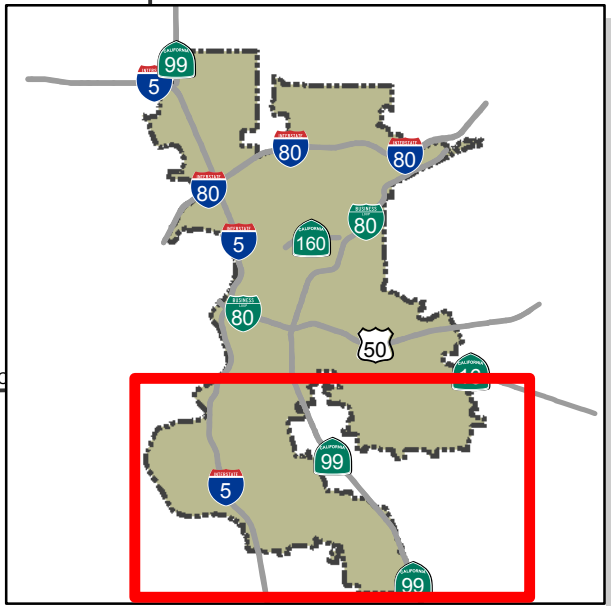
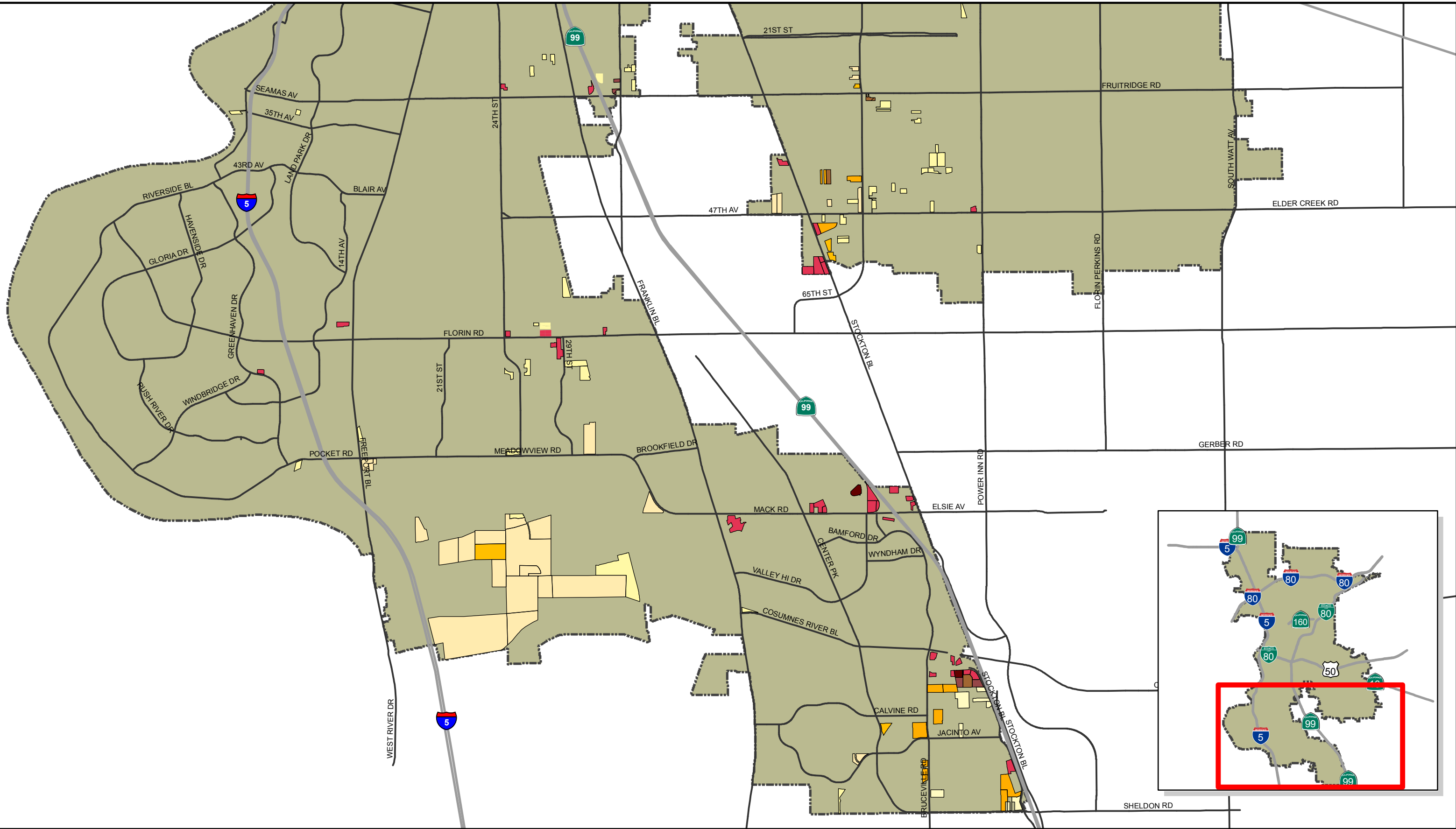
LEGEND

R-1 - Standard Single Family	R-3A - Multi-Family
R-1A - Single Family Alternative	R-4 - Multi-Family
R-1B - Single or Two Family	R-4A - Multi-Family
R-2 - Two-Family	R-5 - Multi-Family
R-2A - Multi-Family	RO - Residential-Office
R-2B - Multi-Family	RMX - Residential Mixed Use
R-3 - Multi-Family	C-2 - General Commercial

Housing Element *Residential Land Inventory*

September 16, 2008



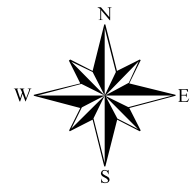


LEGEND

R-1 - Standard Single Family	R-3A - Multi-Family
R-1A - Single Family Alternative	R-4 - Multi-Family
R-1B - Single or Two Family	R-4A - Multi-Family
R-2 - Two-Family	R-5 - Multi-Family
R-2A - Multi-Family	RO - Residential-Office
R-2B - Multi-Family	RMX - Residential Mixed Use
R-3 - Multi-Family	C-2 - General Commercial

