

Improvement 5.5: 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-1.2.6 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 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.

6.1:

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:

In 2007, SHRA financed the substantial rehabilitation of 390 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. In 2007, no projects converted to market rate. Since 2004, 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, NPDSD 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 2006.

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. The City is currently assisting a new project, MLK Village Apartments, which is located just outside the City border in the County which is 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

Ensure that residential projects comply with the American with Disabilities Act. To the extent feasible, finance and support public improvements,

Opportunity 9.2:

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 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-2.1.1.2.



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.**

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 \$5000 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

- 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, vandalism, 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



Appendix B : PUBLIC PARTICIPATION NOTES

- 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/visibility 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 & visibility
- 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

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.

¹ Number in () indicate number of times comment mentioned by the three groups.

- 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/repaired, 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:

- What is the feasibility of these development types?**
- 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 fair 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, ELL, 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
- ELL- inclusionary for more
 - ELL units- include this income category and citywide
 - Include in research list
- Economics report to look into this
 - For citywide aspect and in-lieu fee
- ELL- 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 Rollet- 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 CLLI 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 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	CFA	On-Site Environ Constraints
11801310290000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	1.0	South Area	None
04101120070000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Urban Center Low	29	22	Yes	1.0	South Area	None
11714600250000	C-2	Vacant Office	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Center	29	22	Yes	1.0	South Area	None
27701600730000	C-2	Vacant Retail/Commercial	C-2	Regional Commercial & Offices	Urban Center High	29	22	Yes	1.1	Arden Arcade	None
11701700650000	C-2	Vacant Public	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	1.1	South Area	None
11801110650000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	1.1	South Area	None
03902010080000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	1.1	Fruitridge/Broadway	None
11801330070000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	1.1	South Area	None
01402220670000	C-2	Vacant Public	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	29	22	Yes	1.1	Fruitridge/Broadway	None
11714600180000	C-2	Vacant Office	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Center	29	22	Yes	1.1	South Area	None
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
27700130080000	C-2	Vacant Retail/Commercial	C-2	Special Planning District	Urban Corridor High	29	22	Yes	1.2	North Sacramento	None
04100730240000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	1.2	South Area	None
03802730230000	C-2	Vacant Retail/Commercial	C-2	Low Density Residential	Suburban Center	29	22	Yes	1.2	Fruitridge/Broadway	None
11714600050000	C-2	Vacant Office	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Center	29	22	Lacking Sewer Services	1.2	South Area	None
11714600070000	C-2	Vacant Office	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Center	29	22	Lacking Drainage Services	1.2	South Area	None
04100860280000	C-2	Vacant Residential	C-2	ComMixed-Use/Neighborhood Commercial & Offices	THigh Density Residential	29	22	Yes	0.9	South Area	None
04100860290000	C-2	Vacant Residential	C-2	ComMixed-Use/Neighborhood Commercial & Offices	THigh Density Residential	29	22	Yes	0.8	South Area	None
04100860310000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Urban Center Low	29	22	Yes	0.8	South Area	None
04100860300000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Urban Center Low	29	22	Yes	0.7	South Area	None
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
03100530190000	C-2	Vacant Retail/Commercial	C-2	Regional Commercial & Offices	Suburban Center	29	22	Yes	1.3	Public Officescket	None
23701530010000	C-2	Vacant Office	C-2	Low Density Residential	SLDR	29	22	Yes	1.3	North Sacramento	None
01902010370000	C-2	Vacant Residential	C-2	Low Density Residential	TLDR	29	22	Yes	1.3	Land Park	None
01003120140000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	29	22	Yes	1.5	Fruitridge/Broadway	None
11714600270000	C-2	Vacant Office	C-2	ComMixed-Use/Neighborhood Commercial & Offices	SMDR	29	22	Yes	1.6	South Area	None
11801310600000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	1.6	South Area	None
11801110630000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	1.7	South Area	None
27500850130000	C-2	Vacant Residential	C-2	Low Density Residential	Urban Center Low	29	22	Yes	1.9	North Sacramento	None
27502400960000	C-2	Vacant Office	C-2	Industrial-Employee Intensive	Urban Center Low	29	22	Yes	1.9	North Sacramento	None
02202210210000	C-2	Parking Lot	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	2.0	Land Park	None
27503100080000	C-2	Vacant Retail/Commercial	C-2	Industrial-Employee Intensive	Suburban Center	29	22	Yes	2.1	North Sacramento	None
11714600010000	C-2	Vacant Office	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Center	29	22	Yes	2.1	South Area	None
03700810250000	C-2	Vacant Residential	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	2.2	Fruitridge/Broadway	None
01500100210000	C-2	Storage/Corp Yard	C-2	Mixed-Use	Urban Center Low	29	22	Yes	2.2	East Sacramento	None
07901820110000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Use/Neighborhood Commercial & Offices	Urban Corridor Low	29	22	Yes	2.3	East Sacramento	None

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
04000210470000	C-2	Vacant Retail/Commercial	C-2	Medium Density Residential	Suburban Corridor	29	22	Yes	2.5	Fruitridge/Broadway	None
27503100250000	C-2	Vacant Retail/Commercial	C-2	Industrial-Employee Intensive	Suburban Center	29	22	Yes	2.5	North Sacramento	None
02904700250000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Usenity/Neighborhood Commercial & Offices	Suburban Center	29	22	Yes	2.5	Public Officescket	None
03902010100000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Usenity/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	2.6	Fruitridge/Broadway	None
11714600280000	C-2	Vacant Office	C-2	ComMixed-Usenity/Neighborhood Commercial & Offices	Suburban Center	29	22	Yes	2.7	South Area	None
27502600500000	C-2	Vacant Retail/Commercial	C-2	Industrial-Employee Intensive	Suburban Center	29	22	Yes	2.8	North Sacramento	None
11801310590000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Usenity/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Lacking Sewer Services	2.8	South Area	None
01500310450000	C-2	Office General	C-2	Mixed-Use	Urban Center Low	29	22	Yes	2.9	Fruitridge/Broadway	None
27702610400000	C-2	Vacant Retail/Commercial	C-2	Heavy Commercial or Warehouse	Urban Center High	29	22	Yes	2.9	Arden Arcade	None
26302520280000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor High	29	22	Yes	3.0	North Sacramento	None
11801330060000	C-2	Vacant Public	C-2	ComMixed-Usenity/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	3.5	South Area	None
11714100560000	C-2	Vacant Residential	C-2	ComMixed-Usenity/Neighborhood Commercial & Offices	Suburban Center	29	22	Yes	3.6	South Area	None
11801110620000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Usenity/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	3.8	South Area	None
03902010110000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Usenity/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Lacking Drainage Services	4.3	Fruitridge/Broadway	None
01500100370000	C-2	Vacant Industrial	C-2	Mixed-Use	Urban Center Low	29	22	Yes	4.4	Fruitridge/Broadway	None
27502400970000	C-2	Vacant Public	C-2	Industrial-Employee Intensive	Urban Center Low	29	22	Yes	4.5	North Sacramento	None
03902010090000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Usenity/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	5.0	Fruitridge/Broadway	None
11801330080000	C-2	Vacant Retail/Commercial	C-2	ComMixed-Usenity/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	5.4	South Area	None
01500310440000	C-2	Office General	C-2	Mixed-Use	Urban Center Low	29	22	Yes	7.1	Fruitridge/Broadway	None
11707800040000	C-2	Neighborhood Retail	C-2	ComMixed-Usenity/Neighborhood Commercial & Offices	Suburban Corridor	29	22	Yes	8.5	South Area	None
27502400980000	C-2, *	Vacant Office	C-2, C-2-LI	Industrial-Employee Intensive	Urban Center Low	0	22	Yes	7.1	North Sacramento	None
25201520400000	C-2, *	Vacant Residential	C-2, R-1	Low Density Residential	SLDR	0	22	Yes	1.5	North Sacramento	None
04900210050000	C-2-R*	Vacant Residential	C-2-R, R-1	Low Density Residential	THigh Density Residential	0	22	Yes	4.5	South Area	None
Subtotal, C-2									139.2		
25202920400000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.6	North Sacramento	None
04100830020000	R-1	Vacant Residential	R-1	Low Density Residential	TMDR	8	6	Yes	0.7	South Area	None
04100830010000	R-1	Vacant Residential	R-1	Low Density Residential	TMDR	8	6	Yes	0.7	South Area	None
04100830030000	R-1	Vacant Residential	R-1	Low Density Residential	TMDR	8	6	Yes	0.7	South Area	None
02202240050000	R-1	Vacant Residential	R-1	Low Density Residential	Public	8	6	Yes	2.6	Fruitridge/Broadway	None
04100830040000	R-1	Vacant Residential	R-1	Low Density Residential	TMDR	8	6	Yes	0.7	South Area	None
22600800200000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.0	North Sacramento	None
22600800210000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.0	North Sacramento	None
25001500070000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.0	North Sacramento	None
25001500350000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.0	North Sacramento	None
25002300220000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.0	North Sacramento	None
01901610430000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.0	Land Park	None
04000210030000	R-1	Vacant Residential	R-1	Low Density Residential	Suburban Corridor	8	6	Yes	1.0	Fruitridge/Broadway	None
02700400220000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.0	Fruitridge/Broadway	None

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	CFA	On-Site Environ Constraints
02701330020000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.0	Fruitridge/Broadway	None
25100140150000	R-1	Vacant Public	R-1	Low Density Residential	TLDR	8	6	Yes	1.0	North Sacramento	None
02400300060000	R-1	Vacant Public	R-1	Low Density Residential	SLDR	8	6	Yes	1.0	Land Park	None
02703230080000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.0	Fruitridge/Broadway	None
23703800140000	R-1	Single Family	R-1	Low Density Residential	SLDR	8	6	Yes	1.1	North Sacramento	None
25202510300000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.1	North Sacramento	None
23702210250000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.1	North Sacramento	None
25003420030000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.1	North Sacramento	None
23701400080000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.1	North Sacramento	None
22602400130000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.1	North Sacramento	None
25203100440000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.1	North Sacramento	None
25001740320000	R-1	Single Family	R-1	Low Density Residential	SLDR	8	6	Yes	1.1	North Sacramento	None
22601900020000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.1	North Sacramento	None
04000310070000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.2	Fruitridge/Broadway	None
26301810170000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.2	North Sacramento	None
02203000010000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.2	Fruitridge/Broadway	None
22602600180000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.2	North Sacramento	None
23702410340000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.2	North Sacramento	None
23701520270000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.3	North Sacramento	None
26501120290000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.3	North Sacramento	None
26501610080000	R-1	Vacant Residential	R-1	Medium Density Residential	SMDR	8	6	Yes	1.3	North Sacramento	None
23702410400000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.3	North Sacramento	None
03803500500000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.3	Fruitridge/Broadway	None
02203000270000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.3	Fruitridge/Broadway	None
02701330080000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.3	Fruitridge/Broadway	None
03803500050000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.3	Fruitridge/Broadway	None
25002100070000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.4	North Sacramento	None
04000100370000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.4	Fruitridge/Broadway	None
23700810420000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.4	North Sacramento	None
25001220020000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.4	North Sacramento	None
03801410220000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.4	Fruitridge/Broadway	None
22600801020000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.5	North Sacramento	None
03801310120000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.5	Fruitridge/Broadway	None
22601900270000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.5	North Sacramento	None
25200720010000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.5	North Sacramento	None
11701310210000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.5	South Area	None
04802500180000	R-1	Vacant Residential	R-1	Low Density Residential	Suburban Corridor	8	6	Yes	1.6	South Area	None

