



**Sacramento  
Housing &  
Redevelopment  
Agency**

**REPORT TO COUNCIL**  
**City of Sacramento**  
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[www.CityofSacramento.org](http://www.CityofSacramento.org)

Staff Report  
**April 15, 2008**

**Honorable Mayor and  
 Members of the City Council**

**Title: Housing Element Goals, Policies and Programs**

**Location/Council District:** Citywide

**Recommendation:** Review and comment on the draft goals, policies and programs for the upcoming Housing Element of the General Plan.

**Contact:** Cindy Cavanaugh, Assistant Director, SHRA, 440-1317; Emily Halcon, Management Analyst, SHRA, 440-1399, ext. 1420; Greg Sandlund, Assistant Planner, City of Sacramento, 808-8931

**Presenters:** Jeff Goldman, EDAW; Emily Halcon, Management Analyst, SHRA

**Department:** Sacramento Housing and Redevelopment Agency and City Planning Department

**Description/Analysis**

**Issue:** The Housing Element is one of seven state-mandated elements of the General Plan, requiring that jurisdictions plan for the housing needs of all economic segments of the community. The Housing Element contains a comprehensive analysis of needs, constraints, and resources as well as a directive housing program of goals, policies and implementing programs. While the General Plan is a long term visioning document, the Housing Element is shorter range and more prescriptive. The City of Sacramento is interested in a Housing Element that mirrors the intent of the 2030 General Plan and is approachable, relevant, and strategic.

Given this objective, staff and consultants have been engaging Council members, stakeholders, and the public since June 2007 in the Housing



## Housing Element Goals, Policies and Programs

Element update. On March 18, 2008, the City Council discussed the strategic framework for the Housing Element, focusing on innovative and changing perspectives for meeting housing need. That strategic discussion was organized within the context of the six “themes” that represent the key housing issues for the City:

- Production of new housing in a changing market
- Rehabilitation and preservation of existing affordable housing
- Ensuring housing for extremely low income households
- Expansion of homeownership opportunities, especially for modest income households
- Creating accessible housing options
- Focusing housing development to create and maintain complete neighborhoods and balanced communities

Staff is now prepared to share the draft goals, policies and programs of the Housing Element (often called the “Housing Plan”) intended to implement the strategic vision. The draft Housing Plan is organized thematically, with broad goal statements, more focused and directive policies and specific and measurable program outcomes. Policies and programs come from one of three places: (1) carried over/continued from the previous Housing Element, (2) cross referenced from the draft 2030 General Plan, or (3) newly developed for the 2008-2013 Housing Element to speak to an innovation, change or prioritization in housing strategy.

Attachment 1 details the policies and programs representing new ideas, shifts in priorities and alignment with other citywide initiatives and programs, including the 2030 General Plan. The priority programs of the draft Housing Element are:

- Incentives for green neighborhood design
- Balanced communities report
- Planning and zoning for complete neighborhoods
- Safe multifamily housing
- Local foreclosure strategies
- Universal Design ordinance
- Extremely low income “buy down” program
- Incentives for infill development
- Modifications to the Inclusionary Ordinance
- Targeted homeownership assistance
- Targeted rehabilitation assistance

In addition to the priority programs with direct actions, ordinances, or programs, Attachment 1 also contains the top emerging research programs. These programs represent new ideas or initiatives that staff propose to

## Housing Element Goals, Policies and Programs

research through the housing element for possible future programs or policies.

Attachment 2 contains the entire draft Housing Plan reflecting the full spectrum of housing programs promoted in the Housing Element. This includes important on-going programs such as maintaining a reliable vacant land inventory, protecting and preserving existing housing, including public housing and reducing constraints to development through proactive infrastructure financing.

**Policy Considerations:** The 2008-2013 Housing Element is closely tied to policies in the 2030 General Plan and will set the citywide housing policies and programs for the next five years. On March 18, 2008, the Council discussed the strategic framework for the Housing Element, specifically focusing on innovative or changing strategies. The draft goals, policies and programs are intended to implement this strategic vision.

**Environmental Considerations:** This is not a project as defined by the California Environmental Quality Act (CEQA) [CEQA Section 21065 and CEQA Guidelines Section 15378 (b)(4)]. Approval and adoption of the Housing Element will be subject to CEQA approval.

**Committee/Commission Action:** Staff shared the strategic workshop with the Planning Commission, SHRA Commission and the Disability Advisory Commission. However, due to agenda and time constraints, this report is not routing through those commissions. Staff has shared the draft goals, policies and programs with the General Plan Advisory Committee (GPAC) and with the Housing Element stakeholder group and has invited members of the commissions to attend the Council workshop.

**Rationale for Recommendation:** Prior to preparation of the complete draft Housing Element, staff is seeking input from Council and the community on the goals, policies and programs which seek to implement the strategic vision for housing development Citywide.

**Financial Considerations:** There are no financial impacts associated with the update on the Housing Element preparation. Funds have previously been committed for the Housing Element consultant contract and financial impacts associated with the adoption of the Housing Element and subsequent housing programs will be addressed in those Council reports.