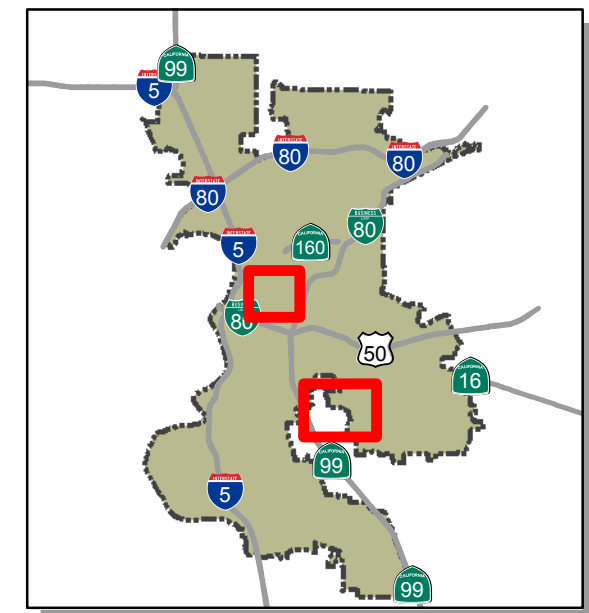
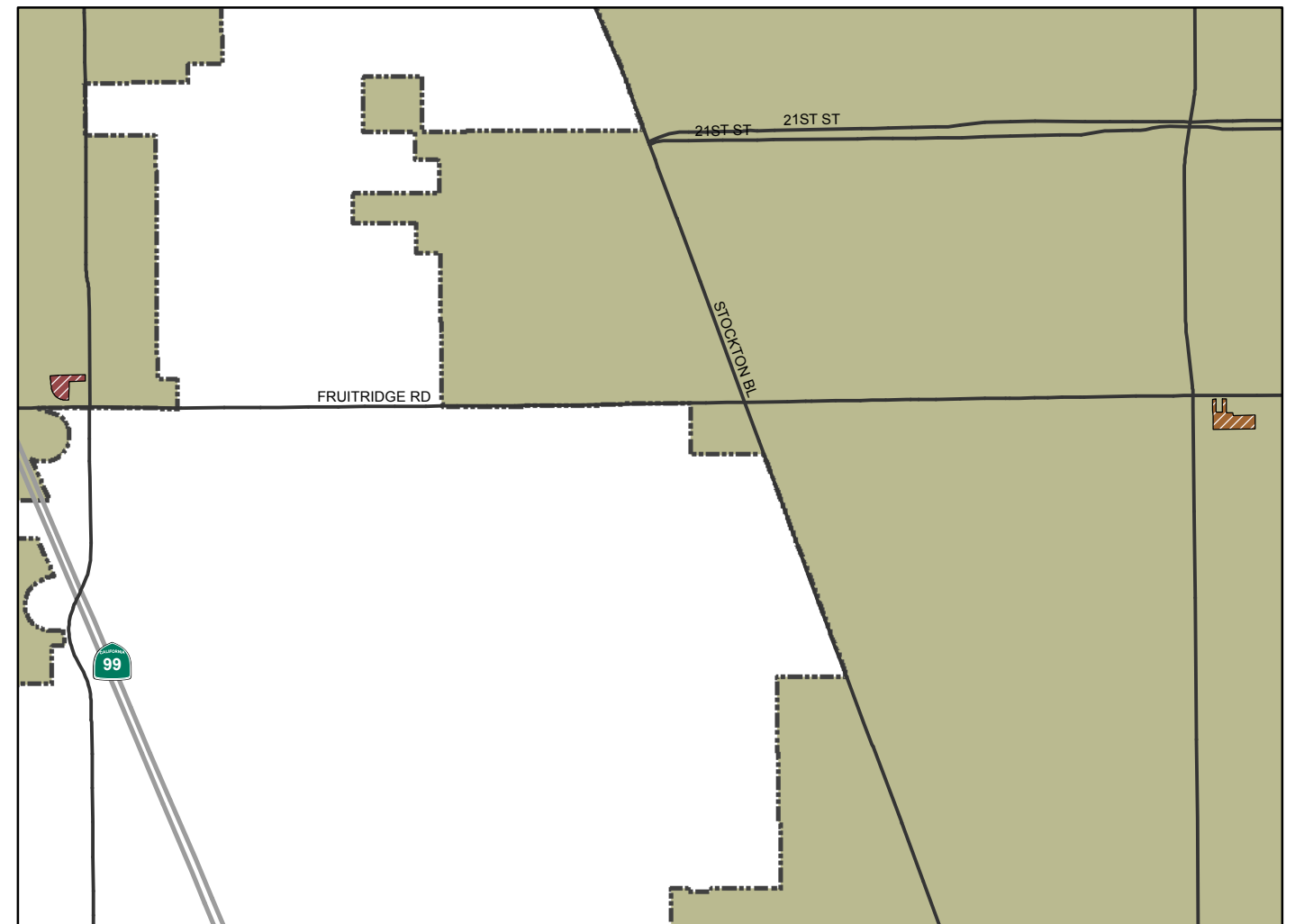
Housing Element *Residential Land Inventory*

April 1, 2008



0 0.5 1 Miles



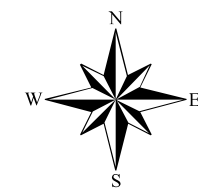


LEGEND

R-1 - Standard Single Family	R-3A - Multi-Family
R-1A - Single Family Alternative	R-4 - Multi-Family
R-1B - Single or Two Family	R-4A - Multi-Family
R-2 - Two-Family	R-5 - Multi-Family
R-2A - Multi-Family	RO - Residential-Office
R-2B - Multi-Family	RMX - Residential Mixed Use
R-3 - Multi-Family	C-2 - General Commercial