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
25000260080000	R-1	Vacant Public	R-1	Low Density Residential	SLDR	8	6	Yes	1.6	North Sacramento	None
25000260090000	R-1	Vacant Public	R-1	Low Density Residential	SLDR	8	6	Yes	1.6	North Sacramento	None
01901610370000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	1.6	Land Park	None
22601800030000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.6	North Sacramento	None
04800120070000	R-1	Vacant Residential	R-1	Medium Density Residential	SLDR	8	6	Yes	1.7	South Area	None
03801310200000	R-1	Single Family	R-1	Low Density Residential	SLDR	8	6	Yes	1.7	Fruitridge/Broadway	None
02900210470000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.8	Land Park	None
04800120080000	R-1	Vacant Residential	R-1	Medium Density Residential	SLDR	8	6	Yes	1.8	South Area	None
03802100410000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.8	Fruitridge/Broadway	None
03802510250000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	1.8	Fruitridge/Broadway	None
03802020010000	R-1	Single Family	R-1	Medium Density Residential	TLDR	8	6	Yes	1.9	Fruitridge/Broadway	None
02202310150000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	2.0	Fruitridge/Broadway	None
25000260140000	R-1	Vacant Public	R-1	Low Density Residential	SLDR	8	6	Yes	2.0	North Sacramento	None
04700140040000	R-1	Vacant Residential	R-1	Medium Density Residential	SLDR	8	6	Yes	2.1	South Area	None
23700810850000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	2.1	North Sacramento	None
22601800120000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	2.1	North Sacramento	None
23702500040000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	2.2	North Sacramento	None
11701600590000	R-1	Vacant Public	R-1	Low Density Residential	SLDR	8	6	Yes	2.2		None
04000310080000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	2.3	Fruitridge/Broadway	None
02102740260000	R-1	Vacant Residential	R-1	Low Density Residential	TLDR	8	6	Yes	2.4	Fruitridge/Broadway	None
05300100520000	R-1	Vacant Residential	R-1	Low Density Residential	Planning Development	8	6	Yes	2.5	South Area	None
03802100630000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	2.6	Fruitridge/Broadway	None
25001300360000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	2.9	North Sacramento	None
23701510130000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	2.9	North Sacramento	None
03104800310000	R-1	Vacant Residential	R-1	Low Density Residential	SMDR	8	6	Yes	3.1	Public Officescket	None
25001300510000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	3.3	North Sacramento	None
22601320300000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	3.6	North Sacramento	None
04900310200000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	3.6	South Area	None
22602200070000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	4.3	North Sacramento	None
25001300530000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	4.3	North Sacramento	None
03800610070000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	4.8	Fruitridge/Broadway	None
03800610060000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	4.8	Fruitridge/Broadway	None
25001300300000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	4.8	North Sacramento	None
04100910020000	R-1	Vacant Residential	R-1	Low Density Residential	THigh Density Residential	8	6	Yes	5.0	South Area	None
04900101030000	R-1	Vacant Residential	R-1	Low Density Residential	SLDR	8	6	Yes	5.5	South Area	None
04900410090000	R-1	Vacant Public	R-1	Low Density Residential	SLDR	8	6	Yes	5.7	South Area	None
25003410110000	R-1	Vacant Residential	R-1	Low Density Residential	SMDR	8	6	Yes	6.2	North Sacramento	None
27501720040000	R-1	Vacant Residential	R-1	Low Density Residential	SMDR	8	6	Yes	6.2	North Sacramento	None

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
27502400770000	R-1	Vacant Residential	R-1	Low Density Residential	SMDR	8	6	Yes	7.1	North Sacramento	None
01102000570000	R-1	Vacant Residential	R-1	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Center High	8	6	Yes	11.5	Fruitridge/Broadway	None
05300100470000	R-1	Vacant Residential	R-1	Low Density Residential	Planning Development	8	6	Yes	37.3	South Area	None
Subtotal, R-1									224.4		
26301100360000	R-1, *	Vacant Residential	R-1, R-1A	Low Density Residential	TLDR	0	6	Yes	2.5	North Sacramento	None
02700400740000	R-1, *	Vacant Residential	R-1, R-1A	ComMixed-Usenity/Neighborhood Commercial & Offices	SLDR	0	6	Yes	3.7	Fruitridge/Broadway	None
04100810010000	R-1, *	Vacant Residential	R-1, R-1-EA-4	Low Density Residential	TLDR	0	6	Yes	0.7	South Area	None
04000210510000	R-1, *	Single Family	R-1, R-2	Low Density Residential	TLDR	0	6	Yes	2.3	Fruitridge/Broadway	None
22600801030000	R-1, *	Vacant Residential	R-1, RE-1/0.5	Low Density Residential	SLDR	0	6	Yes	15.1	North Sacramento	None
Subtotal, R-1, combo									24.3		
25001400060000	R-1A	Vacant Public	R-1A	Low Density Residential	TLDR	15	9	Yes	1.0	North Sacramento	None
25001400210000	R-1A	Vacant Residential	R-1A	Low Density Residential	TLDR	15	9	Yes	1.0	North Sacramento	None
25201910230000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	1.0	North Sacramento	None
04905900010000	R1A	Vacant Residential	R-1A	Low Density Residential	TMDR	15	9	Yes	8.9	South Area	None
23700400210000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	1.2	North Sacramento	None
25001300080000	R-1A	Vacant Residential	R-1A	Low Density Residential	SMDR	15	9	Yes	1.2	North Sacramento	None
27700810030000	R-1A	Vacant Industrial	R-1A	Low Density Residential	UMDR	15	9	Yes	1.3	North Sacramento	None
26502100650000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	1.3	North Sacramento	None
03801910110000	R-1A	Vacant Residential	R-1A	Low Density Residential	TLDR	15	9	Yes	1.4	Fruitridge/Broadway	None
25001720020000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	1.4	North Sacramento	None
11709300040000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	1.4	South Area	None
02301630190000	R-1A	Vacant Residential	R-1A	Low Density Residential	TLDR	15	9	Yes	1.5	Fruitridge/Broadway	None
23701400330000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	1.6	North Sacramento	None
02301630250000	R-1A	Vacant Residential	R-1A	Low Density Residential	TLDR	15	9	Yes	1.6	Fruitridge/Broadway	None
23701400260000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	1.7	North Sacramento	None
25001300110000	R-1A	Rural Home	R-1A	Low Density Residential	SMDR	15	9	Yes	1.9	North Sacramento	None
26500600490000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	2.0	North Sacramento	None
25000300170000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	2.1	North Sacramento	None
25103110110000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	2.2	North Sacramento	None
05200100770000	R-1A	Vacant Office	R-1A	Low Density Residential	Suburban Corridor	15	9	Yes	2.3	South Area	None
25003420090000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	2.3	North Sacramento	None
25001300570000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	2.4	North Sacramento	None
25003520060000	R-1A	Vacant Residential	R-1A	Low Density Residential	SMDR	15	9	Yes	2.4	North Sacramento	None
11709300030000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	2.5	South Area	None
25003520070000	R-1A	Vacant Residential	R-1A	Low Density Residential	SMDR	15	9	Yes	3.4	North Sacramento	None
03802100650000	R-1A	Vacant Residential	R-1A	Medium Density Residential	TLDR	15	9	Yes	3.7	Fruitridge/Broadway	None
05200100790000	R-1A	Vacant Residential	R-1A	Low Density Residential	Suburban Corridor	15	9	Yes	3.9	South Area	None

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
23701400560000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	4.1	North Sacramento	None
25001720250000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	4.3	North Sacramento	None
25003520080000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	4.5	North Sacramento	None
23703800490000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	4.5	North Sacramento	None
03703100130000	R-1A	Vacant Residential	R-1A	Medium Density Residential	Suburban Corridor	15	9	Yes	4.6	Fruitridge/Broadway	None
03703100140000	R-1A	Vacant Residential	R-1A	Medium Density Residential	Suburban Corridor	15	9	Yes	4.6	Fruitridge/Broadway	None
25001220040000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	4.7	North Sacramento	None
25001220050000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	4.7	North Sacramento	None
25003520050000	R-1A	Vacant Residential	R-1A	Low Density Residential	SMDR	15	9	Yes	4.8	North Sacramento	None
22600610200000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	7.4	North Sacramento	None
23700910040000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	7.6	North Sacramento	None
05300100510000	R-1A	Vacant Residential	R-1A	Low Density Residential	Planning Development	15	9	Yes	7.9	South Area	None
05200100920000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	10.0	South Area	None
05300100590000	R-1A	Vacant Residential	R-1A	Parks-Recreation-Open Space	Planning Development	15	9	Yes	10.4	South Area	None
11900700310000	R-1A	Vacant Residential	R-1A	Low Density Residential	SLDR	15	9	Yes	10.9	South Area	None
05300100490000	R-1A	Vacant Residential	R-1A	Low Density Residential	Planning Development	15	9	Yes	15.0	South Area	None
04900500250000	R-1A	Vacant Residential	R-1A	Low Density Residential	THigh Density Residential	15	9	Yes	16.0	South Area	None
05300100600000	R-1A	Vacant Residential	R-1A	Low Density Residential	Planning Development	15	9	Yes	19.2	South Area	None
11900900110000	R-1A	Vacant Residential	R-1A	Low Density Residential	Planning Development	15	9	Yes	26.1	South Area	None
11900900010000	R-1A	Vacant Residential	R-1A	Low Density Residential	Planning Development	15	9	Yes	52.0	South Area	None
05300100480000	R-1A	Vacant Residential	R-1A	Low Density Residential	Planning Development	15	9	Yes	72.9	South Area	None
05300100610000	R-1A	Vacant Residential	R-1A	Low Density Residential	Planning Development	15	9	Yes	78.7	South Area	None
Subtotal, R-1A									433.0		
11900100070000	R-1A,*	Vacant Residential	R-1A, MRD-PUD	Low Density Residential	Planning Development	0	9	Yes	20.0	South Area	None
11900100080000	R-1A,*	Vacant Residential	R-1A, MRD-PUD	Industrial-Employee Intensive	Planning Development	0	9	Yes	20.0	South Area	None
11900100040000	R-1A,*	Vacant Residential	R-1A, MRD-PUD	Industrial-Employee Intensive	Planning Development	0	9	Yes	20.0	South Area	None
11901900280000	R-1A,*	Vacant Residential	R-1A, MRD-PUD	Industrial-Employee Intensive	Planning Development	0	9	Yes	128.0	South Area	None
11900100020000	R-1A,*	Vacant Residential	R-1A, R-2A, MRD-PUD	Low Density Residential	Planning Development	0	9	Yes	20.0	South Area	None
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
Subtotal, R-1A, combo									1,075.9		
26603610390000	R-2A	Vacant Industrial	R-2A	Heavy Commercial or Warehouse	Suburban Center	17	14	Yes	1.0	Arden Arcade	None
02302520170000	R-2A	Vacant Residential	R-2A	Low Density Residential	Suburban Corridor	17	14	Yes	1.1	Fruitridge/Broadway	None
26602820070000	R-2A	Vacant Residential	R-2A	Heavy Commercial or Warehouse	Suburban Center	17	14	Yes	1.2	Arden Arcade	None
25101310170000	R-2A	Vacant Residential	R-2A	High Density Residential	TMDR	17	14	Yes	1.5	North Sacramento	None