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**M/WBE Considerations:** The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

Respectfully Submitted by:



LA SHELLE DOZIER  
Interim Executive Director

Recommendation Approved:



RAY KERRIDGE  
City Manager

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**Priority Housing Programs**

The following are the priority housing programs for implementation or action and new emerging research programs contained in Attachment 2, the draft Housing Program. Each of these programs suggests innovative or new ideas, shifts in policy or implementation, and/or a response to a changing housing need. Included with each program is a program number reference and page number reference to the complete Housing Program contained in Attachment 2.

Theme	Action Oriented Programs	Emerging Research Programs
<p><b>SUSTAINABLE BUILDING, BALANCED COMMUNITIES AND COMPLETE NEIGHBORHOODS</b></p>	<p><b>Incentives for Green Neighborhood Design</b>  <u>HE-1.1.1-PR1:</u> The City shall develop and implement a green neighborhood design checklist to evaluate large scale residential development in new growth areas. The checklist would incorporate principles that support healthy sustainable neighborhoods (e.g. Healthy Development Checklist and green rating programs such as LEED for Neighborhood Development). Compliance with the checklist would qualify the development for incentives such as reduced fees, expedited entitlement and permit processing, and density bonuses for new construction.</p>	<ul style="list-style-type: none"> <li>• Housing types that accommodate the use of Neighborhood Electric Vehicles (NEV)</li> </ul>
	<p><b>Planning and Zoning for Complete Neighborhoods</b>  <u>HE-1.2.1-PR1:</u> The City shall amend the Zoning Code to require that residential developments of more than ten acres in the R-1 and R-1A zones have 20% of a secondary housing type. Secondary housing types would include duplexes, halfplexes, second units or cluster housing.</p>	
	<p><b>Safe Multifamily Development</b></p> <ul style="list-style-type: none"> <li>• <u>HE-1.2.3-PR3:</u> The City shall modify the Multifamily Residential Guidelines to reflect <i>Crime Prevention through Environmental Design</i> (CPTED) strategies.</li> <li>• <u>HE-1.2.3-PR4:</u> SHRA shall continue to ensure, through its Multifamily Lending Guidelines, that all SHRA financed multifamily rental projects incorporate security measures such as installation of security cameras, enhanced lighting and roving security patrols in their development or rehabilitation plans. In addition, to ensure on-going safety and security, SHRA will annually inspect the projects for compliance with security, maintenance and social service requirements.</li> </ul>	

Theme	Action Oriented Programs	Emerging Research Programs
<b>SUSTAINABLE BUILDING, BALANCED COMMUNITIES AND COMPLETE NEIGHBORHOODS</b>	<b>Local Foreclosure Strategies</b> <u>HE-1.2.7-PR1:</u> The City shall address the foreclosure crisis through a variety of approaches including pre-foreclosure intervention aimed to keep homeowners in their homes, neighborhood reinvestment strategies aimed to occupy homes left vacant due to foreclosure and on-going federal and state legislative advocacy and data analysis to inform the approaches.	
	<b>Balanced Communities Report</b> <u>HE-1.3.1-PR2:</u> The City shall develop a report examining indicators of economic and social balance and evaluating housing needs, production and investment among neighborhoods.	<ul style="list-style-type: none"> <li>• Regional equity programs and practices</li> </ul>
<b>PRODUCTION</b>	<b>Incentives for Infill Development</b> <u>HE-2.2.1-PR5:</u> The City shall encourage infill development by reducing barriers through the following actions: 1) 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; 2) 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 3) infrastructure improvements and assistance to ensure that adequate infrastructure is in place to serve higher density and mixed use development in key opportunity areas.	<ul style="list-style-type: none"> <li>• Affordable by design neighborhoods and housing</li> </ul>
	<b>Inclusionary Housing Exploration</b> <ul style="list-style-type: none"> <li>• <u>HE-1.3.3-PR3:</u> The City shall use an economic analysis to evaluate the impact of inclusionary housing obligations on infill and Transit Oriented development and to inform potential modifications to the Mixed Income Housing Ordinance.</li> <li>• <u>HE-2.2.3-PR4:</u> Using the economic impact analysis described in HE-1.3.3-PR3, the City shall explore "in-lieu" fee equivalents for market developers under to the Mixed Income Housing Ordinance for consideration by the City Council. Uses of collected fees may include funding of the ELI buydown program and maintaining affordability of inclusionary ownership units.</li> </ul>	
<b>EXTREMELY LOW INCOME AND SPECIAL NEEDS HOUSING</b>	<b>Public Housing Asset Repositioning</b> <u>HE-3.1.1-PR1:</u> The City shall support the Asset Repositioning of the City's public housing unit through land use regulations and with local resources, ensuring a no net loss of ELI units.	

