



**Sacramento
Housing &
Redevelopment
Agency**



**REPORT TO COUNCIL
City of Sacramento**

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**Staff Report
June 17, 2008**

Honorable Mayor and Members of the City Council

Title: Report Back and Approval of the Draft 2008-2013 Housing Element

Location/Council District: Citywide

Recommendation: Recommend that the City Council authorize staff to submit the Draft 2008-2013 Housing Element as amended to the California Department of Housing and Community Development for review and comment.

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

Presenters: Emily Halcon, Management Analyst, SHRA

Department: Sacramento Housing and Redevelopment Agency and City Planning Department

Description/Analysis

Issue: On May 27, 2008, staff presented the Draft 2008-2013 Housing Element for Council consideration and approval. Following the staff presentation, Council heard public testimony from 25 individuals, mostly commenting on policies related to the Mixed Income (Inclusionary) Housing Ordinance. Due to time constraints with the agenda, at the close of public testimony the Council requested that staff return to allow for Council consideration of other Housing Element policies and programs and with additional information on the timeframe for the economic analysis and inclusionary housing discussion. The Council requested that this discussion also include existing neighborhood characteristics and conditions.

Report Back and Approval of the Draft 2008-2013 Housing Element

In this report staff recommends several minor changes to the Draft 2008-2013 Housing Element and an outline for future discussion, including timeframes. Along with materials from the May 27, 2008 Council hearing, this new information is intended to allow the Council to approve the Draft 2008-2013 Housing Element for submittal to the State Department of Housing and Community Development by the June 30, 2008 deadline.

Draft 2008-2013 Housing Element

On May 27, 2008, staff recommended an additional program to address new state law requirements regarding zoning criteria for emergency shelter facilities. In addition, staff recommends one new policy and amendments to two existing programs to address comments from the various advisory commissions to the City Council. Proposed language for each of these additions and changes can be found in Exhibit B to the resolution, beginning on page six.

Mixed Income Housing Ordinance

The majority of public comment as well as Council discussion on May 27th focused on the Mixed Income Housing Ordinance (Ordinance) and potential changes to the existing Ordinance. Many members of the public and stakeholder representatives urged the Council to include policies or programs stating the City's intent to apply an inclusionary housing obligation citywide and to include requirements for extremely low income (ELI) units within this obligation. Others expressed support for using the economic analysis as the basis for such a discussion. Staff reiterated its recommendations to complete and use the economic impact analysis currently underway to frame this discussion.

As was previously planned in the scoping of the economic impact analysis, an advisory panel of developers, builders and housing advocates has met twice to discuss methodology and prototypes. They will meet again to review and provide comment on the draft findings prior to final preparation of the report. Staff will bring the economic impact analysis to Council by September 2008, with additional requested information, including:

- Data on production from other inclusionary ordinances;
- Inventory of potential ordinance modifications;
- Descriptive view of City neighborhoods, such as:
 - Characteristics of existing housing stock
 - Recent City investments
 - Poverty and income levels
 - Development potential and land capacity.

Ordinance amendments, if pursued, would ultimately involve extensive stakeholder input, a full public vetting and Council deliberation and action.

Report Back and Approval of the Draft 2008-2013 Housing Element

Policy Considerations: The 2008-2013 Housing Element is closely tied to policies in the 2030 General Plan and will set the citywide housing policies and programs for the next five years.

Environmental Considerations: This is not a project as defined by the California Environmental Quality Act (CEQA) [CEQA Section 21065 and CEQA Guidelines Section 15378 (b)(4)]. Adoption of the Housing Element will be subject to CEQA approval, which will commence upon Council approval to submit the Draft Housing Element to HCD for review and comment.

Committee/Commission Action: This report is in response to Council direction to continue discussion of the May 27, 2008 Housing Element workshop, and was not routed through any advisory commission.

Rationale for Recommendation: Prior to submittal to the California Department of Housing and Community Development (HCD), staff is seeking Council acceptance of the Draft Housing Element.

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

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

Emerging Small Business Development (ESBD): No goods or services are being purchased under this report.