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	CFA	On-Site Environ Constraints
04000320180000	R-2A	Vacant Residential	R-2A	Low Density Residential	SLDR	17	14	Yes	2.2	Fruitridge/Broadway	None
04000310300000	R-2A	Vacant Retail/Commercial	R-2A	ComMixed-Usenity/Neighborhood Commercial & Offices	Suburban Corridor	17	14	Yes	2.5	Fruitridge/Broadway	None
11701400390000	R-2A	Vacant Residential	R-2A	Low Density Residential	SMDR	17	14	Yes	3.2	South Area	None
26300100270000	R-2A	Vacant Residential	R-2A	Low Density Residential	TMDR	17	14	Yes	3.8	North Sacramento	None
23703800510000	R-2A	Vacant Residential	R-2A	Medium Density Residential	SMDR	17	14	Yes	4.0	North Sacramento	None
11900100030000	R-2A,*	Vacant Residential	R-2A, MRD-PUD	Medium Density Residential	Planning Development	0	14	Yes	20.0	South Area	None
Subtotal, R-2A									40.5		
26501610030000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	1.0	North Sacramento	None
26300100190000	R-2B	Vacant Public	R-2B	Medium Density Residential	SMDR	21	16	Yes	1.1	North Sacramento	None
03800910020000	R-2B	Single Family	R-2B	Medium Density Residential	TLDR	21	16	Yes	1.1	Fruitridge/Broadway	None
26500120030000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	1.1	North Sacramento	None
25001300160000	R-2B	Vacant Public	R-2B	Low Density Residential	SLDR	21	16	Yes	1.4	North Sacramento	None
11702110270000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	1.4	South Area	None
03800910040000	R-2B	Single Family	R-2B	Medium Density Residential	TLDR	21	16	Yes	1.5	Fruitridge/Broadway	None
11702110180000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	1.5	South Area	None
25001300220000	R-2B	Vacant Public	R-2B	Medium Density Residential	SMDR	21	16	Yes	1.5	North Sacramento	None
25001300170000	R-2B	Vacant Public	R-2B	Low Density Residential	SLDR	21	16	Yes	1.5	North Sacramento	None
11702110210000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	1.6	South Area	None
23700400010000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	3.2	North Sacramento	None
03801010130000	R-2B	Vacant Residential	R-2B	Medium Density Residential	TLDR	21	16	Yes	3.6	Fruitridge/Broadway	None
27700120110000	R-2B	Vacant Retail/Commercial	R-2B	Special Planning District	Urban Corridor High	21	16	Yes	3.9	North Sacramento	None
11702200250000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	5.0	South Area	None
11701820220000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	5.0	South Area	None
11701820230000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	5.5	South Area	None
04000210480000	R-2B	Vacant Residential	R-2B	Medium Density Residential	Suburban Corridor	21	16	Yes	5.8	Fruitridge/Broadway	None
11702020420000	R-2B	Vacant Residential	R-2B	Low Density Residential	SHigh Density Residential	21	16	Yes	6.0	South Area	None
11709100410000	R-2B	Vacant Residential	R-2B	Medium Density Residential	SMDR	21	16	Yes	9.7	South Area	None
01501010210000	R-2B,*	Vacant Residential	R-2B, RMX-TO	Residential Mixed Use	ULDR	0	16	Yes	13.6	Fruitridge/Broadway	None
11702200020000	A-OS,*	Neighborhood Retail	R-2B	Medium Density Residential	SMDR	0	16	Yes	11.6	South Area	None
Subtotal, R-2B									87.4		
01400310100000	R-3	Vacant Industrial	R-3	Low Density Residential	Urban Corridor Low	23	23	Yes	1.3	Fruitridge/Broadway	None
25003310190000	R-3	Vacant Residential	R-3	Medium Density Residential	SMDR	23	23	Yes	2.1	North Sacramento	None
03800910050000	R-3	Vacant Residential	R-3	Medium Density Residential	TLDR	23	23	Yes	2.9	Fruitridge/Broadway	None
11714600300000	R-3	Vacant Office	R-3	Medium Density Residential	SMDR	23	23	Yes	5.2	South Area	None
Subtotal, R-3									11.5		
11714600310000	R-3A	Vacant Office	R-3A	Medium Density Residential	SHigh Density Residential	36	23	Yes	3.2	South Area	None
11714600290000	R-3A	Vacant Office	R-3A	High Density Residential	SHigh Density Residential	36	23	Yes	3.2	South Area	None

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 Constrains
Subtotal, R-3A									6.4		
	R-4	Vacant Office	R-4	High Density Residential	SHigh Density Residential	58	28	Yes	2.5	South Area	None
11802900060000	R-4	Vacant Residential	R-4	ComMixed-Usenity/Neighborhood Commercial & Offices	SHigh Density Residential	58	28	Yes	3.9	South Area	None
Subtotal, R-4									6.4		
11701900320000	RE-1/2	Vacant Residential	RE-1/2	ComMixed-Usenity/Neighborhood Commercial & Offices	Suburban Center	0	1	Yes	1.3	South Area	None
11701820090000	RE-1/2	Vacant Residential	RE-1/2	Medium Density Residential	Suburban Center	0	1	Yes	1.6	South Area	None
11702020220000	RE-1/2	Vacant Residential	RE-1/2	Low Density Residential	SLDR	0	1	Yes	2.4	South Area	None
11701900090000	RE-1/2	Vacant Residential	RE-1/2	Low Density Residential	Suburban Center	0	1	Yes	2.7	South Area	None
11702010140000	RE-1/2	Vacant Residential	RE-1/2	Low Density Residential	Suburban Center	0	1	Yes	8.6	South Area	None
11702200230000	RE-1/4	Vacant Agriculture	RE-1/4	Low Density Residential	SMDR	0	1	Yes	1.0	South Area	None
11702200190000	RE-1/4	Vacant Residential	RE-1/4	Special Planning District	SMDR	0	1	Yes	4.1	South Area	None
11702120460000	RE-1/4	Vacant Residential	RE-1/4	Low Density Residential	SLDR	0	1	Yes	4.7	South Area	None
11702200220000	RE-1*	Vacant Residential	RE-1/4, R-2B	Low Density Residential	SMDR	0	1	Yes	2.0	South Area	None
Subtotal, RE									28.4		
100200450000	RMX-PUD	Vacant Industrial	RMX-PUD	Special Planning District	Urban Center Low	80	80	Pending Prop 1C Funding	1.4	Central City	None
100200450000	RMX-PUD	Vacant Industrial	RMX-PUD	Special Planning District	Urban Center Low	75	75	Pending Prop 1C Funding	1.8	Central City	None
100200450000	RMX-PUD	Vacant Industrial	RMX-PUD	Special Planning District	Urban Center Low	118	118	Pending Prop 1C Funding	2.0	Central City	None
100200450000	RMX-PUD	Vacant Industrial	RMX-PUD	Special Planning District	Urban Center Low	143	143	Pending Prop 1C Funding	1.0	Central City	None
100200450000	RMX-PUD	Vacant Industrial	RMX-PUD	Special Planning District	Urban Center Low	98	98	Pending Prop 1C Funding	2.2	Central City	None
00800100200000	RMX	Vacant Industrial	RMX		Employment Center (Low Rise)	36	33	Lacks Sewer and Drainage Services	1.6	East Sacramento	None
Subtotal, RMX									9.9		
02202900100000	RO	Vacant Residential	RO	High Density Residential	TLDR	36	27	Yes	1.0	Fruitridge/Broadway	None
01402230040000	RO	Vacant Public	RO	Low Density Residential	Urban Corridor Low	36	27	Yes	1.2	Fruitridge/Broadway	None
Subtotal, RO									2.2		
200100510000	RCMU	Vacant Commercial	RCMU	Special Planning District	Planned Development	230	20	Pending Prop 1C Funding	3.6	Central City	None
200100510000	RCMU	Vacant Commercial	RCMU	Special Planning District	Planned Development	230	132	Pending Prop 1C Funding	1.8	Central City	None
Subtotal, RCMU									5.4		
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	51	Pending Prop 1C Funding	1.9	Central City	None
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	66	Pending Prop 1C Funding	1.2	Central City	None
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	66	Pending Prop 1C Funding	1.2	Central City	None
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	223	Pending Prop 1C Funding	1.2	Central City	None
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	173	Pending Prop 1C Funding	1.3	Central City	None
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	178	Pending Prop 1C Funding	1.3	Central City	None
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	116	Pending Prop 1C Funding	2.0	Central City	None
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	45	Pending Prop 1C Funding	1.8	Central City	None
200100470000	ORMU	Vacant Commercial	ORMU	Special Planning District	Planned Development	230	62	Pending Prop 1C Funding	1.3	Central City	None
Subtotal, ORMU									13.2		

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
Central City (Less than an Acre)											
00200820250000	C-2 Central City	Vacant Public	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.0	Central City	None
00301240100000	C-2 Central City	Vacant Residential	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.0	Central City	None
00701720010000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	THigh Density Residential	50-170	37	Yes	0.0	Central City	None
00703130140000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.0	Central City	None
00200820160000	C-2 Central City	Vacant Public	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.0	Central City	None
00201320090000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00602930020000	C-2 Central City	Vacant Public	C-2 Central City	Public Offices	Urban Corridor High	50-170	37	Yes	0.1	Central City	None
01001240310000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00301240110000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00902440170000	C-2 Central City	Vacant Residential	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00201710110000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00700160080000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00703130050000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00902440210000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00902440190000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
01001240270000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00201710100000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00702420150000	C-2 Central City	Vacant Office	C-2 Central City	High Density Residential	TMDR	50-170	37	Yes	0.1	Central City	None
00201650150000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	TMDR	50-170	37	Yes	0.1	Central City	None
00600530060000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Traditional Center	50-170	37	Yes	0.1	Central City	None
00301740120000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00702450020000	C-2 Central City	Vacant Residential	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00602930010000	C-2 Central City	Vacant Public	C-2 Central City	Public Offices	Urban Corridor High	50-170	37	Yes	0.1	Central City	None
00703130150000	C-2 Central City	Vacant Residential	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
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
00600530080000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Traditional Center	50-170	37	Yes	0.1	Central City	None
00201570080000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00201360040000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00201360050000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00201360060000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00201360030000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00201360070000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00201360020000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00600530070000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Traditional Center	50-170	37	Yes	0.1	Central City	None
00700150040000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00700260230000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None

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
0070145011000	C-2 Central City	Vacant Residential	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00701720160000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	THigh Density Residential	50-170	37	Yes	0.1	Central City	None
00703150040000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00703150030000	C-2 Central City	Parking Lot	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00703210010000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00703150210000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	Heavy Commercial or Warehouse	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00703150160000	C-2 Central City	Parking Lot	C-2 Central City	Heavy Commercial or Warehouse	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
01000260040000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
01000260010000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00301040250000	C-2 Central City	Multi Family Low	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00201710060000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00201710070000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00201710080000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00301240120000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00702450110000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00703130160000	C-2 Central City	Vacant Residential	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00701450120000	C-2 Central City	Vacant Residential	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00900820050000	C-2 Central City	Vacant Residential	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	ULDR	50-170	37	Yes	0.1	Central City	None
01002180020000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00201150060000	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
01002310130000	C-2 Central City	Parking Lot	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00201320100000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
01002120020000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
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
00201570060000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
01002170020000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Center Low	50-170	37	Yes	0.1	Central City	None
00901930190000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Traditional Center	50-170	37	Yes	0.1	Central City	None
00902440030000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00902440040000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00200750160000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
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
00201570050000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00201360080000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00201620040000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor High	50-170	37	Yes	0.1	Central City	None
00201730050000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00201730060000	C-2 Central City	Vacant Office	C-2 Central City	High Density Residential	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00600630020000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
00700150010000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None