Theme	Action Oriented Programs	Emerging Research Programs
<p><b>EXTREMELY LOW INCOME AND SPECIAL NEEDS HOUSING</b></p>	<p><b>Extremely Low Income “Buy Down” Program</b>  <u>HE-3.1.1-PR2</u>: The City shall consider adoption 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"> <li>• Aging in place housing</li> </ul>
<p><b>REHABILITATION &amp; PRESERVATION</b></p> <p><b>ACCESSIBILITY</b></p>	<p><b>Targeted Rehabilitation Assistance</b>  <u>HE-4.2-PR1</u>: SHRA shall target its rehabilitation funding and programs to rental properties in need of substantial rehabilitation in redevelopment and other target areas, in an effort to promote the most significant impact in blighted areas.</p> <p><b>Universal Design Ordinance</b>  <u>HE-5.1-PR1</u>: The City shall adopt a Universal Design Ordinance, following the State of California Department of Housing and Community Development model ordinance.</p>	<ul style="list-style-type: none"> <li>• Small rental rehabilitation programs</li> <li>• “Visitability” concepts and their interplay with Universal Design</li> </ul>
<p><b>MODEST INCOME HOMEOWNERSHIP</b></p>	<p><b>Targeted Homeownership Assistance</b>  <u>HE-6.2-PR2</u>: SHRA shall modify their 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.</p>	<ul style="list-style-type: none"> <li>• Employer assisted housing programs</li> <li>• Alternative housing product types</li> <li>• Inclusionary housing ownership incentive modifications</li> </ul>

# Sustainable, Stable and Integrated Communities (HE-1)

## Sustainable Communities (HE-1.1)

### Goal

HE-1.1 Develop and rehabilitate housing and neighborhoods that are environmentally sustainable.

### Policy

HE-1.1 The City shall promote compact development patterns and higher-development intensities that use land efficiently, reduce pollution and the expenditure of energy and other resources, and facilitate walking, bicycling, and transit use. (*Reference: General Plan Policy LU 2.6.1*)

### Programs

HE-1.1.1-PR1 The City shall develop and implement a green neighborhood design checklist to evaluate large scale residential development in new growth areas. The checklist would incorporate principles that support healthy sustainable neighborhoods (e.g. Healthy Development Checklist and green rating programs such as Leadership in Energy and Environmental Design (LEED) for Neighborhood Development). Compliance with the checklist would qualify the development for incentives such as reduced fees, expedited entitlement and permit processing, and density bonuses for new construction. (*Reference: General Plan Land Use Element Implementation Measure*)

### Policy

HE-1.1.2 The City shall promote sustainable building practices that incorporate a “whole system” approach to designing and constructing buildings that are integrated into the building site, consume less energy, water, and other resources, and are healthier, safer, more comfortable, and durable. (*Reference GP Policy LU 2.6.3*)

**Programs**

- HE-1.1.2-PR1 The City shall maintain a green building rating program (e.g., LEED/GreenPoint Rated) with standards for private residential and commercial development and provide incentives such as reduced fees, expedited entitlement processing, and density bonuses for new construction.
- HE-1.1.2-PR2 SHRA shall promote sustainable building practices in the construction and rehabilitation of public housing units that incorporate a “whole system” approach to designing and constructing buildings that are integrated into the building site, consume less energy, water and other resources, and are healthier, safer, more comfortable, and durable.
- HE-1.1.2-PR3 SHRA shall require energy efficiency standards in all SHRA funded 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.
- HE-1.1.2-PR4 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. Appropriate housing types would be defined and clarified in the Zoning Code to streamline the permitting process.

**Policy**

- HE-1.1.3 The City shall promote energy rebate programs offered by local energy providers to increase energy efficiency in older neighborhoods and developments. (*Reference: GP Policy U 6.1.10*)

**Programs**

- HE-1.1.3-PR1 The City shall support SMUD's Energy Efficient New Construction Program which provides financial incentives to builders to exceed minimum energy efficiency standards. (*Reference: LU Implementation 8.1*)
- HE-1.1.3-PR2 The City shall support SMUD and PG&E's programs to retrofit existing housing for energy efficiency and



purchase energy efficient homes. (*Reference: LU Implementation 8.2*)

HE-1.1.3-PR3 The City shall continue to administer the Tree Planting Program to provide shade and to help with neighborhood revitalization and beautification. (*Reference: LU Implementation 8.3*)

## **Stability: Complete Neighborhoods (HE-1.2)**

### **Goal**

HE-1.2 Provide a variety of quality housing types to encourage neighborhood stability.

### **Policy**

HE-1.2.1 The City shall promote neighborhoods with a variety of housing tenure, size and types, such as second units, carriage homes, lofts, artist live-work spaces, cottages, and manufactured/modular housing.

### **Programs**

HE-1.2.1-PR1 The City shall amend the Zoning Code to require that residential developments of more than ten acres in the R-1 and R-1A zones have 20 percent of a secondary housing type. Secondary housing types would include duplexes, halfplexes, second units or cluster housing.

HE-1.2.1-PR2 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 compliance with developmental standards. The City shall remove "Artist" from the title of the ordinance.