Housing Element

Re-Use Residential Land Inventory

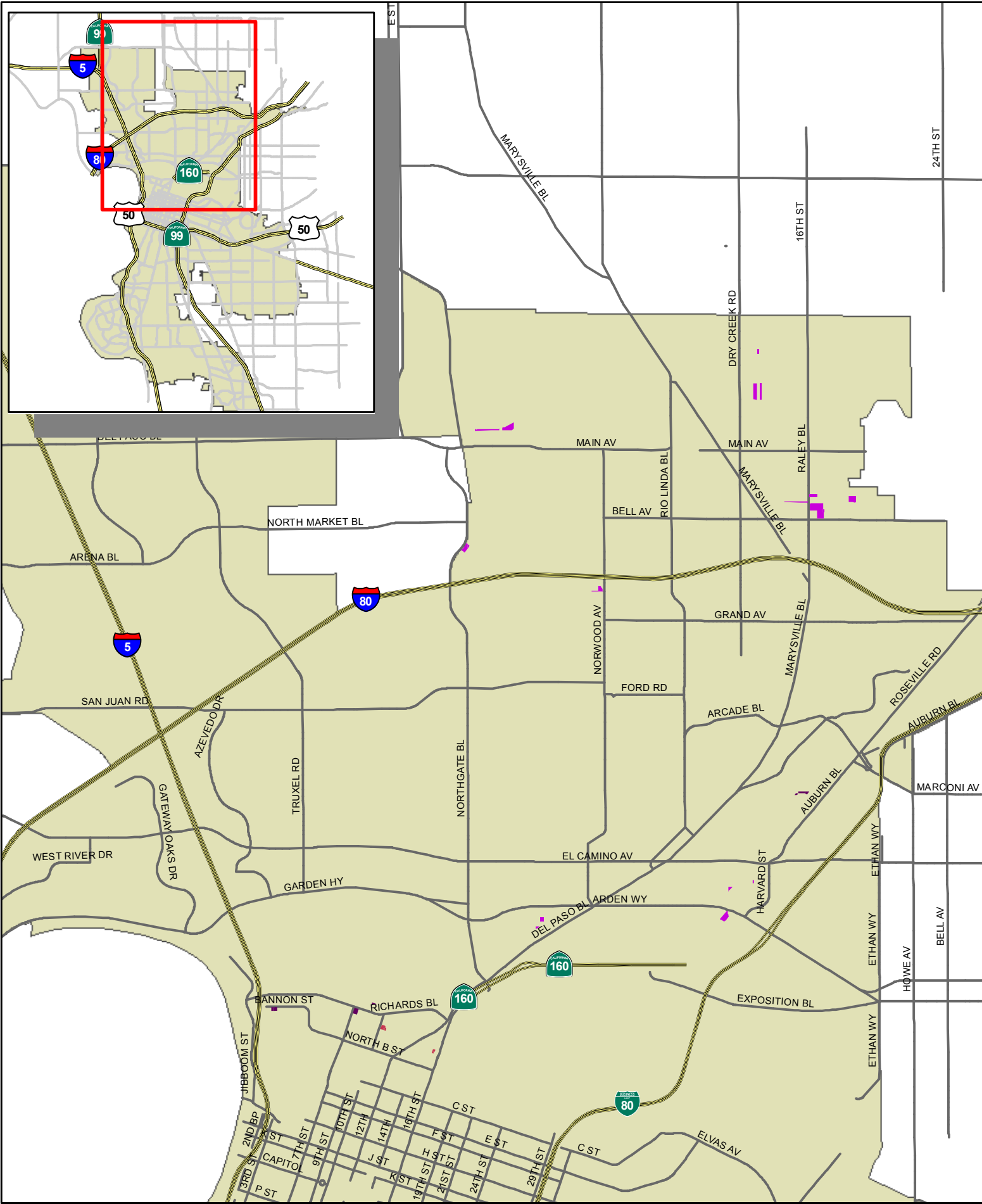
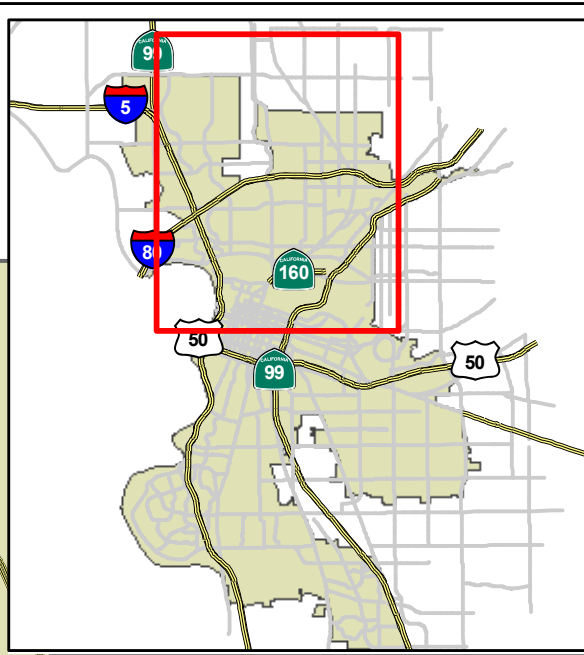