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
0060123010000	C-2 Central City	Parking Lot	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor High	50-170	37	Yes	0.1	Central City	None
0060123009000	C-2 Central City	Parking Lot	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor High	50-170	37	Yes	0.1	Central City	None
0070085008000	C-2 Central City	Parking Lot	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
0070032019000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
0060175007000	C-2 Central City	Parking Lot	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor High	50-170	37	Yes	0.1	Central City	None
0060175008000	C-2 Central City	Parking Lot	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor High	50-170	37	Yes	0.1	Central City	None
0070252018000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
0090086005000	C-2 Central City	Office General	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	ULDR	50-170	37	Yes	0.1	Central City	None
0100053009000	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
0100053008000	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
0100053006000	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
0100054006000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
0090241003000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
0090253004000	C-2 Central City	Parking Lot	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
0090253001000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.1	Central City	None
0070141015000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor High	50-170	37	Yes	0.2	Central City	None
0070052009000	C-2 Central City	Vacant Residential	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.2	Central City	None
0100053007000	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
0090253002000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.2	Central City	None
0090241004000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.2	Central City	None
0100063010000	C-2 Central City	Warehouse	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.2	Central City	None
0090244002000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.2	Central City	None
0070171017000	C-2 Central City	Vacant Health Care	C-2 Central City	Regional Commercial & Offices	THigh Density Residential	50-170	37	Yes	0.2	Central City	None
0070172018000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	THigh Density Residential	50-170	37	Yes	0.2	Central City	None
0020171005000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.2	Central City	None
0100023018000	C-2 Central City	Vacant Health Care	C-2 Central City	Special Planning District	Urban Corridor Low	50-170	37	Yes	0.3	Central City	None
0070171002000	C-2 Central City	Vacant Recreation	C-2 Central City	Regional Commercial & Offices	THigh Density Residential	50-170	37	Yes	0.3	Central City	None
0090241008000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.3	Central City	None
0020173026000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.3	Central City	None
0060063001000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.3	Central City	None
0060123001000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor High	50-170	37	Yes	0.3	Central City	None
0060125016000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor High	50-170	37	Yes	0.3	Central City	None
0060205015000	C-2 Central City	Vacant Public	C-2 Central City	Public Offices	Central Business District	50-170	37	Yes	0.3	Central City	None
0070172005000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.3	Central City	None
0090253005000	C-2 Central City	Parking Lot	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.3	Central City	None
0100062019000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.3	Central City	None
0020116058000	C-2 Central City	Vacant Office	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.3	Central City	None

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
00700150190000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.3	Central City	None
00702140020000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.3	Central City	None
00200820240000	C-2 Central City	Vacant Public	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.4	Central City	None
01002360160000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.4	Central City	None
01000940230000	C-2 Central City	Vacant Industrial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.4	Central City	None
00601240100000	C-2 Central City	Parking Lot	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor High	50-170	37	Yes	0.4	Central City	None
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
00201150130000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.4	Central City	None
00901540230000	C-2 Central City	Vacant Retail/Commercial	C-2 Central City	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	50-170	37	Yes	0.4	Central City	None
Subtotal, C-2									17.0		
00200860300000	R-3A Central City	Vacant Residential	R-3A	Industrial	TMDR	36	23	Yes	0.0	Central City	None
00201160410000	R-3A Central City	Vacant Residential	R-3A	High Density Residential	TMDR	36	23	Yes	0.0	Central City	None
00301920110000	R-3A Central City	Vacant Residential	R-3A	High Density Residential	THigh Density Residential	36	23	Yes	0.0	Central City	None
00200860380000	R-3A Central City	Vacant Industrial	R-3A	Industrial	TMDR	36	23	Yes	0.0	Central City	None
00200860370000	R-3A Central City	Vacant Residential	R-3A	Industrial	TMDR	36	23	Yes	0.0	Central City	None
00200860330000	R-3A Central City	Vacant Residential	R-3A	Industrial	TMDR	36	23	Yes	0.0	Central City	None
00200860340000	R-3A Central City	Vacant Industrial	R-3A	Industrial	TMDR	36	23	Yes	0.0	Central City	None
00200860310000	R-3A Central City	Vacant Residential	R-3A	Industrial	TMDR	36	23	Yes	0.0	Central City	None
00200860290000	R-3A Central City	Vacant Residential	R-3A	Industrial	TMDR	36	23	Yes	0.0	Central City	None
00200860360000	R-3A Central City	Vacant Residential	R-3A	Industrial	TMDR	36	23	Yes	0.0	Central City	None
00200860390000	R-3A Central City	Vacant Industrial	R-3A	Industrial	TMDR	36	23	Yes	0.0	Central City	None
00200860320000	R-3A Central City	Vacant Residential	R-3A	Industrial	TMDR	36	23	Yes	0.0	Central City	None
00200860350000	R-3A Central City	Vacant Industrial	R-3A	Industrial	TMDR	36	23	Yes	0.0	Central City	None
00201040210000	R-3A Central City	Vacant Residential	R-3A	High Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00201040200000	R-3A Central City	Vacant Residential	R-3A	High Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00201630030000	R-3A Central City	Vacant Residential	R-3A	High Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00201560030000	R-3A Central City	Vacant Residential	R-3A	High Density Residential	Urban Corridor High	36	23	Yes	0.1	Central City	None

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
00201560040000	R-3A Central City	Vacant Residential	R-3A	High Density Residential	Urban Corridor High	36	23	Yes	0.1	Central City	None
00700260120000	R-3A Central City	Vacant Retail/Commercial	R-3A	High Density Residential	THigh Density Residential	36	23	Yes	0.1	Central City	None
00201220080000	R-3A Central City	Vacant Residential	R-3A	High Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00201320030000	R-3A Central City	Vacant Residential	R-3A	ComMixed-Usenity/Neighborhood Commercial & Offices	TMDR	36	23	Yes	0.1	Central City	None
00700260020000	R-3A Central City	Parking Lot	R-3A	High Density Residential	THigh Density Residential	36	23	Yes	0.1	Central City	None
00700260010000	R-3A Central City	Parking Lot	R-3A	High Density Residential	THigh Density Residential	36	23	Yes	0.1	Central City	None
00900540130000	R-3A Central City	Vacant Residential	R-3A	Medium Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00901160120000	R-3A Central City	Vacant Residential	R-3A	Medium Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00201050040000	R-3A Central City	Vacant Residential	R-3A	Special Planning District	TMDR	36	23	Yes	0.1	Central City	None
00201050050000	R-3A Central City	Vacant Residential	R-3A	Special Planning District	TMDR	36	23	Yes	0.1	Central City	None
00301730170000	R-3A Central City	Vacant Office	R-3A	High Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00700240260000	R-3A Central City	Vacant Retail/Commercial	R-3A	High Density Residential	THigh Density Residential	36	23	Yes	0.1	Central City	None
00700240270000	R-3A Central City	Vacant Retail/Commercial	R-3A	High Density Residential	THigh Density Residential	36	23	Yes	0.1	Central City	None
00700240110000	R-3A Central City	Vacant Retail/Commercial	R-3A	High Density Residential	THigh Density Residential	36	23	Yes	0.1	Central City	None
00900620230000	R-3A Central City	Vacant Retail/Commercial	R-3A	Medium Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00900560150000	R-3A Central City	Vacant Residential	R-3A	Medium Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00901120020000	R-3A Central City	Vacant Retail/Commercial	R-3A	Medium Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00901160250000	R-3A Central City	Vacant Residential	R-3A	Medium Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00900860210000	R-3A Central City	Vacant Retail/Commercial	R-3A	Medium Density Residential	ULDR	36	23	Yes	0.1	Central City	None
00900860200000	R-3A Central City	Vacant Retail/Commercial	R-3A	Medium Density Residential	ULDR	36	23	Yes	0.1	Central City	None
00201210120000	R-3A Central City	Vacant Residential	R-3A	High Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00201310030000	R-3A Central City	Vacant Residential	R-3A	Heavy Commercial or Warehouse	TMDR	36	23	Yes	0.1	Central City	None
00201260080000	R-3A Central City	Single Family	R-3A	ComMixed-Usenity/Neighborhood Commercial & Offices	TMDR	36	23	Yes	0.1	Central City	None

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
00900820020000	R-3A Central City	Vacant Residential	R-3A	ComMixed-Usenity/Neighborhood Commercial & Offices	ULDR	36	23	Yes	0.1	Central City	None
01000360110000	R-3A Central City	Vacant Residential	R-3A	Low Density Residential	THigh Density Residential	36	23	Yes	0.1	Central City	None
00201560020000	R-3A Central City	Vacant Residential	R-3A	High Density Residential	Urban Corridor High	36	23	Yes	0.1	Central City	None
00200920150000	R-3A Central City	Vacant Residential	R-3A	Heavy Commercial or Warehouse	TMDR	36	23	Yes	0.1	Central City	None
00900540140000	R-3A Central City	Vacant Retail/Commercial	R-3A	Medium Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00901160060000	R-3A Central City	Vacant Residential	R-3A	Medium Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00201160510000	R-3A Central City	Vacant Public	R-3A	High Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00200840100000	R-3A Central City	Vacant Residential	R-3A	High Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00201630200000	R-3A Central City	Vacant Retail/Commercial	R-3A	High Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00201630190000	R-3A Central City	Vacant Retail/Commercial	R-3A	High Density Residential	TMDR	36	23	Yes	0.1	Central City	None
00702650060000	R-3A Central City	Vacant Office	R-3A	High Density Residential	THigh Density Residential	36	23	Yes	0.1	Central City	None
00702650070000	R-3A Central City	Vacant Office	R-3A	High Density Residential	THigh Density Residential	36	23	Yes	0.1	Central City	None
00201650250000	R-3A Central City	Vacant Residential	R-3A	ComMixed-Usenity/Neighborhood Commercial & Offices	TMDR	36	23	Yes	0.1	Central City	None
00200840040000	R-3A Central City	Vacant Residential	R-3A	High Density Residential	TMDR	36	23	Yes	0.2	Central City	None
00201210060000	R-3A Central City	Vacant Residential	R-3A	High Density Residential	TMDR	36	23	Yes	0.2	Central City	None
00301530080000	R-3A Central City	Vacant Residential	R-3A	Low Density Residential	TMDR	36	23	Yes	0.2	Central City	None
00900560200000	R-3A Central City	Vacant Residential	R-3A	Medium Density Residential	TMDR	36	23	Yes	0.2	Central City	None
00900560190000	R-3A Central City	Multi Family Low	R-3A	Medium Density Residential	TMDR	36	23	Yes	0.2	Central City	None
00703230190000	R-3A Central City	Vacant Residential	R-3A	High Density Residential	THigh Density Residential	36	23	Yes	0.2	Central City	None
00901420160000	R-3A Central City	Vacant Residential	R-3A	Medium Density Residential	ULDR	36	23	Yes	0.2	Central City	None
01000450150000	R-3A Central City	Vacant Residential	R-3A	Special Planning District	THigh Density Residential	36	23	Yes	0.2	Central City	None
00201330240000	R-3A Central City	Single Family	R-3A	Heavy Commercial or Warehouse	Employment Center (Low Rise)	36	23	Yes	0.2	Central City	None
00901760230000	R-3A Central City	Vacant Residential	R-3A	ComMixed-Usenity/Neighborhood Commercial & Offices	TMDR	36	23	Yes	0.2	Central City	None