HE-1.2.1-PR3 The City shall explore guidelines for master planned communities of 50 acres or more that would ensure a variety of housing types and densities. These housing types should accommodate the needs of seniors, families, lower income households, single person households, and persons with disabilities or special needs.

### **Policy**

HE-1.2.2 The City shall encourage a greater variety of housing types and sizes to diversify, yet maintain compatibility with, single family neighborhoods.

### **Programs**

HE-1.2.2-PR1 The City shall continue to administer the Mobile Home Park regulations, regarding development of mobile home parks.



HE-1.2.2-PR2 The City shall explore modifications to the Zoning Code to allow manufactured multifamily housing in the Central City.

HE-1.2.2-PR3 The City shall amend the Zoning Code to change the parking requirement for second residential units from one space per bedroom to one space per unit.

HE-1.2.2-PR4 The City shall research housing types and affordability programs that may accommodate lower income populations such as limited equity housing cooperatives, manufactured housing, land trusts, boarding homes and other housing concepts used in industrialized nations. The City shall determine if these housing types are appropriate and marketable, then define and clarify the permitting process for these housing types.

HE-1.2.2-PR5 The City shall explore modifications to the Zoning Code to allow second units (“granny flats”) on non-conforming residential properties that have been “grandfathered” into the current zoning code.

HE-1.2.2-PR6 The City shall amend the Zoning Code to set a maximum size of an apartment complex to 200 units. High density residential projects in excess of 200 units must create multiple apartment complexes separated by a public street. Apartment complex developers shall promote architectural variety and the use of varied exterior construction materials on adjacent complexes. Also, the height of apartment complex buildings shall be carefully considered when structures are adjacent to single family homes. The City shall promote the placement of one/ two-story multifamily units along streets as a visual break along streets.

### **Policy**

HE-1.2.3 The City shall use siting, landscaping, house design, and property management and maintenance to promote public safety and reduce crime.

### **Programs**

HE-1.2.3-PR1 The City shall continue to include the Police Department in the review of development projects to adequately address crime and safety, and promote the implementation of Crime Prevention through Environmental Design (CPTED) strategies.

HE-1.2.3-PR2 The City shall modify the Single Family Residential Design Checklist to include CPTED strategies.

HE-1.2.3-PR3 The City shall modify the Multifamily Residential Guidelines to reflect CPTED strategies.

HE-1.2.3-PR4 SHRA shall continue to ensure, through its Multifamily Lending Guidelines, that all SHRA financed multifamily rental projects incorporate security measures such as installation of security cameras, enhanced lighting and roving security patrols in their development or rehabilitation plans. In addition, to ensure on-going safety and security, SHRA will annually inspect the projects for compliance with security, maintenance and social service requirements.

**Policy**

HE-1.2.4 The City shall continue to develop and support transit oriented residential development along transit corridors.

**Programs**

HE-1.2.4-PR1 The City shall support applications to the Proposition 1C Transit Oriented Development (TOD) Program through the State of California Housing and Community Development Department.

**Policy**

HE-1.2.5 The City shall expand the design review program to encourage residential development of high architectural and structural quality that is compatible with neighboring land uses.

**Programs**

HE-1.2.5-PR1 The City shall conduct a study to evaluate the development and implementation of citywide design review procedures.

**Policy**

HE-1.2.6 The City shall continue to work with neighborhood residents through the planning and delivery of residential development to ensure that all our neighborhoods are safe, decent and pleasant places to live & work.



**Programs**

HE-1.2.6-PR1 The City shall 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.

HE-1.2.6-PR2 The City, through the Planning Department, shall retool its website to make it more user friendly as a resource to the community.

HE-1.2.6-PR3 The City shall monitor the placement and licensing of new group homes, coordinate with the Community Care Licensing Division of the State of California, and ensure that such uses are provided throughout the City and not concentrated in any neighborhood.

**Policy**

HE-1.2.7 The City shall support efforts to alleviate the individual and community problems associated with mortgage default and foreclosures.

**Programs**

HE-1.2.7-PR1 The City shall address the foreclosure crisis using a variety of approaches including pre-foreclosure intervention aimed to keep homeowners in their homes, neighborhood reinvestment strategies aimed to occupy homes left vacant due to foreclosure and on-going federal and state legislative advocacy and data analysis to inform the approaches.

# **Integration:**

## **Balanced Communities (H-1.3)**

### **Goal**

HE-1.3 Promote racial, economic, and demographic integration in new and existing neighborhoods

### **Policy**

HE-1.3.1 The City shall encourage economic and racial integration, fair housing opportunity and the elimination of discrimination. (*Reference: GP Policy LU 9.A*)

### **Programs**

HE-1.3.1-PR1 The City shall consider the economic integration of neighborhoods when financing new multi-family affordable housing projects.

HE-1.3.1-PR2 The City shall develop a report examining indicators of economic and social balance and evaluating housing needs, production and investment at the neighborhood and regional level.