Illustrative Site Plan - Phase 1



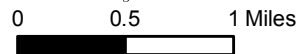
Township 9

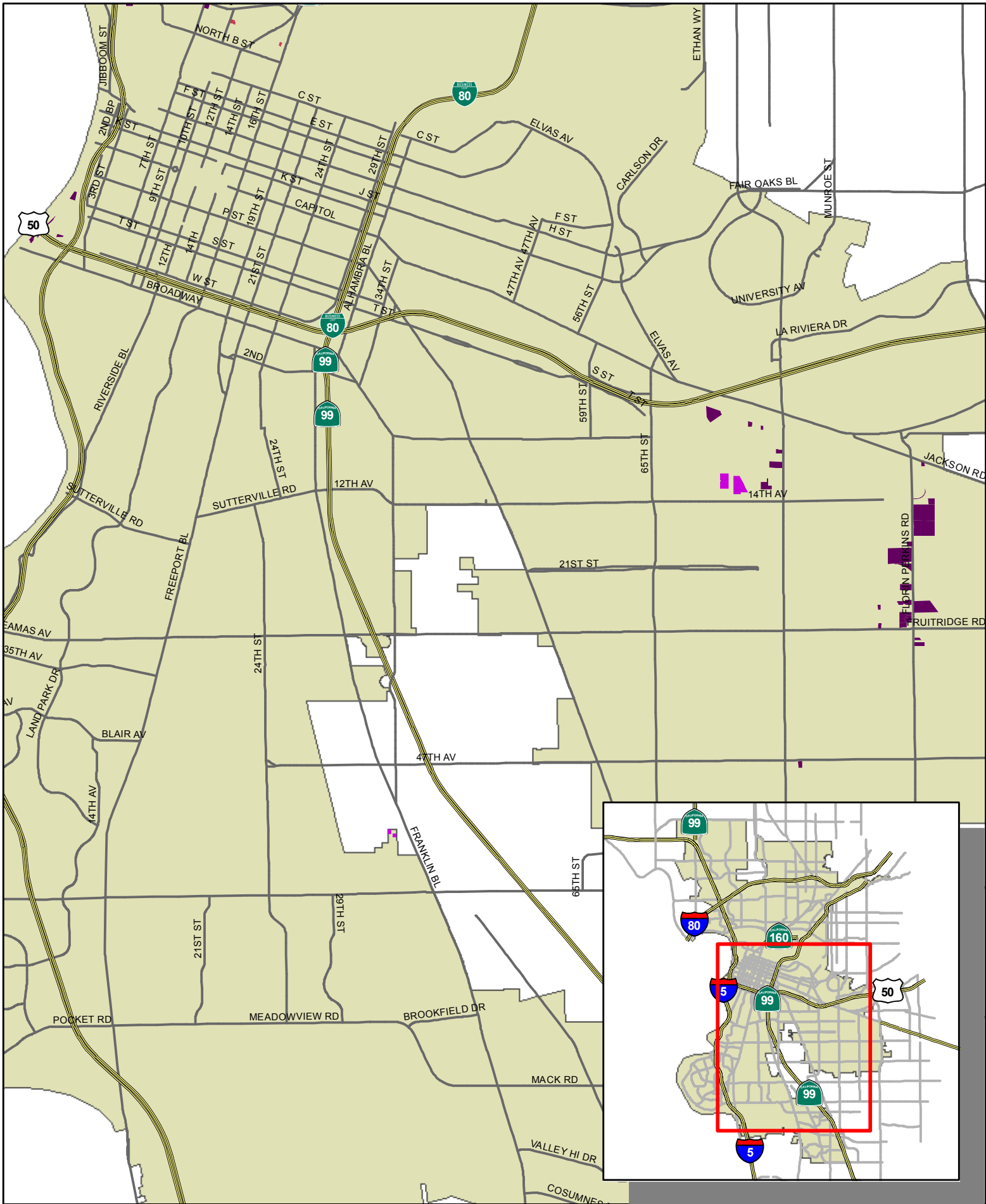


- C-4 - Heavy Commercial
- M-1 - Light Industrial
- M-2 - Heavy Industrial

Vacant Parcels For Temporary Residential Shelters

September 16, 2008

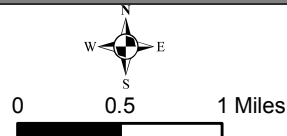




- C-4 - Heavy Commercial
- M-1 - Light Industrial
- M-2 - Heavy Industrial

Vacant Parcels For Temporary Residential Shelters

September 16, 2008



APPENDIX H-D

Glossary

Glossary

Acre: a unit of land measure equal to 43,560 square feet. Net acreage refers to the portion of a site exclusive of existing or planned public or private road rights-of-way.

Affordability Covenant: A property title agreement which places resale or rental restrictions on a housing unit.

Affordable Housing: Under State and federal statutes, housing which costs no more than 30 percent of gross household income. Housing costs include rent or mortgage payments, utilities, taxes, insurance, homeowner association fees, and related costs.

Assisted Housing: Housing that has received subsidies (such as low interest loans, density bonuses, direct financial assistance, etc.) by federal, state, or local housing programs in exchange for restrictions requiring a certain number of housing units to be affordable to very low, low, and moderate income households.

At-Risk Housing: Assisted rental housing that is at risk of losing its status as housing affordable for extremely low, very low, low, and moderate income residents due to the expiration of federal, state or local agreements.

California Department of Housing and Community Development - HCD: The State Department responsible for administering State-sponsored housing programs and for reviewing housing elements to determine compliance with State housing law.

Census: The official United States decennial enumeration of the population conducted by the federal government.

Community Development Block Grant - CDBG: A grant program administered by the U.S. Department of Housing and Urban Development (HUD) on a formula basis for entitlement communities and by the State Department of Housing and Community Development (HCD) for non-entitled jurisdictions. This grant allots money to cities and counties for housing rehabilitation and community development, including public facilities and economic development.

Condominium: A building or group of buildings in which units are owned individually, but the structure, common areas and facilities are owned by all owners on a proportional, undivided basis.

Continuum of Care: A community plan to organize and deliver housing and services to meet the specific needs of people who are homeless as they move to stable housing and maximum self-sufficiency. It includes action steps to end homelessness and prevent a return to homelessness.

Density: The number of dwelling units per unit of land. Density usually is expressed “per acre,” e.g., a development with 100 units located on 20 acres has density of 5.0 units per acre.

Density Bonus: The allowance of additional residential units beyond the maximum for which the parcel is otherwise permitted usually in exchange for the provision or preservation of affordable housing units at the same site or at another location.

Development Impact Fees: Fees required by City code, ordinance, resolution or other City law to be paid as a condition of, or prerequisite to, issuance of a building permit for the development of residential uses, as those fees may be amended from time to time. (SCC 17.191.020)

Dwelling Unit: A room or group of rooms (including sleeping, eating, cooking, and sanitation facilities, but not more than one kitchen), which constitutes an independent housekeeping unit, occupied or intended for occupancy by one household on a long term basis.

- **Attached Dwelling Unit.** A dwelling unit that shares at least one wall with another dwelling unit.
- **Detached Dwelling Unit.** A dwelling unit erected as a single building with walls at least eight feet in width, and designed for single-family occupancy. (SCC 17.16.010)

Elderly Household: Elderly households are one- or two- member (family or nonfamily) households in which the head or spouse is age 65 or older.

Emergency Shelter: An emergency shelter is a facility that provides shelter to homeless families and/or homeless individuals on a limited short-term basis.

Fair Market Rent (FMR): Fair Market Rents (FMRs) are freely set rental rates defined by HUD as the median gross rents charged for available standard units in a county or metropolitan area. Fair Market Rents are used for the Section 8 Rental Program and other HUD programs.

First-Time Home Buyer: Defined by HUD as an individual or family who has not owned a home during the three-year period preceding the HUD-assisted purchase of a home. Jurisdictions may adopt local definitions for first-time home buyer programs which differ from non-federally funded programs.

Floor Area Ratio (FAR): The ratio of gross building area (GBA) of development divided by the total net lot area (NLA). For example, a one-story building covering its entire lot would have a FAR of 1.0. A two-story building covering half its lot would also have an FAR of 1.0. The formula for calculating FAR is $GBA/NLA = FAR$.

General Plan: The General Plan is a legal document, adopted by the legislative body of a City or County, setting forth policies regarding long-term development. California law requires the preparation of seven elements or chapters in the General Plan: Land Use, Housing, Circulation, Conservation, Open Space, Noise, and Safety. Additional elements are permitted to address local needs.

Group Quarters: A facility which houses groups of unrelated persons not living in households (U.S. Census definition). Examples of group quarters include institutions, dormitories, shelters, military quarters, assisted living facilities and other quarters, including single-room occupancy (SRO) housing, where 10 or more unrelated individuals are housed.

Home Mortgage Disclosure Act (HMDA): The Home Mortgage Disclosure Act requires larger lending institutions making home mortgage loans to publicly disclose the location and disposition of home purchase, refinance and improvement loans. Institutions subject to HMDA must also disclose the gender, race, and income of loan applicants.

HOME Program: The HOME Investment Partnership Act, Title II of the National Affordable Housing Act of 1990. HOME is a Federal program administered by HUD which provides formula grants to States and localities to fund activities that build, buy, and/or rehabilitate affordable housing for rent or home ownership or provide direct rental assistance to low-income people.

Homeless: Unsheltered homeless are families and individuals whose primary nighttime residence is a public or private place not designed for, or ordinarily used as, a regular sleeping accommodation for human beings (e.g., the street, sidewalks, cars, vacant and abandoned buildings). Sheltered homeless are families and persons whose primary nighttime residence is a supervised publicly or privately operated shelter (e.g., emergency, transitional, battered women, and homeless youth shelters; and commercial hotels or motels used to house the homeless).

Household: The US Census Bureau defines a household as all persons living in a housing unit whether or not they are related. A single person living in an apartment as well as a family living in a house is considered a household. Household does not include individuals living in dormitories, prisons, convalescent homes, or other group quarters.

Household Income: The total income of all the persons living in a household. Household income is commonly grouped into income categories based upon household size, and income, relative to the regional median family income. The following categories are used in the Housing Element:

- **Extremely Low:** Households earning less than 30% of County median family income;

- Very low: Households earning less than 50% of County median family income;
- Low: Households earning 51% to 80% of the County median family income;
- Moderate: Households earning 81% to 120% of County median family income; and
- Above Moderate: Households earning above 120% of County median family income.