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
00201330230000	R-3A Central City	Single Family	R-3A	Heavy Commercial or Warehouse	Employment Center (Low Rise)	36	23	Yes	0.3	Central City	None
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
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
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
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
00200840030000	R-3A Central City	Vacant Residential	R-3A		Employment Center (Low Rise)	36	23	Yes	0.6	Central City	None
Subtotal, R-3A									7.0		
01001870030000	R-4 Central City	Vacant Residential	R-4	ComMixed-Usenity/Neighborhood Commercial & Offices	THigh Density Residential	58	28	Yes	0.1	Central City	None
01001870040000	R-4 Central City	Vacant Residential	R-4	ComMixed-Usenity/Neighborhood Commercial & Offices	THigh Density Residential	58	28	Yes	0.1	Central City	None
01001870020000	R-4 Central City	Vacant Residential	R-4	ComMixed-Usenity/Neighborhood Commercial & Offices	THigh Density Residential	58	28	Yes	0.1	Central City	None
01001870010000	R-4 Central City	Vacant Residential	R-4	ComMixed-Usenity/Neighborhood Commercial & Offices	THigh Density Residential	58	28	Yes	0.1	Central City	None
01001870070000	R-4 Central City	Vacant Residential	R-4	ComMixed-Usenity/Neighborhood Commercial & Offices	THigh Density Residential	58	28	Yes	0.1	Central City	None
00900520150000	R-4 Central City	Vacant Residential	R-4	Public Offices	TMDR	58	28	Yes	0.1	Central City	None
00902430010000	R-4 Central City	Vacant Residential	R-4	High Density Residential	Urban Corridor Low	58	28	Yes	0.1	Central City	None
01002530160000	R-4 Central City	Vacant Residential	R-4		TLDR	58	28	Yes	0.2	Central City	None
Subtotal, R-4									0.8		
00602930110000	R-5 Central City	Vacant Public	R-5	Public Offices	Urban Corridor High	150	83	Yes	0.0	Central City	None
00701420160000	R-5 Central City	Vacant Residential	R-5	High Density Residential	TMDR	150	83	Yes	0.1	Central City	None
00702410210000	R-5 Central City	Vacant Residential	R-5	High Density Residential	TMDR	150	83	Yes	0.1	Central City	None
00703110180000	R-5 Central City	Vacant Retail/Commercial	R-5	High Density Residential	TMDR	150	83	Yes	0.1	Central City	None
00702410270000	R-5 Central City	Single Family	R-5	High Density Residential	TMDR	150	83	Yes	0.1	Central City	None
00601760150000	R-5 Central City	Vacant Residential	R-5	High Density Residential	TMDR	150	83	Yes	0.1	Central City	None
00601760220000	R-5 Central City	Vacant Residential	R-5	High Density Residential	TMDR	150	83	Yes	0.3	Central City	None
00602860290000	R-5 Central City	Vacant Public	R-5	High Density Residential	Central Business District	150	83	Yes	0.4	Central City	None
Subtotal, R-5									1.1		
00602820180000	RMX Central City	Vacant Residential	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
00201210380000	RMX Central City	Vacant Public	RMX	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	36	33	Yes	0.0	Central City	None
00602620260000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
00602620250000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
00602620240000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None

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
00602620230000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
00602620220000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620480000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620490000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620500000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620510000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
00602620210000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620520000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620560000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
00900530150000	RMX Central City	Vacant Public	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
00602620270000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
00602620280000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
00602620290000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
00602620300000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
00602620310000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620370000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620380000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620360000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620470000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620390000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620350000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620460000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620400000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None

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
06602620340000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620450000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620410000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620440000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620430000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620420000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620330000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
00602620320000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620550000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620540000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
06602620530000	RMX Central City	Single Family	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
00703120260000	RMX Central City	Vacant Industrial	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
00602820190000	RMX Central City	Vacant Residential	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.0	Central City	None
00900530160000	RMX Central City	Vacant Public	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00900720170000	RMX Central City	Vacant Residential	RMX	RMixed-Use	Traditional Center	36	33	Yes	0.1	Central City	None
00602820060000	RMX Central City	Vacant Office	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00602830040000	RMX Central City	Warehouse	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
01000210030000	RMX Central City	Commercial Mixed Use	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00201210270000	RMX Central City	Vacant Public	RMX	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	36	33	Yes	0.1	Central City	None
00900530070000	RMX Central City	Vacant Public	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00602960020000	RMX Central City	Vacant Industrial	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00602960010000	RMX Central City	Vacant Industrial	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00900850120000	RMX Central City	Vacant Retail/Commercial	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None

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
00900630230000	RMX Central City	Vacant Office	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00900630240000	RMX Central City	Vacant Office	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
01000250080000	RMX Central City	Vacant Retail/Commercial	RMX	Special Planning District	Urban Corridor Low	36	33	Yes	0.1	Central City	None
00602820080000	RMX Central City	Vacant Retail/Commercial	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00602820090000	RMX Central City	Vacant Retail/Commercial	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00602830080000	RMX Central City	Vacant Office	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00900810080000	RMX Central City	Vacant Industrial	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00703120060000	RMX Central City	Vacant Office	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00703120280000	RMX Central City	Vacant Industrial	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00201210340000	RMX Central City	Vacant Public	RMX	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	36	33	Yes	0.1	Central City	None
00602960090000	RMX Central City	Vacant Retail/Commercial	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00602870050000	RMX Central City	Vacant Retail/Commercial	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00900750040000	RMX Central City	Parking Lot	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00900950090000	RMX Central City	Neighborhood Retail	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00900950070000	RMX Central City	Neighborhood Retail	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00900950060000	RMX Central City	Industrial Light	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00900950080000	RMX Central City	Vehicle Service	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.1	Central City	None
00900810120000	RMX Central City	Vacant Recreation	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.2	Central City	None
00602960160000	RMX Central City	Vacant Retail/Commercial	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.2	Central City	None
00201210320000	RMX Central City	Vacant Public	RMX	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	36	33	Yes	0.2	Central City	None
00201210360000	RMX Central City	Vacant Public	RMX	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	36	33	Yes	0.2	Central City	None
00602870180000	RMX Central City	Vacant Retail/Commercial	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.3	Central City	None
00602640230000	RMX Central City	Parking Lot	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.3	Central City	None

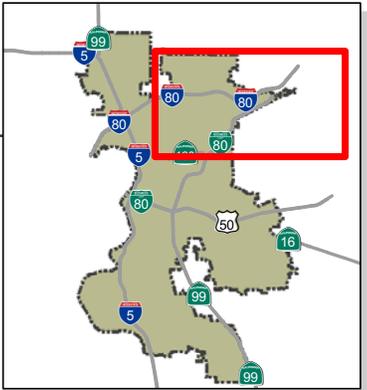
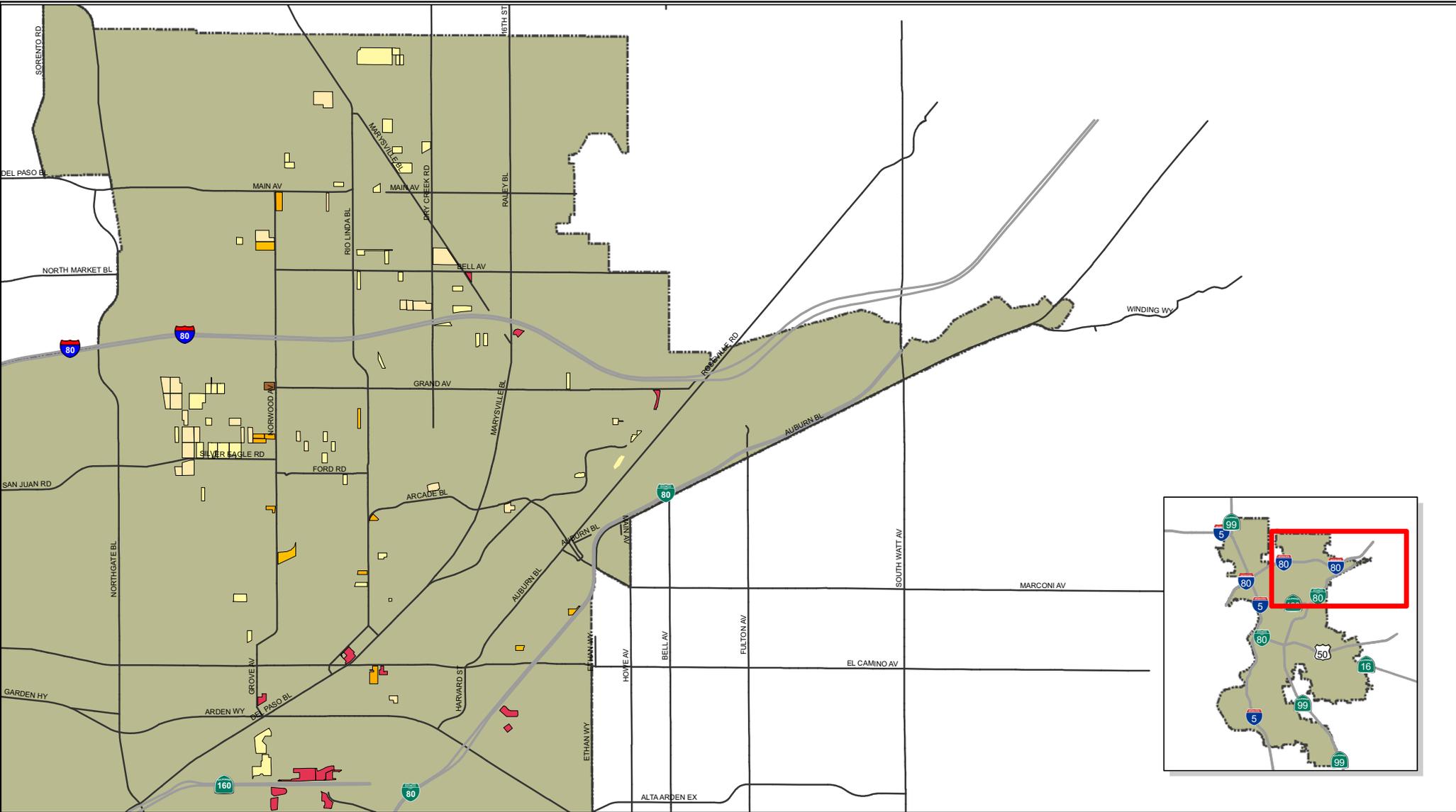
Table H C-1 Vacant Land Inventory Parcels											
APN	Zone	Land Use	New Zone	1988 GP	2030 GP	Max Density	Realistic Unit Capacity	Infrastructure Capacity	Lot Size/ Acre	CPA	On-Site Environ Constraints
00900630250000	RMX Central City	Vacant Industrial	RMX	Special Planning District	Urban Corridor High	36	33	Yes	0.4	Central City	None
00703120290000	RMX Central City	Vacant Industrial	RMX		Urban Corridor High	36	33	Yes	0.5	Central City	None
00900950110000	RMX Central City	Industrial Light	RMX		Urban Corridor High	36	33	Yes	0.6	Central City	None
00900850260000	RMX Central City	Vacant Industrial	RMX		Urban Corridor High	36	33	Yes	0.7	Central City	None
Subtotal, RMX									5.8		
00903800010000	RO Central City	Single Family	RO	Medium Density Residential	TMDR	36	27	Yes	0.0	Central City	None
00903800100000	RO Central City	Single Family	RO	Medium Density Residential	TMDR	36	27	Yes	0.0	Central City	None
00903800020000	RO Central City	Single Family	RO	Medium Density Residential	TMDR	36	27	Yes	0.0	Central City	None
00903800030000	RO Central City	Single Family	RO	Medium Density Residential	TMDR	36	27	Yes	0.0	Central City	None
00903800040000	RO Central City	Single Family	RO	Medium Density Residential	TMDR	36	27	Yes	0.0	Central City	None
00903800050000	RO Central City	Single Family	RO	Medium Density Residential	TMDR	36	27	Yes	0.0	Central City	None
00900520220000	RO Central City	Vacant Residential	RO	Public Offices	TMDR	36	27	Yes	0.0	Central City	None
01001310240000	RO Central City	Vacant Residential	RO	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	36	27	Yes	0.1	Central City	None
00900520230000	RO Central City	Vacant Retail/Commercial	RO	Public Offices	TMDR	36	27	Yes	0.1	Central City	None
00900540010000	RO Central City	Vacant Retail/Commercial	RO	Medium Density Residential	TMDR	36	27	Yes	0.1	Central City	None
00900560120000	RO Central City	Vacant Residential	RO	Medium Density Residential	TMDR	36	27	Yes	0.1	Central City	None
01002220120000	RO Central City	Vacant Office	RO	Medium Density Residential	Urban Corridor Low	36	27	Yes	0.1	Central City	None
01002330090000	RO Central City	Vacant Residential	RO	High Density Residential	Urban Corridor Low	36	27	Yes	0.1	Central City	None
00302120230000	RO Central City	Vacant Office	RO	High Density Residential	Urban Corridor Low	36	27	Yes	0.1	Central City	None
00900520260000	RO Central City	Vacant Retail/Commercial	RO	Public Offices	TMDR	36	27	Yes	0.1	Central City	None
00900620030000	RO Central City	Vacant Office	RO	Medium Density Residential	TMDR	36	27	Yes	0.1	Central City	None
00902050160000	RO Central City	Vacant Office	RO	Medium Density Residential	ULDR	36	27	Yes	0.1	Central City	None
00902050150000	RO Central City	Vacant Office	RO	Medium Density Residential	ULDR	36	27	Yes	0.1	Central City	None
01002220130000	RO Central City	Parking Lot	RO	Medium Density Residential	Urban Corridor Low	36	27	Yes	0.1	Central City	None
00900560020000	RO Central City	Vacant Office	RO	Medium Density Residential	TMDR	36	27	Yes	0.1	Central City	None
00900560010000	RO Central City	Vacant Office	RO	Medium Density Residential	TMDR	36	27	Yes	0.1	Central City	None
01001020130000	RO Central City	Single Family	RO	Medium Density Residential	Urban Corridor Low	36	27	Yes	0.1	Central City	None
00902640070000	RO Central City	Vacant Office	RO	High Density Residential	Urban Corridor Low	36	27	Yes	0.1	Central City	None
00900540100000	RO Central City	Vacant Office	RO	Medium Density Residential	TMDR	36	27	Yes	0.1	Central City	None
00201020130000	RO Central City	Vacant Retail/Commercial	RO	Special Planning District	TMDR	36	27	Yes	0.1	Central City	None
00901030080000	RO Central City	Vacant Residential	RO	Public Offices	TMDR	36	27	Yes	0.1	Central City	None
00900520250000	RO Central City	Vacant Retail/Commercial	RO	Public Offices	TMDR	36	27	Yes	0.1	Central City	None
00900520240000	RO Central City	Vacant Retail/Commercial	RO	Public Offices	TMDR	36	27	Yes	0.1	Central City	None
01001660400000	RO Central City	Vacant Office	RO	Medium Density Residential	Urban Corridor Low	36	27	Yes	0.1	Central City	None
00900520280000	RO Central City	Vacant Office	RO	Public Offices	TMDR	36	27	Yes	0.1	Central City	None