HE-1.3.1-PR3 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, SHRA shall encourage such programs as part of the social services required in SHRA funded multi-family developments.

HE-1.3.1-PR4 The City shall 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.

HE-1.3.1-PR5 The City shall participate in efforts to address regional equity and fair share issues through education and coalition building.

**Policy**

HE-1.3.2 The City shall consider a range of housing opportunities for all segments of the community as part of the community planning and implementation process for newly annexed or newly developing areas as well as for re-use and intensification areas.

**Programs**

HE-1.3.2-PR1 The City shall continue to administer Section 17.190 of the Zoning Code, the Mixed Income Housing Ordinance, requiring that 15 percent of all new units in annexation and new growth areas of the City are affordable to low and very low income households. Developers building 10 or more residential units must provide 10 percent of the units to very low income (50 percent AMI) households and 5 percent of the units to low income (80 percent AMI) households. In general, provision of the inclusionary units must be incorporated within the market rate projects, with three exceptions: (1) exclusively single family developments may provide all or a portion of the inclusionary units off-site, but within the same new growth area; (2) small, exclusively single family developments less than five gross acres may provide 15 percent low income (80 percent AMI) units on site and for sale; (3) condominium developments of 200 units or less may request to “swap” the obligation to 5 percent very low income (50 percent AMI) and 10 percent low income (80 percent AMI) if the units are provided as for sale units within the condominium development. (*Reference GP Policy LU 2.15*)

HE-1.3.2-PR2 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.

HE-1.3.2-PR3 The City shall use an economic analysis to evaluate the impact of inclusionary housing obligations on infill and Transit Oriented development and to inform potential modifications to the Mixed Income Housing Ordinance.

HE-1.3.2-PR4 The City shall research neighborhood design, housing construction, transit options, parking regulations, and community-based health-related programs to support and enhance “aging in place” opportunities.

## Production (H-2)

### Adequate Sites (H-2.1)

#### Goal

HE-2 Provide adequate housing sites and opportunities for all households.

#### Policy

HE-2.1 The City shall maintain an adequate supply of appropriately zoned land with public services to accommodate the projected housing needs in accordance with the updated General Plan.

#### Programs

HE-2.1-PR1 The City shall 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 and areas of opportunity as designated in the 2030 General Plan.

HE-2.1-PR2 The City shall use the following criteria in a rezone or general plan amendment, including those initiated by the City, involving a multifamily designation:

(a) proximity to public transit or bus service (b) proximity to commercial and social services (c) parcel size and configuration that enhance 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 multifamily development.

HE-2.1-PR3 The City shall continue to maintain an inventory of available land and evaluate its suitability for affordable and infill housing production using the criteria listed in Program H-2.1-PR2.

HE-2.1-PR4 The City shall amend financing plans as needed to ensure accuracy and financial solvency. The City shall

complete Mitigation Fee Act compliant comprehensive plans for the Panhandle, Greenbriar, Delta Shores, and Railyards/Richards areas. Develop Capital Improvement Plan (CIP) programs to coordinate infrastructure financing with the General Plan and focus funding in key infill areas.

HE-2.1-PR5 The City shall review and update the City's Emergency Shelter Site inventory to determine if the sites are adequate and developable.

**Policy**

HE-2.1.2 The City shall actively support and encourage mixed-use retail, employment and residential development around existing and future transit stations.

**Programs**

HE-2.1.2-PR1 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.

*The City shall support applications to the Proposition 1C Transit Oriented Development (TOD) Program as described in Program HE 1.2.4-PR1.*

**Policy**

HE-2.1.3 The City shall increase regional housing policy coordination to ensure a fair share and regional approach to address housing issues.

**Programs**

HE-2.1.3-PR1 The City shall promote policies and programs by county and regional decision making bodies to facilitate the equitable distribution of affordable housing. The City shall encourage the Sacramento Area Council of Governments (SACOG) to annually report on affordable housing production of all jurisdictions under their RHNA obligations.

HE-2.1.3-PR2 The City shall work with SACOG and other jurisdictions in the SACOG region to recommit to the Sacramento Regional Housing Compact and to ensure on-going coordination and collaboration of housing goals and initiatives.



**Policy**

HE-2.1.4 The City shall monitor and annually report on implementation of Housing Element objectives and measures.

**Programs**

HE-2.1.4-PR1 The City shall prepare an annual monitoring report to the City Council on implementation of the city housing programs and recommend revisions to the implementation strategies as appropriate.

*The City shall develop a neighborhood and regional equity report as described in Program HE-1.3.1-PR2.*

# Development (H-2.2)

## Goals

HE-2.2 The City shall assist in creating lower income housing to meet current and future needs.

## Policy

HE-2.2.1 The City shall promote quality residential infill development in infill areas or designated infill sites through flexible development standards and with funding resources.

## Programs

HE-2.2.1-PR1 The City shall use financial tools to diversify market developments with affordable units, especially in infill areas.

HE-2.2.1-PR2 The City shall prepare a comprehensive update of the Infill Strategy, including 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.