Housing Choice Voucher Program: (formerly Section 8 vouchers) A tenant-based rental assistance program that subsidizes a family's rent in a privately owned house or apartment. The program is administered by local public housing authorities. Assistance payments are based on 30 percent of household annual income. Households with incomes of 50 percent or below the area median income are eligible to participate in the program.

Housing Problems: Defined by HUD as a household which: (1) occupies a unit with physical defects (lacks complete kitchen or bathroom); (2) meets the definition of overcrowded; or (3) spends more than 30% of income on housing cost.

Housing Subsidy: Housing subsidies refer to government assistance aimed at reducing housing sales or rent prices to more affordable levels. Two general types of housing subsidy exist. Where a housing subsidy is linked to a particular house or apartment, housing subsidy is "project" or "unit" based. In Section 8 rental assistance programs the subsidy is provided to the family (called "tenant-based") who can then use the assistance to find suitable housing in the housing unit of their choice.

Housing Unit: A room or group of rooms used by one or more individuals living separately from others in the structure, with direct access to the outside or to a public hall and containing separate toilet and kitchen facilities.

Large Household: A household with 5 or more members.

Manufactured Housing: Housing that is constructed of manufactured components, assembled partly at the site rather than totally at the site. Also referred to as modular housing.

Market-Rate Housing: Housing which is available on the open market without any subsidy. The price for housing is determined by the market forces of supply and demand and varies by location.

Median Income: The annual income for each household size within a region which is defined annually by HUD. Half of the households in the region have incomes above the median and half have incomes below the median.

Mobile Home: A structure, transportable in one or more sections, which is at least 8 feet in width and 32 feet in length, is built on a permanent chassis and designed to be used as a dwelling unit when connected to the required utilities, either with or without a permanent foundation.

Mortgage Revenue Bond (MRB): A state, county or city program providing financing for the development of housing through the sale of tax-exempt bonds.

Overcrowding: As defined by the U.S. Census, a household with greater than 1.01 persons per room, excluding bathrooms, kitchens, hallways, and porches. Severe overcrowding is defined as households with greater than 1.51 persons per room.

Overpayment: The extent to which gross housing costs, including utility costs, exceed 30 percent of gross household income, based on data published by the U.S. Census Bureau. Severe overpayment exists if gross housing costs exceed 50 percent of gross income.

Parcel: The basic unit of land entitlement. A designated area of land established by plat, subdivision, or otherwise legally defined and permitted to be used, or built upon.

Public Housing: A project-based low-rent housing program operated by independent local public housing authorities. A low-income family applies to the local public housing authority in the area in which they want to live.

Reasonable Accommodations: Amendments to a City's standard procedures for processing permits or application in order to enable people with disabilities to participate fully in the process.

Redevelopment Agency: California Community Redevelopment Law provides authority to establish a Redevelopment Agency with the scope and financing mechanisms necessary to remedy blight and provide stimulus to eliminate deteriorated conditions. The law provides for the planning, development, redesign, clearance, reconstruction, or rehabilitation, or any combination of these, and the provision of public and private improvements as may be appropriate or necessary in the interest of the general welfare by the Agency. Redevelopment law requires an Agency to set aside 20 percent of all tax increment dollars generated from each redevelopment project area for the purpose of increasing and improving the community's supply of housing for low and moderate income households.

Regional Housing Needs Plan (RHNP): A quantification by a Council of Government or by the State Department of Housing & Community Development of existing and projected housing need, by household income group, for all localities within a region.

Regional Housing Needs Allocation (RHNA): Each city and county in the RHNP receives a Regional Housing Needs Allocation (RHNA) of a total

number of housing units that it must plan for within a 7.5 year time period, January 1, 2006 to June 30, 2013 for this Housing Element period, through their General Plan Housing Elements. Allocations are also distributed within four economic income categories; these four categories must add up to the total overall number a jurisdiction is allocated. The City's total RHNA is 17,649 housing units distributed in the following way: 2,472 units for extremely low- and low-income households, 2,582 for low-income households, 3,603 for moderate income households, and 8,992 for above moderate-income households.

Rehabilitation: The upgrading of a building previously in a dilapidated or substandard condition for human habitation or use.

Sacramento Area Council of Governments (SACOG): The regional government agency authorized by the Federal and State Government to address regional transportation, housing, and other planning issues in Sacramento, Placer, El Dorado, Sutter, Yolo, and Yuba Counties.

Second Dwelling Unit: A self-contained living unit, either attached to or detached from, and in addition to, the primary residential unit on a single lot. Sometimes known as “granny flat” or “accessory unit.”

Senior: The Census Bureau defines a senior as a person who is 65 years or older, and this definition is used in the Housing Element document unless otherwise noted. For persons of social security eligibility, a senior is defined as a person age 62 and older. Other age limits may be used for eligibility for housing assistance or retired communities.

Service Needs: The particular services required by special populations, typically including needs such as transportation, personal care, housekeeping, counseling, meals, case management, personal emergency response, and other services preventing premature institutionalization and assisting individuals to continue living independently.

Single Room Occupancy (SRO): A SRO is a cluster of residential units of a smaller size than normally found in multiple dwellings within a residential hotel, motel, or facility providing sleeping or living facilities in which sanitary facilities may be provided within the unit and/or shared, and kitchen or cooking facilities may be provided within the unit or shared within the housing project.

Special Needs Groups: Those segments of the population which have a more difficult time finding decent affordable housing due to special circumstances. Under California Housing Element statutes, these special needs groups include the elderly, people with disabilities, large families with five or more members, female-headed households, farmworkers, extremely low income households, and the homeless. A jurisdiction may also choose to consider additional special needs groups in the Housing Element, such as students, military households, other groups present in their community.

Subdivision: The division of a lot, tract or parcel of land in accordance with the Subdivision Map Act (California Government Code Section 66410 et seq.).

Substandard Housing: Housing which does not meet the minimum standards in the State Housing Code. Jurisdictions may adopt more stringent local definitions of substandard housing. Substandard units which are structurally sound and for which the cost of rehabilitation is economically warranted are considered suitable for rehabilitation. Substandard units which are structurally unsound and for which the cost of rehabilitation is considered infeasible are considered in need of replacement.

Supportive Housing: Housing with a supporting environment, such as group homes or Single Room Occupancy (SRO) housing and other housing that includes a supportive service component such as those defined below.

Supportive Services: Services provided to residents of supportive housing for the purpose of facilitating the independence of residents. Some examples are case management, medical or psychological counseling and supervision, child care, transportation, and job training.

Tenant-Based Rental Assistance: A form of rental assistance in which the assisted tenant may move from a dwelling unit with a right to continued assistance. The assistance is provided for the tenant, not for the project.

Transitional Housing: Transitional housing is temporary (often six months to two years) housing for a homeless individual or family who is transitioning to permanent housing. Transitional housing often includes a supportive services component (e.g. job skills training, rehabilitation counseling, etc.) to allow individuals to gain necessary life skills in support of independent living.