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
00302120080000	RO Central City	Vacant Residential	RO	High Density Residential	Urban Corridor Low	36	27	Yes	0.2	Central City	None
00701510170000	RO Central City	Vacant Residential	RO	High Density Residential	THigh Density Residential	36	27	Yes	0.2	Central City	None
00901730080000	RO Central City	Vacant Public	RO	Medium Density Residential	TMDR	36	27	Yes	0.2	Central City	None
00901730090000	RO Central City	Vacant Public	RO	Medium Density Residential	TMDR	36	27	Yes	0.2	Central City	None
00902660050000	RO Central City	Vacant Residential	RO	High Density Residential	Urban Corridor Low	36	27	Yes	0.2	Central City	None
01001310180000	RO Central City	Vacant Residential	RO	ComMixed-Usenity/Neighborhood Commercial & Offices	Urban Corridor Low	36	27	Yes	0.2	Central City	None
00901730180000	RO Central City	Vacant Public	RO	Medium Density Residential	TMDR	36	27	Yes	0.2	Central City	None
00201040180000	RO Central City	Vacant Office	RO	High Density Residential	TMDR	36	27	Yes	0.2	Central City	None
00201020120000	RO Central City	Vacant Retail/Commercial	RO	Special Planning District	TMDR	36	27	Yes	0.2	Central City	None
00201020110000	RO Central City	Vacant Office	RO	Special Planning District	TMDR	36	27	Yes	0.2	Central City	None
00901710390000	RO Central City	Vacant Residential	RO	Medium Density Residential	TMDR	36	27	Yes	0.3	Central City	None
00901730210000	RO Central City	Vacant Public	RO	Medium Density Residential	TMDR	36	27	Yes	0.3	Central City	None
01002110200000	RO Central City	Vacant Retail/Commercial	RO	High Density Residential	Urban Center Low	36	27	Yes	0.4	Central City	None
Subtotal, R0									4.8		
Publicly Officecential Reuse Sites											
2700400640000	R-3	Single-Family	R-3	Low Density Residential	SMDR	23	23	Yes	1.7	Fruitridge/Broadway	None
Subtotal, R-3									1.7		
00200920170000	R-3A	Parking Lot	R-3A	Heavy Commercial or Warehouse	TMDR	36	23	Yes	0.2	Central City	None
00200920160000	R-3A	Parking Lot	R-3A	Heavy Commercial or Warehouse	TMDR	36	23	Yes	0.1	Central City	None
00702520270000	R-3A	Parking Lot	R-3A	High Density Residential	High Density Residential	36	23	Yes	0.1	Central City	None
00702520260000	R-3A	Parking Lot	R-3A	High Density Residential	THigh Density Residential	36	23	Yes	0.0	Central City	None
00702520250000	R-3A	Parking Lot	R-3A	High Density Residential	THigh Density Residential	36	23	Yes	0.1	Central City	None
00702520070000	R-3A	Parking Lot	R-3A	High Density Residential	THigh Density Residential	36	23	Yes	0.1	Central City	None
00702520080000	R-3A	Parking Lot	R-3A	High Density Residential	THigh Density Residential	36	23	Yes	0.1	Central City	None
00702520090000	R-3A	Parking Lot	R-3A	High Density Residential	THigh Density Residential	36	23	Yes	0.1	Central City	None
00702520100000	R-3A	Parking Lot	R-3A	High Density Residential	THigh Density Residential	36	23	Yes	0.1	Central City	None
Subtotal, R-3A									0.9		
00602230040000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None
00602230050000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None
00602230060000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.0	Central City	None
00602230180000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None
00602230200000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None
00602230070000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.0	Central City	None
00602230130000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None
00602230170000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None
00602230160000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None
00602220020000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None

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
00602230190000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None
00602230150000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None
00602220030000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None
00602220040000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None
00602220050000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None
00602220060000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None
00602220070000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None
00602220080000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None
00602220010000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None
00602220180000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None
00602220170000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None
00602220160000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None
00602220150000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.2	Central City	None
00602220120000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None
00602220130000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None
00602220140000	R-5	Parking Lot	R-5	High Density Residential	Central Business District	150	83	Yes	0.1	Central City	None
Subtotal, R-5									2.8		
00701020210000	RO	Office Medical	RO	High Density Residential	THigh Density Residential	36	27	Yes	0.1	Central City	None
00701020190000	RO	Office Medical	RO	High Density Residential	THigh Density Residential	36	27	Yes	0.1	Central City	None
00701020220000	RO	Office Other	RO	High Density Residential	THigh Density Residential	36	27	Yes	0.1	Central City	None
02202900160000	RO	Health Care	RO	Low Density Residential	Suburban Corridor	36	27	Yes	1.1	Fruitridge/Broadway	None
Subtotal, RO									1.4		

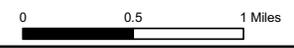


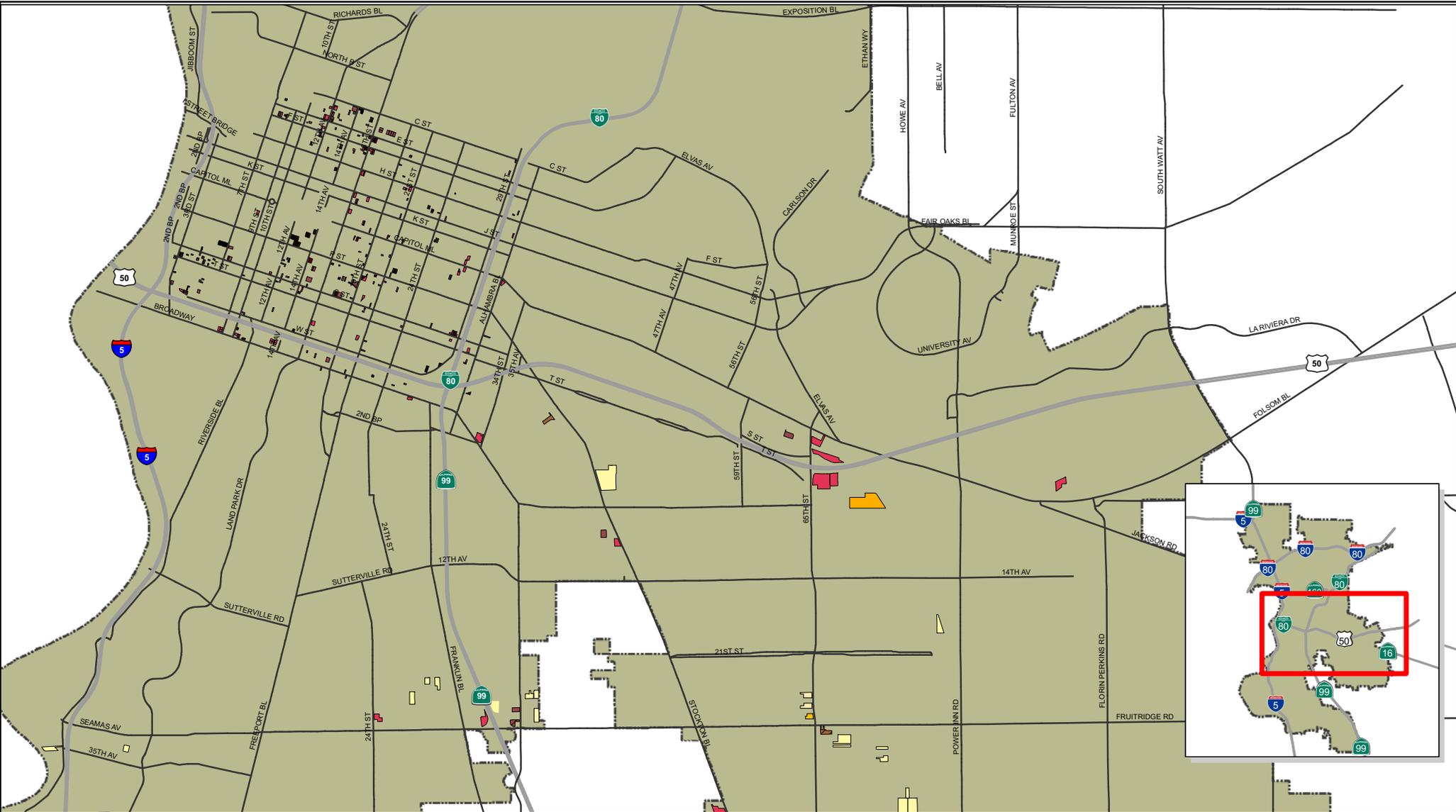


- LEGEND**
- R-1 - Standard Single Family
 - R-1A - Single Family Alternative
 - R-1B - Single or Two Family
 - R-2 - Two-Family
 - R-2A - Multi-Family
 - R-2B - Multi-Family
 - R-3 - Multi-Family
 - R-3A - Multi-Family
 - R-4 - Multi-Family
 - R-4A - Multi-Family
 - R-5 - Multi-Family
 - RO - Residential-Office
 - RMX - Residential Mixed Use
 - C-2 - General Commercial

Housing Element Residential Land Inventory

April 1, 2008

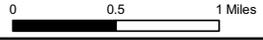
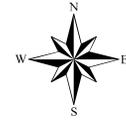