HE-2.2.1-PR3 The City shall submit an annual report to the City Council that evaluates implementation of the Infill Strategy and recommends revisions, of appropriate.

HE-2.2.1-PR4 The City shall submit an annual report to the City Council that evaluates implementation of the Infill Strategy and recommends revisions, of appropriate.

HE-2.2.1-PR5 The City shall encourage infill development by reducing barriers through the following actions: 1) 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; 2) 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 3) infrastructure improvements and assistance to ensure that adequate infrastructure is in place to serve higher density and mixed use development in key opportunity areas.

HE-2.2.1-PR6 The City shall pursue grant funding (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:

-Park Improvements

-Sidewalk widening, streetscape improvements and street lighting.

HE-2.2.1-PR7 The City shall promote and expand the use of preapproved house plans in targeted residential infill areas.

HE-2.2.1-PR8 The City shall implement Downtown Housing Investment Strategy with four major goals:

- Alleviate impediments and create incentives to foster downtown housing
- Encourage both market-rate and affordable housing development.
- Safeguard existing affordable housing
- Maintain commitment to the Single Room Occupancy Strategy.

This strategy will be supported by Notice of Funding Availability and by City policies targeting infill development.

HE-2.2.1-PR9 The City shall investigate the City's use of property liens to increase the production of infill housing development.

HE-2.2.1-PR10 SHRA shall continue to issue waivers of sewer and sanitation development fees for residential developments in which at least 10 percent of the total units are affordable to very low-income households. Fees may be deferred for residential developments in which at least 10 percent of the units are affordable to very low-income households or at least 49 percent of the units are affordable to low-income households whose affordability restrictions are subject to long-term (30 year or greater) regulatory agreements as certified by the Sacramento Housing and Redevelopment Agency in accordance with the

Sacramento County Affordable Housing Fee Waiver Program. Annually, the greater of 200 waivers or 5 percent of the building permits issued in the previous year, shall be issued for residential units in the City and County of Sacramento for each of the following fees:

1. Sacramento Regional County Sanitation District (SRCSD) Sewer Connection Fees.
2. County Sanitation District No. 1 (CSD-1) Sewer Connection Fees.

HE-2.2.1-PR11 The City shall support the County of Sacramento in amending 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. SHRA will work with local affordable developers to determine a realistic maximum timeframe from the pulling of permits, to conversion, to permanent financing.

HE-2.2.1-PR12 The City shall continue to use sewer credits to reduce sewer fees for infill and affordable housing.

HE-2.2.1-PR13 The City shall continue to utilize and implement Water Development Fee Waiver Program adopted in 1987.

### **Policy**

HE-2.2.2 The City shall adopt policies, programs and procedures to help meet its regional fair share housing allocation of affordable housing for all income groups of the City.

### **Programs**

HE-2.2.2-PR1 The City shall research alternative housing products, materials and designs that support affordability “by design” through cost savings at the planning and development stages.

*The City shall continue to administer Section 17.190 of the zoning code, the Mixed Income Housing Ordinance, as described in Program HE-1.2.2-PR1*

**Policy**

HE-2.2.3 The City and SHRA shall pursue and maximize the use of all appropriate state, federal, local and private funding for the development, preservation and rehabilitation of housing affordable to extremely low, very low, low, and moderate income households.

**Programs**

HE-2.2.3-PR1 The City through SHRA shall update its 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 program of the Consolidated Plan and Redevelopment Implementation Plans and the Housing Element.

HE-2.2.3-PR2 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.

HE-2.2.3-PR3 To the extent feasible, the City shall 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.

HE-2.2.3-PR4 Using the economic impact analysis described in HE-1.3.3-PR3, the City shall explore “in-lieu” fee equivalents for market developers under to the Mixed Income Housing Ordinance for consideration by the City Council. Uses of collected fees may include funding of the ELI buydown program and maintaining affordability of inclusionary ownership units.

**Policy**

HE-2.2.4 The City shall maintain mobile home parks in viable condition for continued use.

**Programs**

HE-2.2.4-PR1 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.



## Constraints (HE-2.3)

### Goal

HE-2.3 Remove constraints to the development and assistance of housing.

### Policy

HE-2.3.1 The City shall ensure that its adopted policies, regulations and procedures do not add unnecessarily to the cost of housing while still attaining other important City objectives.

### Programs

HE-2.3.1-PR1 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.

HE-2.3.1-PR2 The City shall explore additional incentives for infill development in order to address the needs of small infill projects. – Consultants are researching.

### Policy

HE-2.3.2 The City shall continue to streamline the permit application process to reduce the length of time for review and approval.

### Programs

HE-2.3.2-PR1 The City shall continue to conduct interdepartmental committee meetings to coordinate early review of development projects and address policy concerns. The committee consists of the Planning, Development Services, Utilities, and other City departments involved with the building and planning process.

HE-2.3.2-PR2 The City shall continue to expand and improve the Design Review program of the City. In particular, the City has adopted 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.