U.S. Department of Housing and Urban Development (HUD): The cabinet level department of the federal government responsible for housing, housing assistance, and urban development at the national level. Housing programs administered through HUD include Community Development Block Grant (CDBG), HOME and Housing Choice Vouchers, among others.

Zoning: Local codes regulating the use and development of property. A zoning ordinance divides the city or county into land use districts or “zones”, represented on zoning maps, and specifies the allowable uses within each of those zones. It establishes development standards for each zone, such as minimum lot size, maximum height of structures, building setbacks, and yard size.

Zoning Ordinance: Zoning and planning regulations of the City as set forth in Ordinance No. 2550, 4th Series, and any amendments, modifications or revisions heretofore or hereafter made in such regulations. (SCC 15.120.040)

APPENDIX H-E

References

References

Chapter 1, “Introduction”

Halcon, Emily- pers comm, 2008. Management Analyst. Sacramento Housing and Redevelopment Agency, Sacramento, CA. May 2008— photos in this document provided to EDAW, unless otherwise noted with EDAW, then photo provided by EDAW.

SACOG. *See* Sacramento Area Council of Governments.

Sacramento Area Council of Governments. 2008. *Regional Housing Needs Allocation (RHNA) February 2008*. Available: <http://www.sacog.org/rhnp/attachments/2008-02-26/Executive%20Summary_All%20Allocations.pdf> Accessed March 2008.

Chapter 2, “Evaluation of Past Performance”

City of Sacramento and Sacramento Housing and Redevelopment Agency. 2006. Mixed Income Ordinance. Adopted October 3, 2000. Reviewed May 2007. Available: <<http://www.cityofsacramento.org/planning/policies-and-programs/mixed-income/developers-guide.cfm>>. Last updated October 5, 2006. Accessed May 2007.

Halcon, E. and G. Sandlund. Management Analyst and Assistant Planner. Sacramento Housing and Redevelopment Agency, Sacramento, CA, and City of Sacramento Planning Department, Sacramento, CA. November, 2007—e-mail to Heather Kyi of EDAW containing HCD Annual Report and housing production data for 2008.

Sacramento Area Council of Governments (SACOG). 2008. *Regional Housing Needs Allocation (RHNA) February 2008*. Available: http://www.sacog.org/rhnp/attachments/2008-02-26/Executive%20Summary_All%20Allocations.pdf

Chapter 3, “Community Profile”

California Association of Realtors. 2007. Article about historical housing price data for the City and County of Sacramento. Accessed August 2007.

- California Employment Development Department. 2007a. 2004–2014 Industry Projections. Available: <[http://www.calmis.ca.gov/file/indproj/sacr\\$indproj.xls](http://www.calmis.ca.gov/file/indproj/sacr$indproj.xls)>. Accessed August 2007.
- 2007b. 2004–2014 Occupations with the Most Job Openings. Available: <[http://www.calmis.ca.gov/file/occproj/sacr\\$occmmost.xls](http://www.calmis.ca.gov/file/occproj/sacr$occmmost.xls)>. Accessed August 2007.
- . 2007. Occupations with the Most Job Openings, 2004–2014, Sacramento-Arden Arcade-Roseville Metropolitan Statistical Area El Dorado, Placer, Sacramento, and Yolo Counties. Sacramento, CA.
- City of Sacramento. *See* Sandlund, G.
- City of Sacramento and Sacramento Housing and Redevelopment Agency. Adopted August 10, 2004. *Affordable Housing Preservation Ordinance*. Sacramento, CA.
- DataQuick. 2007. 2006–2007. Sacramento Bee Chart for home sales recorded. Available: <<http://www.dqnews.com/default.aspx?aspxerrorpath=/Charts/Annual-Charts/CA-City-Charts/ZIPCAR.aspx>>.
- Dataquick News. 2007 (July 24). Notices of Default for the County. Available: <<http://www.dqnews.com/RRFor0707.shtm>>. Accessed September 4, 2007.
- EDD. 2007. *See* California Employment Development Department.
- Halcon, Emily pers comm., 2007–2008. Sacramento Housing and Redevelopment Agency, Management Analyst. 2007–2008.
- National Association of Home Builders. 2007. Wells Fargo Housing Opportunity Index. Available: <<http://www.nahb.org/page.aspx/category/sectionID=135>>. Accessed August 2007.
- SACOG. *See* Sacramento Area Council of Governments.
- Sacramento Area Council of Governments. 2008. *Regional Housing Needs Allocation (RHNA) February 2008*. Available: <http://www.sacog.org/rhnp/attachments/2008-02-26/Executive%20Summary_All%20Allocations.pdf>. Accessed March 2008.
- Sacramento Bee. Wasserman, J., 2007 (July 20). Area Rents Increase at Snail’s Pace. In the Sacramento Bee. page D1.

- Sacramento County. 2006 and 2007. *2006 Continuum of Care Application and Homeless Street Count and Survey 2007*. Department of Human Assistance. Sacramento, CA.
- Sacramento Housing and Redevelopment Agency. *See* Halcon, Emily.
- Sandlund, Greg pers comm., 2007–2008. City of Sacramento Planning Department, Assistant Planner. 2007–2008.
- State of California, Department of Finance. 2007a (May). *E-5 Population and Housing Estimates for Cities, Counties and the State, 2001–2007, with 2000 Benchmark*. Sacramento, California.
- U.S. Census Bureau. 2007a. *2000 US Census, Summary File 3 (SF3)*. Washington, D.C.
- . 2007b. *1990 US Census, Summary File 3 (SF3)*. Washington, D.C.
- . 2007c. *2006 American Community Survey*. Washington, D.C.
- US Department of Housing and Urban Development. 2007. *Comprehensive Housing Affordability Strategy Data (CHAS)*. Available: <<http://socds.huduser.org/chas/index.html>>. Accessed August 2007.

Chapter 5, “Land Inventory”

- Halcon, Emily- pers comm. 2008. Management Analyst. Sacramento Housing and Redevelopment Agency, Sacramento, CA. April 2008—e-mail to EDAW providing affordable housing projects developed in various zones.
- Halcon, E. and Sandlund, G. pers comm. 2007. Management Analyst and Assistant Planner. Sacramento Housing and Redevelopment Agency, Sacramento, CA, and City of Sacramento Planning Department, Sacramento, CA. November, 2007—e-mail to Heather Kyi of EDAW containing HCD Annual Report and housing production data for 2008.
- Sacramento Area Council of Governments (SACOG). 2008. *Regional Housing Needs Allocation (RHNA) February 2008*. Available: http://www.sacog.org/rhnp/attachments/2008-02-26/Executive%20Summary_All%20Allocations.pdf
- Sandlund, Greg- pers comm, 2008. City of Sacramento Planning Department, Assistant Planner. Land Inventory and supporting information and data. 2008.