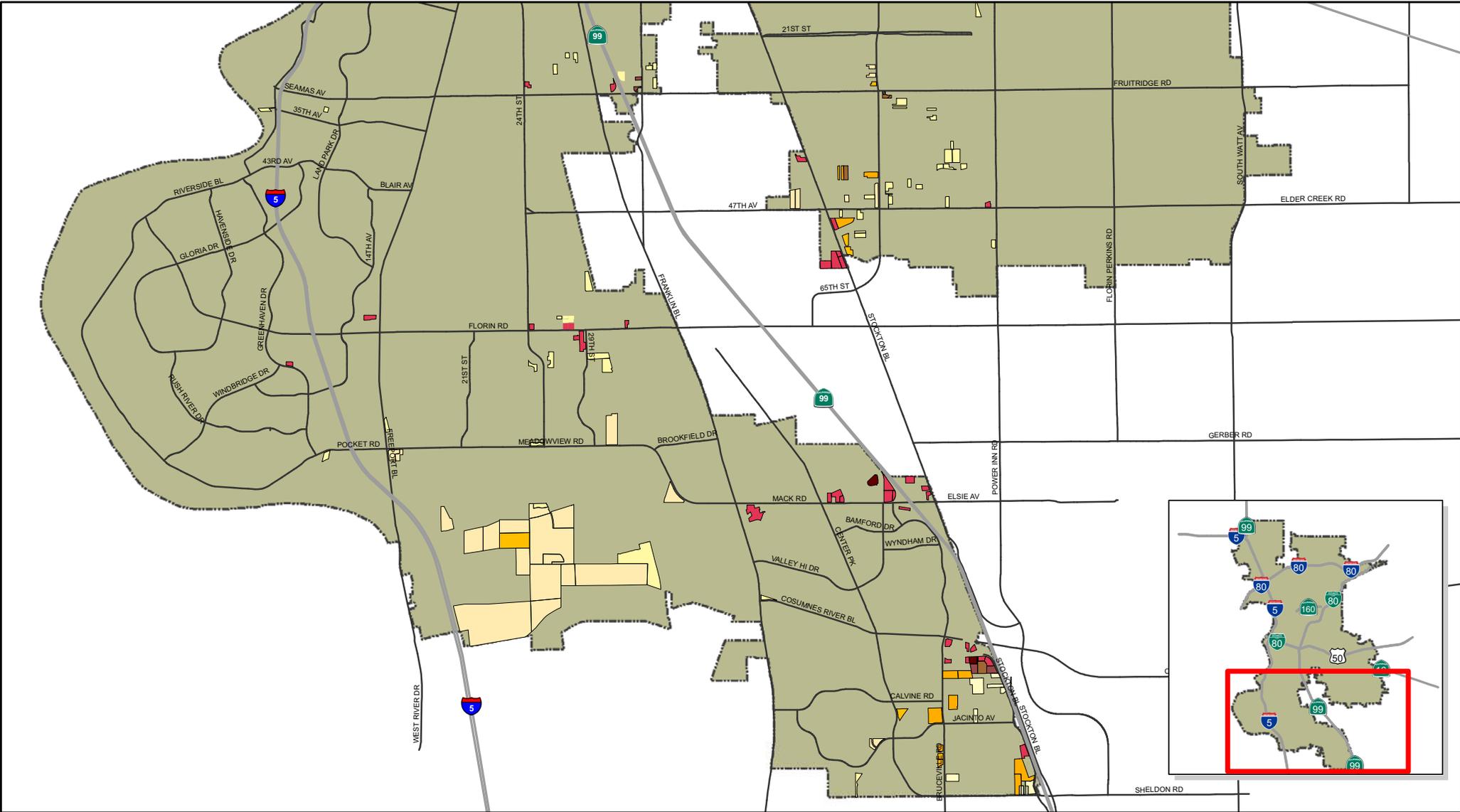


- LEGEND**
- R-1 - Standard Single Family
 - R-1A - Single Family Alternative
 - R-1B - Single or Two Family
 - R-2 - Two-Family
 - R-2A - Multi-Family
 - R-2B - Multi-Family
 - R-3 - Multi-Family
 - R-3A - Multi-Family
 - R-4 - Multi-Family
 - R-4A - Multi-Family
 - R-5 - Multi-Family
 - RO - Residential-Office
 - RMX - Residential Mixed Use
 - 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

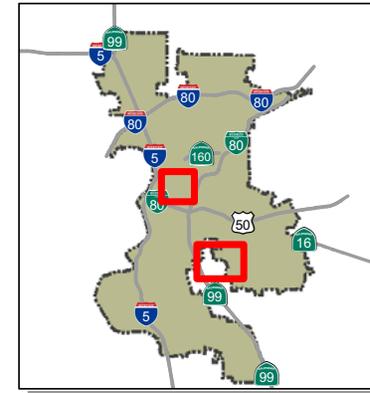
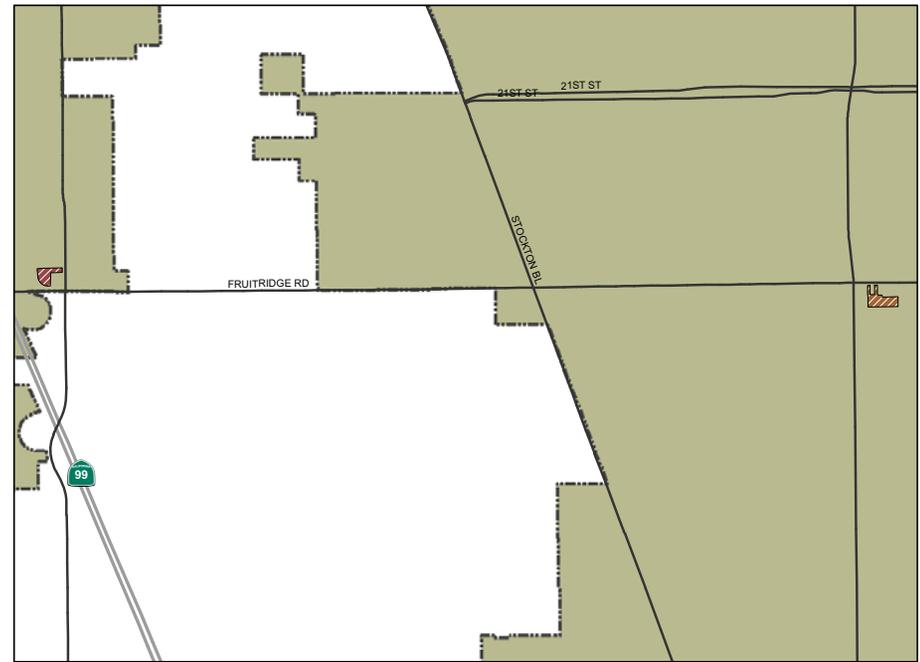
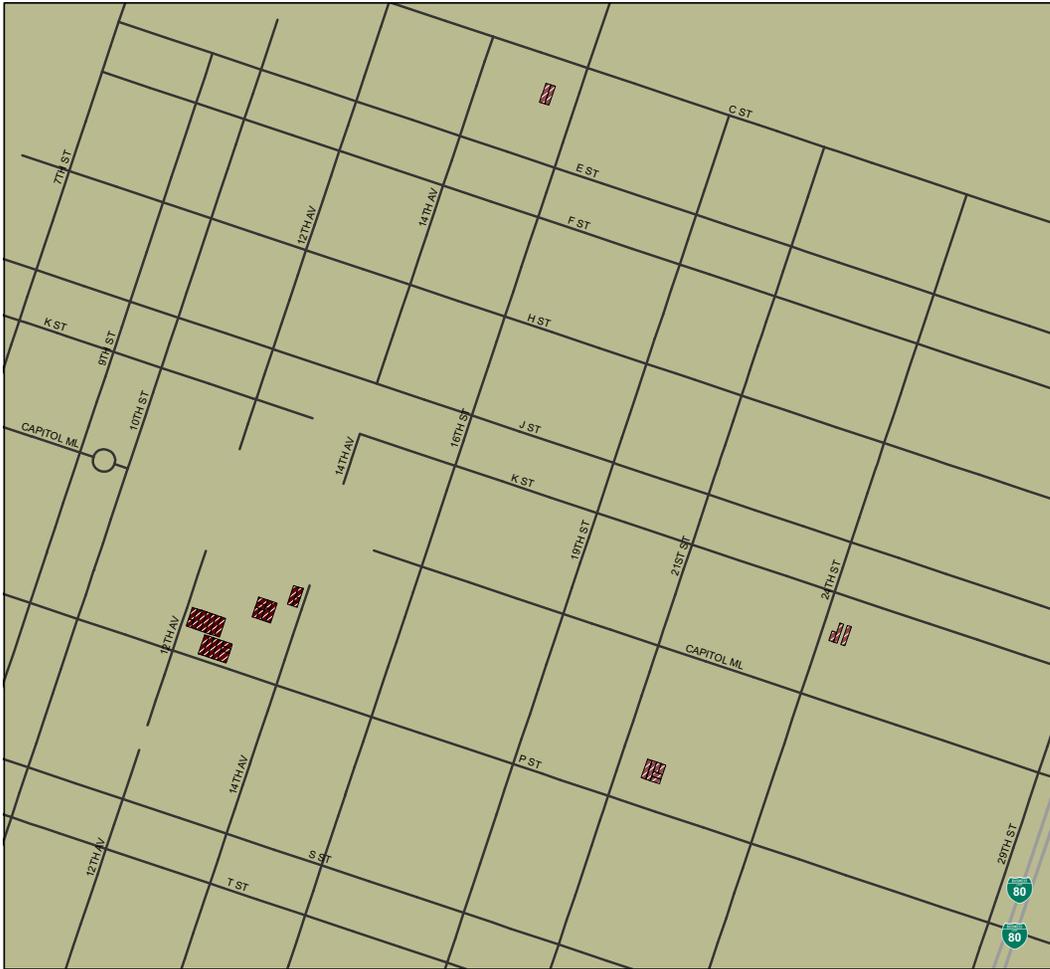
April 1, 2008



0 0.5 1 Miles



Map 3 of 3 -
Southern Section



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

WAKEFIELD
BEASLEY &
ASSOCIATES

ARCHITECTS INTERIORS

1101 Franklin Parkway
Building 300, Suite 2000
Berkeley, CA 94704
415 841 8300
www.wbassoc.com

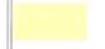
Andersonville, CA
4100 Siskiyou Street
Suite 400
Jacksonville, Florida 32216
904 241 8300
www.wbassoc.com

RAILYARDS

THOMAS ENTERPRISES, INC.