**Policy**

HE-2.3.3 The City shall provide for early notification and consultation with appropriate neighborhood organizations to facilitate resolution of land use issues.

**Programs**

HE-2.3.3-PR1 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.

**Policy**

HE-2.3.4 The City shall continue to require adequate flood protection when approving new development.

**Programs**

HE-2.3.4-PR1 The City shall 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.



**Policy**

HE-2.3.5 The City shall amend the zoning ordinance to establish clear development standards, review and approval procedures for a variety of housing types, including but not limited to multi family housing and emergency shelters.

**Programs**

HE-2.3.5-PR1 The City shall revise the Zoning Code to reduce the parking requirement for senior and efficiency units in the general city area from 1.5 parking spaces per unit to one parking space per unit.

**Policy**

HE-2.3.6 The City shall continue to seek new sources of financing for infrastructure improvements necessary for new development

**Programs**

HE-2.3.6-PR1 The City shall develop new financing 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, and tax increment financing.

# Extremely Low Income and Special Needs (HE-3)

## Extremely Low Income (HE-3.1)

### Goal

HE-3.1 Provide a variety of housing options for extremely low income (ELI) households.

### Policy

HE-3.1.1 The City shall promote the siting, production, rehabilitation, and preservation, processing and approval of housing for ELI households, including non traditional housing types.

### Programs

HE-3.1.1-PR1 The City shall support the Asset Repositioning of the City's public housing units through land use regulations and with local resources, ensuring a no net loss of ELI units. The Asset Repositioning strategy, as approved by the City Council on August 21, 2007, provides proactive direction for the Housing Authority to reduce dependence on funding for capital improvements and operations from the US Department of Housing and Urban Development (HUD). The strategy contemplates the restructuring (or "repositioning") of existing public housing assets by leveraging public and private funding to enhance existing public housing and to add housing units through development activity. The strategy further prioritizes those current projects with the most need and with the most potential for asset repositioning.

HE-3.1.1-PR2 The City shall consider adoption 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.

The basic process of the program will be as follows:

1. SHRA shall establish the subsidy for each unit that will be bought down which will typically be the difference between the cost of making a unit affordable to a very low income household and the cost of making a unit affordable to an extremely low income household. The subsidy must reflect various unit sizes by bedroom count.
2. SHRA shall buy down the affordable units as long as funding is available.

HE-3.1.1-PR3 The City shall support the Single Room Occupancy (SRO) strategy, ensuring a no net loss of Downtown SRO units and providing funding and other resources for the preservation of existing SRO units and the construction of 200 new SRO units in the City.

HE-3.1.1-PR4 SHRA 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.

## Special Needs (HE-3.2)

### Goal

HE-3.2 Provide housing choices appropriate for "special needs" populations, including homeless, youth, female-headed households and seniors.

### Policy

HE-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.

### Programs

HE-3.2.1-PR1 The City shall continue to provide assistance to Senior Affordable Housing Projects.

HE-3.2.1-PR2 The City shall report on senior housing options, including 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; and recommended solutions. The report will also describe different types of senior housing such as clustered cottages, motel conversions and intergenerational housing in transit-oriented developments.

*The City shall revise the Zoning Code to reduce the parking requirement for senior and efficiency units in the general city area as described in Program HE-2.3.5-PR2.*

*The City shall research "aging in place" opportunities as described in Program HE-1.2.2-PR4.*

### Policy

HE-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.

**Programs**

HE-3.2.2-PR1 SHRA shall continue to support the education efforts of Mercy Housing and other such non-profit entities.

**Policy**

HE-3.2.3 The City shall support the efforts of the 10-Year Plan to End Chronic Homelessness and the Continuum of Care to meet the needs of homeless families and individuals.

**Programs**

HE-3.2.3-PR1 The City shall provide funding and other resources for permanent supportive housing located both in leased units and affordable housing developments. Permanent Supportive Housing (PSH) is rental housing affordable to extremely low income tenants, occupied by formerly homeless people with disabilities.

HE-3.2.3-PR2 The City shall implement the “Housing First” strategy of the Ten Year Plan to End Chronic Homelessness. Provide support for permanent housing that offers disabled homeless individuals a home without expecting them to have resolved their addictions or mental health problems. Provide supportive services and treatment in such housing to assist tenants return to health and ability to stay housed. Housing First is a nationally recognized best practice for managing chronic homelessness. A chronically homeless person is defined as a single person with a disability who has been homeless for a year or more.

**Policy**

HE-3.2.4 The City shall cooperate with public and private social service agencies to site facilities to address the human service needs of the City’s special needs populations.

**Programs**

HE-3.2.4-PR1 The City shall 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.

*The City shall monitor the placement and licensing of new group homes as described in HE-1.3.6-PR4.*



## Rehabilitation (HE-4)

### Goal

HE-4 The City shall preserve, maintain and rehabilitate existing housing to ensure neighborhood livability and promote housing affordability.