Chapter 6, “Housing Program Resources”

Halcon, Emily- pers comm, 2008. Management Analyst. Sacramento Housing and Redevelopment Agency, Sacramento, CA. May 2008— e-mail to EDAW providing housing program resources.

Sacramento Housing and Redevelopment Agency. *2008–2012 City of Sacramento Consolidated Plan*. Approved October 23, 2007. Sacramento, CA. Prepared by EDAW, Sacramento, CA.

Chapter 7, “Opportunities for Residential Energy Conservation”

City of Sacramento. 2006. Sustainability Master Plan. Available: <<http://www.cityofsacramento.org/generalservices/sustain/intro.html>> Last updated 2006. Accessed May 2008.

City of Sacramento. *Draft 2023 General Plan*. Updated on May 6, 2008. Sacramento, CA. Available < <http://www.sacgp.org/documents.html#DraftPlan>> Accessed May 13, 2008.

City of Sacramento. General homepage and “How you can get involved page”. Available: < <http://www.cityofsacramento.org/generalservices/sustain/index.html>> Accessed January 2008.

SACOG. *See* Sacramento Area Council of Governments.

Sacramento Area Council of Governments. 2008. Metropolitan Transportation Plan for 2035. Available: <<http://www.sacog.org/mtp/2035>>. Accessed January 2008.

Sacramento Municipal Utility District. Information about how residential customers can save energy. Available < <http://www.smud.org/residential/saving-energy/index.html>> Last updated May 12, 2008. Accessed January 2008.

U.S. Department of Energy. 2008. Energy flow diagram. Available: <http://www.eia.doe.gov/emeu/aer/pdf/pages/sec1_3.pdf>. Accessed January 2008.

———. 2008. Buildings Energy Data Book: 1.2 Residential Sector Energy Consumption. Available: <<http://buildingsdatabook.eren.doe.gov/docs/1.2.3.pdf>>. Accessed January 2008.

Chapter 8, “Constraints”

- City of Sacramento. 2007. Sacramento City Code. Available:
<<http://qcode.us/codes/sacramento/>>. Accessed on October 15, 2007.
- County and City of Sacramento. 2004 (November). *Analysis of Impediments to Fair Housing Choice for the County and City of Sacramento*. Sacramento, CA.
- Economic & Planning Systems. 2007 (April). *Sacramento Region Fee Comparisons*. Prepared for the City of West Sacramento. Sacramento, CA.
- EPS. *See* Economic & Planning Systems.
- Loopnet. 2007. Real estate and land cost information. Available:
<<http://www.loopnet.com/>>. Accessed October 5, 2007.
- “Porter, pers. comm., 2007.” Porter, Raef. Associate Analyst. Sacramento Area Council of Governments, Sacramento, CA. 2007. October 9, 2007—e-mail construction cost data for residential development in Sacramento.
- Realquest. 2007. Real estate and land cost information. Available:
<<http://www.realquest.com>> Accessed October 5, 2007.
- Sacramento Bee. 2007 (December 6, 2007). *Mortgage freeze is on the way: Bush plan would help some subprime borrowers*. Available:
<<http://www.sacbee.com/103/story/547024.html>>. Accessed December 2007.

APPENDIX H-F

Affordable Units

Project	Status	Affordability by HH Incomes					Total Units	Assistance Programs
		ELI	VLI	LI	Mod.	Market		
2006								
Westview Ranch Apartments	Completed	0	85	42	1	0	128	MRB, TCAC, HOME
Valencia Point Apartments	Completed	0	110	56	2	0	168	MRB, TCAC, HTF
Hurley Creek Senior Apartments	Completed	0	138	68	2	0	208	MRB, TCAC, HOME
Rio Linda & Nogales Street	Completed	0	0	5	6	0	11	RDA
Habitat for Humanity, 2825 39th St.	Approved	0	0	1	0	0	1	RDA
Habitat for Humanity, 3882 3rd Ave.	Approved	0	0	1	0	0	1	RDA
St. Anton Building	Completed	0	13	4	48	0	65	MRB, TCAC, HOME, HTF
Alta Vista Meadows	Under Construction	0	5	3	0	0	8	Inclusionary
Machado Property	Completed	0	0	4	0	0	4	Inclusionary
Riverdale North	Under Construction	0	0	27	0	0	27	Inclusionary
Wickford Square	Under Construction	0	10	5	0	0	15	Inclusionary
Cameron V	Completed	0	0	4	0	0	4	Inclusionary
Jessie Avenue Condos	Completed	0	3	6	0	0	9	Inclusionary
Wolf Ranch Condos	Under Construction	0	8	16	0	0	24	Inclusionary
Sheldon Farms	Under Construction	0	10	5	0	0	15	Inclusionary
North Laguna Point Condos	Under Construction	0	8	15	0	0	23	Inclusionary
Sycamore Park	Under Construction	0	0	3	0	0	3	Inclusionary
Unregulated Units (market production) ¹		0	0	0	625	3,514	4,139	N/A
Subtotal 2006		0	390	265	684	3,514	4,853	
2007								
Serenade	Under Construction	0	0	6	0	0	6	Inclusionary
Willow Glen	Under Construction	47	44	43	1	0	135	TCAC, MRB, TI, MHP
Del Paso Nuevo V	Approved	0	0	6	0	0	6	CDBG
Somerset	Under Construction	0	0	4	0	0	4	Inclusionary
Unregulated Units (market production) ¹		0	0	18	918	1,982	2,918	N/A
Subtotal 2007		47	44	77	919	1,982	3,069	
Approved Projects								
Budget Inn	Approved	74	0	0	0	0	74	TCAC, MHSA, TI
Subtotal, Approved Projects		74	0	0	0	0	74	
2008 – 2010 Rehabilitation Projects ²								
Casa de Angelo Apartments	Preservation	0	20	79	1	0	100	TCAC, MRB, HOME, TI
Forrest Palms Apartments	Preservation	14	25	0	1	0	40	MHP, HOME, TI
Broadway Senior Center Apartments	Preservation	0	24	95	1	0	120	TCAC, MRB, HOME, TI
Subtotal 2008-2010 Rehabilitations		88	69	174	3	0	260	
Total		135	503	516	1,606	5,496	8,256	

¹ Affordability of unit determined by using average rents and median sales prices per square foot by zip code as well as household income (using no more than 30% of gross household income).

² See Chapter 5, Land Inventory for complete analysis of 2008-2010 rehabilitated units and compliance with Alternative Adequate Sites requirements.