Project Name	
Address	
City	
State	
Zip	
Sheet No.	
Scale	
Date	

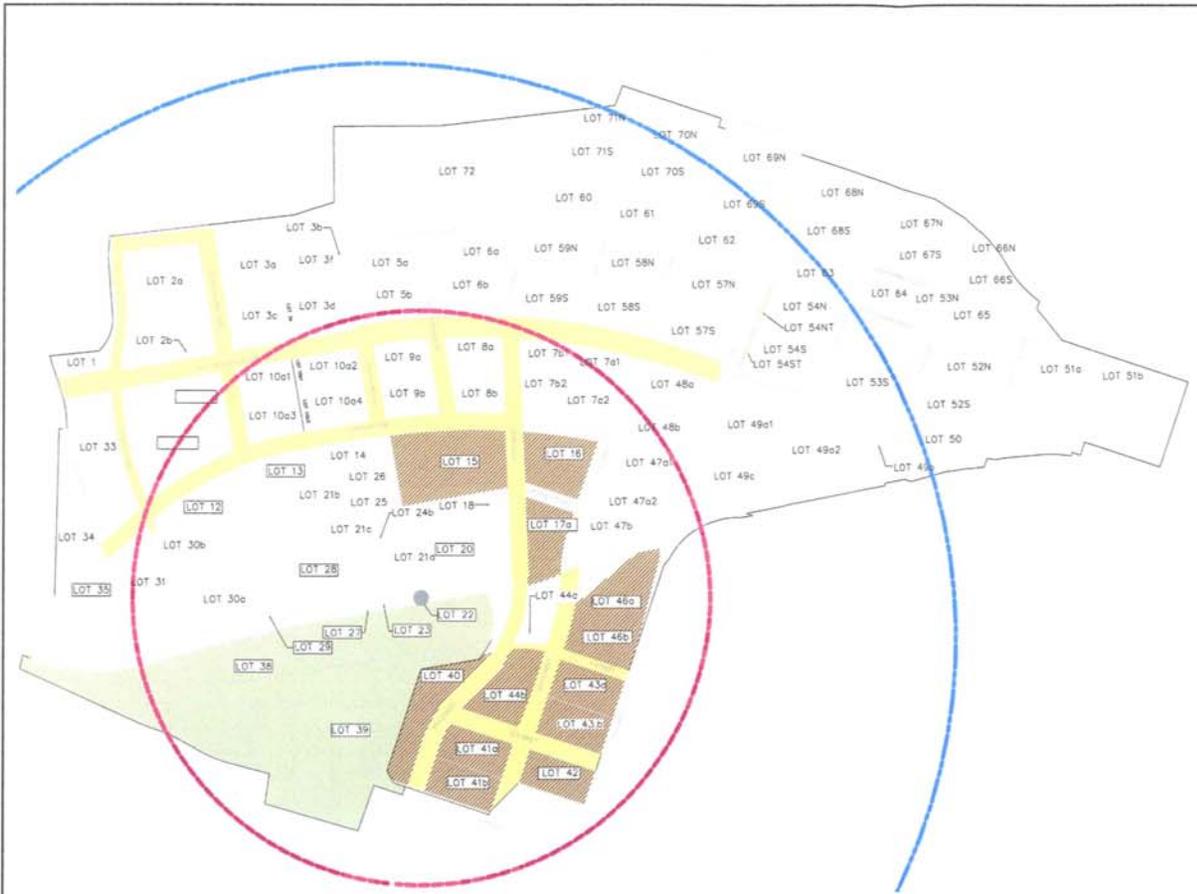
LEGEND:

-  HOUSING LOT
-  PHASE I INFRASTRUCTURE
-  TRANSIT STATION
-  WITHIN 1/4 MILE FROM TRANSIT-ITF
-  WITHIN 1/4 MILE FROM TRANSIT - ITF

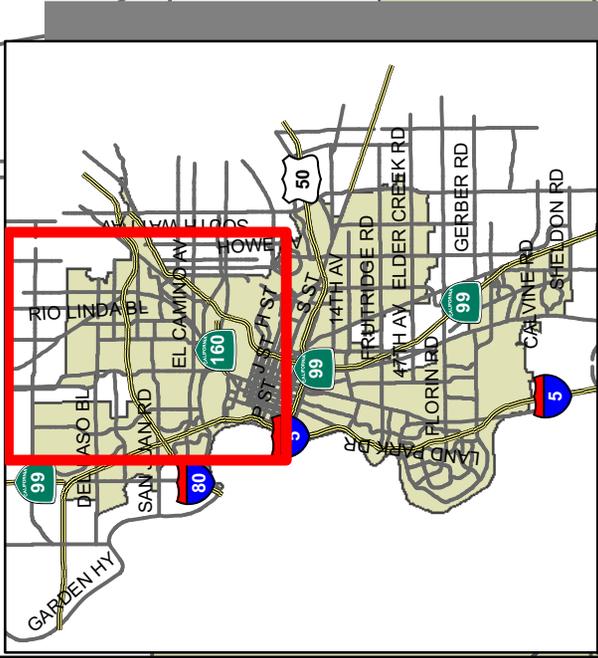
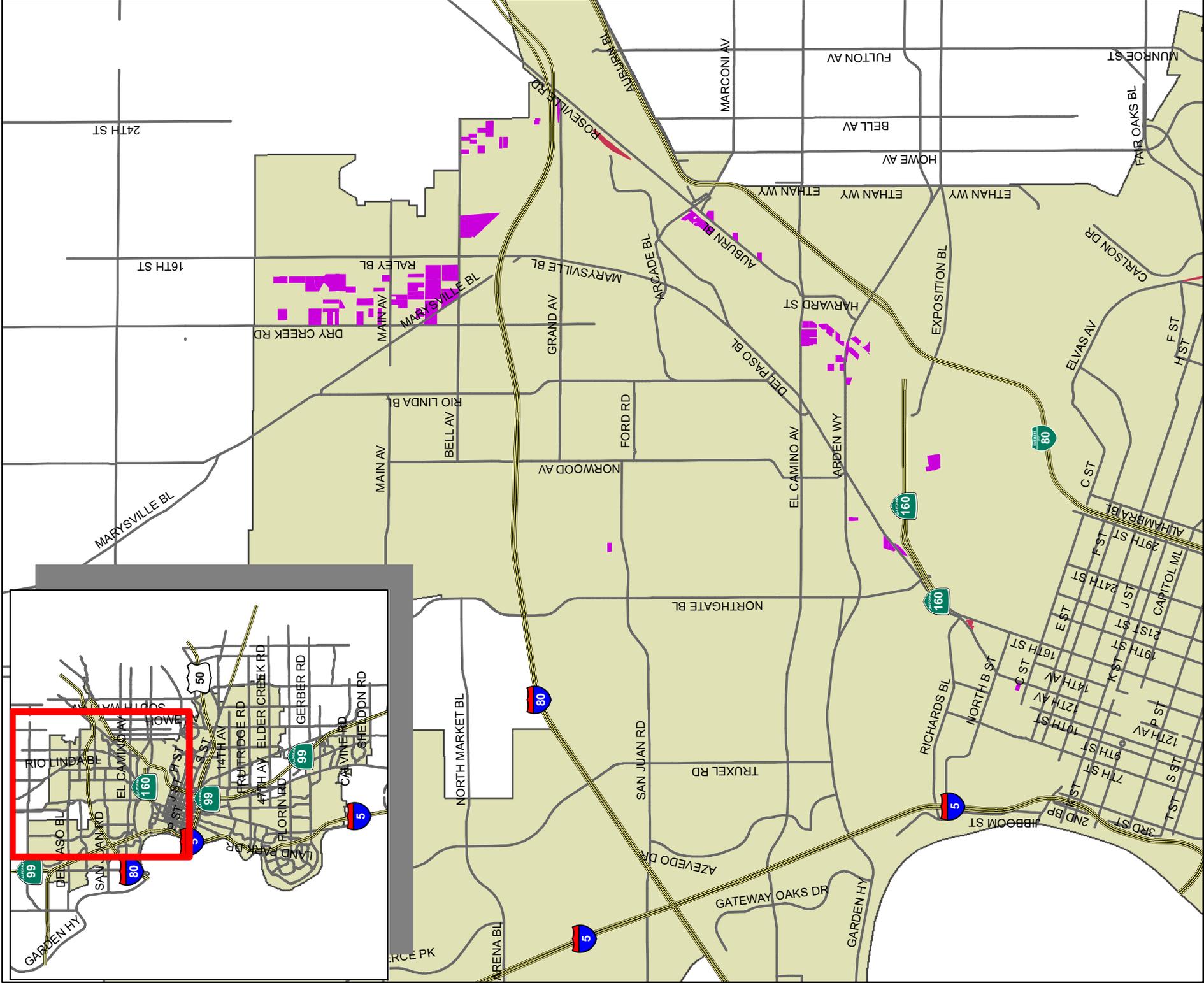
GRAPHIC SCALE:



100' 250' 500'



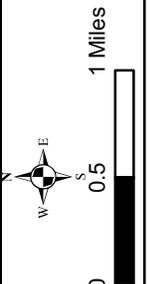
1 Sacramento Railyards
Buildable Lots and Housing Created by Phase I Infrastructure Investment
SCALE: graphic

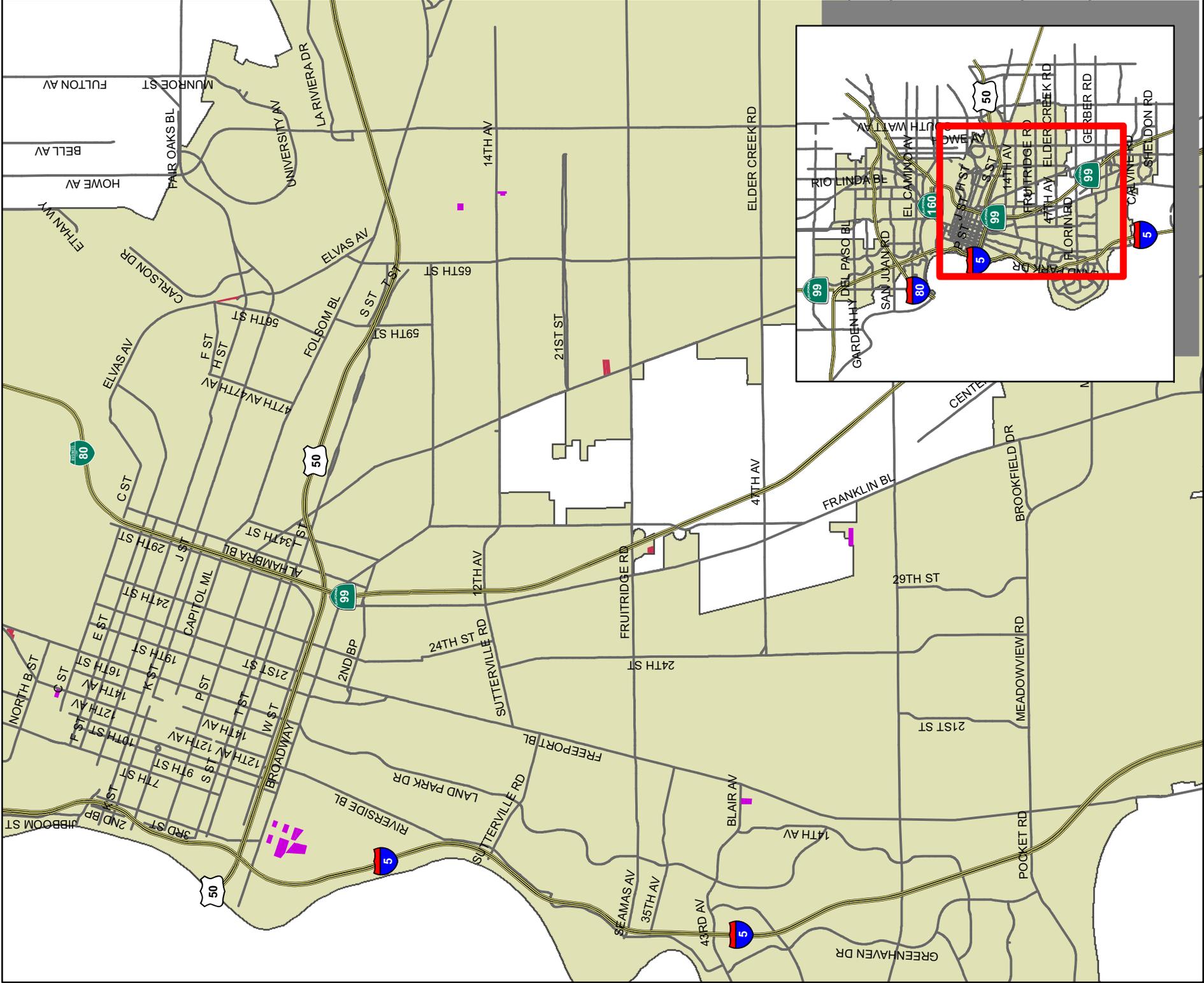


- C-4 - Heavy Commercial
- M-1 - Light Industrial
- M-2 - Heavy Industrial

Vacant Parcels over 1 Acre For Temporary Residential Shelters

April 1, 2008





- C-4 - Heavy Commercial
- M-1 - Light Industrial
- M-2 - Heavy Industrial

Vacant Parcels over 1 Acre For Temporary Residential Shelters

Planning Department
 Geographic Information Systems

Glossary

Acres: 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.

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 E: References

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