### Policy

HE-4.1 The City shall not allow blight and deterioration of housing units resulting from deferred maintenance.

### Programs

HE-4.1-PR1 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.

HE-4.1-PR2 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.

*The City shall continue the use of the SHRA Boarded/Vacant Home program as described in Program HE-6.1-PR3.*

*SHRA shall modify their existing owner-occupied rehabilitation program to target distressed properties and/or areas as described in Program HE-6.2-PR3.*

### Policy

HE-4.2 The City shall promote acquisition and rehabilitation as a tool to improve distressed neighborhoods or achieve economic integration.

### Programs

HE-4.2-PR1 SHRA shall target its rehabilitation funding and programs to rental properties in need of substantial rehabilitation in redevelopment and other target areas, in an effort to promote the most significant impact in blighted areas.

HE-4.2-PR2 SHRA, 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.

*The City shall address the foreclosure crisis through a multi-pronged approach as described in HE-1.2.7-PR1.*

**Policy**

HE-4.3 The City shall encourage the preservation of regulated affordable rental developments that are converting to market rate.

**Programs**

HE-4.3-PR1 The City and SHRA shall continue to administer the City's 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 units at risk of converting to market rate.

*The City shall ensure the preservation of existing Public Housing units through the Housing Authority Asset Repositioning Strategy as described in HE-3.1.1-PR1.*

**Policy**

HE-4.4 The City shall monitor the conversion of rental housing to condominiums to protect the rental housing supply.

**Programs**

HE-4.4-PR1 The City shall consider modifications to the Condominium Conversion Ordinance that regulates the conversion of rental housing to condominiums and new condominium construction.



## Accessibility (HE-5)

### Goal

HE-5 The City shall promote, preserve and create accessible residential development.

### Policy

HE-5.1 The City shall encourage universal design in new housing and accessibility in existing housing and within neighborhoods.

### Programs

HE-5.1-PR1 The City shall adopt a Universal Design Ordinance, following the State of California Department of Housing and Community Development model ordinance.

### Policy

HE-5.2 The City shall ensure equal access to its development policies, practices and procedures.

### Programs

HE-5.2PR1 The City shall adopt a reasonable accommodation ordinance that streamlines and formalizes City procedures related to accessibility and adaptability accommodations for development.

### Policy

HE-5.3 The City shall increase awareness of accessibility requirements and opportunities for developers and residents.

### Programs

HE-5.3-PR1 The City shall educate the public, developers and public officials on fair housing, anti “NIMBY” and accessibility issues and shall ensure that accurate and appropriate information is available during the planning and building processes on such 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.

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- HE-5.3-PR2 The City shall develop a checklist for considering accessibility when planning public outreach.
- HE-5.3-PR3 The City shall research incorporating “visit-ability” standards into the residential building code.





# Modest Income Homeownership (HE-6)

## Goal

HE-6 Provide and preserve ownership opportunities for Sacramento's modest income workers.

## Policy

HE-6.1 The City shall implement strategies that increase owner-occupancy rates in Redevelopment and target areas.

## Programs

HE-6.1-PR1 The City shall facilitate condominium and ownership housing by developing standards for location, design, and programming of parks and recreational facilities in urban infill areas. (*Reference: General Plan Education, Recreation & Culture Element Implementation Measure*)

HE-6.1-PR2 The City shall implement the Citywide Infill Strategy to encourage targeted single family housing within residential neighborhoods.

HE-6.1-PR3 The City shall support legislation that would address the issue of condo construction and the cost of liability insurance which is an obstacle to multifamily ownership development.

*The City shall continue the use of the SHRA Boarded/Vacant Home program as described in Program HE-6.1-PR3.*

## Policy

HE-6.2 The City shall promote and sustain homeownership opportunities in areas with a significant imbalance of tenure, areas distressed by foreclosures, and in developments meeting their mixed income obligation.

## Programs

HE-6.2-PR1 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.

HE-6.2-PR2 SHRA shall modify their 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.

HE-6.2-PR3 SHRA shall modify their existing owner-occupied rehabilitation program to target distressed properties and/or areas, including homes in Redevelopment Areas and homes left vacant due to foreclosure.

*The City shall address the foreclosure crisis through a multi-pronged approach as described in HE-1.2.7-PR1.*

**Policy**

HE-6.3 The City shall promote modest income homeownership opportunities through alternative construction methods and ownership models, employer assisted housing and modifications to the Mixed Income Housing Ordinance.

**Programs**

HE-6.3-PR1 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.

HE-6.3-PR2 The City shall investigate local and regional employer assisted housing programs to help employees find affordable housing near their workplace, reducing employee turnover and commuting times.

HE-6.3-PR3 Using the economic impact analysis described in HE-1.3.3-PR3, the City shall recommend modifications in homeownership income targets in the Mixed Income Housing Ordinance to promote development of inclusionary ownership housing.

*The City shall research alternative housing products, materials and designs that support affordability "by design" through cost savings at the planning and development stages (HE-2.2.1-PR1)*