APPENDIX H-G

Alternatives Sites Checklist

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
Division of Housing Policy Development**

1800 Third Street, Suite 430
P. O. Box 952053
Sacramento, CA 94252-2053
(916) 323-3177
FAX (916) 327-2643

**Adequate Sites Program Alternative Checklist****Government Code Section 65583.1(c)****(Chapter 796, Statutes of 1998 [AB 438])**

As provided for in Government Code Section 65583.1(c), local governments can rely on existing housing units to address up to 25 percent of their adequate sites requirement by counting existing units made available or preserved through the provision of “committed assistance” to low- and very low-income households at affordable housing costs or affordable rents. The following is a checklist intended to provide guidance in determining whether the provisions of Government Code

Section 65583.1(c) can be used to address the adequate sites program requirement. A “yes” answer to the questions below means the alternative site program option(s) may be applicable to your community.

Casa De Angelo Apartments	HE Page #	
65583.1(c)(4) Is the local government providing, or will it provide “committed assistance” within the first 2 years of the planning period? See the definition of “committed assistance” on page 4.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(1)(A) Has the local government identified the specific source of “committed assistance” funds? <u>HOME funding (\$1,200,000) and Low/Mod Tax Increment (\$2,295,000)</u> Specify the amount and date when funds will be dedicated through a (legally enforceable agreement). \$ <u>3,495,000</u> date: <u>by Feb. 1, 2009 per loan commitment letter</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(3) Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period? Specify the number of affordable units permitted/constructed in the previous period. Specify the number affordable units permitted/constructed in the current period and document how affordability was established.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <u>579 VLI & 2,071 LI</u>	H 2-4
65583.1(c)(1)(B) Indicate the total number of units to be assisted with committed assistance funds and specify funding source.	<u>100 HOME & TI</u>	
65583.1(c)(1)(B) Will the funds be sufficient to develop the identified units at affordable costs or rents?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(1)(C) Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? <u>Preservation</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Note: If you cannot answer “yes” to all of the general requirements questions listed above, your jurisdiction is not eligible to utilize the alternate adequate sites program provisions set forth in Government Code Section 65583.1(c).		
<i>PRESERVATION OF AFFORDABLE UNITS (65583.1(c)(2)(C))</i>		
Include reference to specific program action in housing element.	Program 75-a	H 9-34
65583.1(c)(2)(C)(i) Will affordability and occupancy restrictions be maintained for at least 40 years?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(C)(ii) Are the units located within an “assisted housing development” as defined in Government Code Section 65863.10(a)(3)? See definition on page 4.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(C)(iii) Did the city/county, via the public hearing process, find that the units are eligible and are reasonably expected to convert to market rate during the next 5 years, due to termination of subsidies, prepayment, or expiration of use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(C)(iv) Will units be decent, safe, and sanitary upon occupancy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(C)(v) Were the units affordable to very low- and low-income households at the time the units were identified for preservation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Forrest Palms Apartments	HE Page #	
65583.1(c)(4) Is the local government providing, or will it provide “committed assistance” within the first 2 years of the planning period? See the definition of “committed assistance” on page 4.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(1)(A) Has the local government identified the specific source of “committed assistance” funds? <u>HOME funding (\$885,000) and Low/Mod Tax Increment (\$1,105,000)</u> Specify the amount and date when funds will be dedicated through a (legally enforceable agreement). \$ <u>1,900,000</u> <div style="text-align: right;">date: <u>no later than Dec. 31, 2009</u> <u>per loan commitment letter</u></div>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(3) Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period? Specify the number of affordable units permitted/constructed in the previous period. Specify the number affordable units permitted/constructed in the current period and document how affordability was established.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <div style="text-align: center;"> <u>579 new VLI</u> <u>2,071 new LI</u> </div>	H 2-4
65583.1(c)(1)(B) Indicate the total number of units to be assisted with committed assistance funds and specify funding source.	<u>40</u> HOME & TI	
65583.1(c)(1)(B) Will the funds be sufficient to develop the identified units at affordable costs or rents?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(1)(C) Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? <u>Preservation</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Note: If you cannot answer “yes” to all of the general requirements questions listed above, your jurisdiction is not eligible to utilize the alternate adequate sites program provisions set forth in Government Code Section 65583.1(c).		
PRESERVATION OF AFFORDABLE UNITS (65583.1(c)(2)(C))		
Include reference to specific program action in housing element.	Program 75-b	H 9-34
65583.1(c)(2)(C)(i) Will affordability and occupancy restrictions be maintained for at least 40 years?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(C)(ii) Are the units located within an “assisted housing development” as defined in Government Code Section 65863.10(a)(3)? See definition on page 4.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(C)(iii) Did the city/county, via the public hearing process, find that the units are eligible and are reasonably expected to convert to market rate during the next 5 years, due to termination of subsidies, prepayment, or expiration of use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(C)(iv) Will units be decent, safe, and sanitary upon occupancy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(C)(v) Were the units affordable to very low- and low-income households at the time the units were identified for preservation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	

Broadway Senior Center Apartments	HE Page #	
65583.1(c)(4) Is the local government providing, or will it provide “committed assistance” within the first 2 years of the planning period? See the definition of “committed assistance” on page 4.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(1)(A) Has the local government identified the specific source of “committed assistance” funds? <u>HOME funding (\$1,100,000) and Low/Mod Tax Increment (\$1,000,000)</u> Specify the amount and date when funds will be dedicated through a (legally enforceable agreement). \$ <u>2,100,000</u> <div style="text-align: right;">date: <u>no later than Jan. 31, 2009</u> <u>per loan commitment letter</u></div>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(3) Has at least some portion of the regional share housing need for very low-income (VL) or low-income (L) households been met in the current or previous planning period? Specify the number of affordable units permitted/constructed in the previous period. Specify the number affordable units permitted/constructed in the current period and document how affordability was established.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <div style="text-align: center;"> <u>579 new VLI</u> <u>2,071 new LI</u> </div>	H 2-4
65583.1(c)(1)(B) Indicate the total number of units to be assisted with committed assistance funds and specify funding source.	120 <u>HOME & TI</u>	
65583.1(c)(1)(B) Will the funds be sufficient to develop the identified units at affordable costs or rents?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(1)(C) Do the identified units meet the substantial rehabilitation, conversion, or preservation requirements as defined? Which option? <u>Preservation</u>	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
Note: If you cannot answer “yes” to all of the general requirements questions listed above, your jurisdiction is not eligible to utilize the alternate adequate sites program provisions set forth in Government Code Section 65583.1(c). <u>PRESERVATION OF AFFORDABLE UNITS (65583.1(c)(2)(C))</u>		
Include reference to specific program action in housing element.	Program 75-c	H 9-35
65583.1(c)(2)(C)(i) Will affordability and occupancy restrictions be maintained for at least 40 years?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(C)(ii) Are the units located within an “assisted housing development” as defined in Government Code Section 65863.10(a)(3)? See definition on page 4.	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(C)(iii) Did the city/county, via the public hearing process, find that the units are eligible and are reasonably expected to convert to market rate during the next 5 years, due to termination of subsidies, prepayment, or expiration of use?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(C)(iv) Will units be decent, safe, and sanitary upon occupancy?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
65583.1(c)(2)(C)(v) Were the units affordable to very low- and low-income households at the time the units were identified for preservation?	<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	