Respectfully Submitted by: 
LA SHELLE DOZIER
Interim Executive Director, SHRA

Respectfully Submitted by: 
CAROL SHEARLY
Director of Planning

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RESOLUTION NO. 2008-

Adopted by the Sacramento City Council

APPROVING AND AUTHORIZING STAFF TO SUBMIT THE DRAFT 2008-2013 HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR REVIEW AND COMMENT. (LR07-003)

BACKGROUND

- A The City Council has reviewed the Draft 2008-2013 Housing Element on May 27 and June 17, 2008 and finds:
1. Pursuant to Government Code Section 65585 et seq., the City is required to submit the Housing Element, covering the planning period from July 1, 2008 through June 30, 2013, to the California Department of Housing and Community Development for formal review and comment;
 2. Five public outreach meetings were conducted in the four neighborhood service districts of the City during the fall of 2007, as well as direct outreach to seniors and the disability community;
 3. From 2007 to 2008, three meetings were held with the Housing Element Stakeholder group, which was comprised of housing developers as well as advocates for special needs populations and affordable housing;
 4. The City held study sessions before City Council, City Planning Commission, City Disabilities Advisory Commission, and Sacramento Housing and Redevelopment Commission in both October 2007 and March 2008;
 5. Staff has met several times with the General Plan Advisory Committee (GPAC) Infill, Housing, Finance, and Infrastructure Subcommittee and three times with the full membership of the GPAC during the Housing Element update process;
 6. Through both internal and external outreach, staff has developed six themes which have organized the development of the 2008-2013 Housing Element;
 7. Planning and Redevelopment Agency staff have developed the 2008-2013 Housing Element in consultation with the Development Services, Police, Utilities and Code Enforcement departments;

8. The proposed policies of the 2008-2013 Housing Element have been found to be consistent with those of the Draft 2030 General Plan;
9. On April 15, 2008 the City Council reviewed the draft goals, policies and programs of the 2008-2013 Housing Element; and
10. In May of 2008 the General Plan Advisory Committee, City Planning Commission, Sacramento Housing and Redevelopment, and City Disabilities Advisory Commission reviewed and recommended approval of the Draft 2008-2013 Housing Element.

BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:

- Section 1. The Draft 2008-2013 Housing Element attached as Exhibit A, as amended with the changes set out in the attached Exhibit B, is approved, and staff is authorized and directed to submit the Draft 2008-2013 Housing Element to the California Department of Housing and Community Development for review. Staff is authorized to make non-substantive technical, editorial, and formatting changes to the draft attached as Exhibit A prior to submittal to the Department of Housing and Community Development.

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Exhibit A – Draft 2008-2013 Housing Element

Exhibit B – Amendments to Draft Housing Element

Staff Recommended Policy and Program Changes

1. Staff recommends the following program be added to meet new state law requirements regarding siting and zoning of emergency shelters:

The City shall review the permitting requirements, development standards, and managerial standards for emergency shelters (temporary residential shelters) contained in the City Zoning Code (Sacramento City Code Title 17) and enact amendments as needed to achieve compliance with Section 65583 of the California Government Code.

Implements Which Policy(ies): H-2.1.1, H-3.2.3

Responsible Department: Planning (primary); Development

Objective: Ensure zoning and planning standards adequately allow for development of new emergency shelters.

2. Staff recommends the following policy be added under Goal H-1.2, on page H 9-2:

The City shall continue to work with Capital Area Development Authority (CADA) and the State of California, a major employer in Sacramento, to further the production of affordable and workforce housing, especially in and around downtown.

This new policy would be implemented through existing program 42 regarding the Downtown Investment Strategy and program 89 regarding employer assisted housing. Each program would also be appropriately revised to note implementation of this new policy.

3. Finally, two existing programs are proposed to be amended as follows (deleted language shown as strike through and new language shown as underlined):

68. The City shall implement the Ten Year Plan to End Chronic Homelessness, including the "Housing First" strategy of the Ten Year Plan to End Chronic Homelessness. Focuses of the "Housing First" strategy include:

- Providing support for permanent housing that offers disabled homeless individuals a home without expecting them to have resolved their addictions or mental health problems.
- Providing supportive services and treatment in such housing to assist tenants return to health and ability to stay housed.

Implements Which Policy(ies): H-3.2.3

Responsible Department: SHRA (primary); Development

Objective: Provide support for permanent supportive housing and services related to the development of 270 new permanent supportive housing units and 140 units through leasing.

Timeframe: Ongoing

84. The City shall conduct a study researching the incorporation of “visit-ability” standards into the residential building code.

Implements Which Policy(ies): H-5.3

Responsible Department: Planning

Objective: Increase the accessibility of housing for all visitors regardless of mobility, sensory, or developmental capabilities.

Timeframe: 2012 2010

Changes to Program 68 respond to recommendations by the SHRA Commission, recognizing that the “Housing First” strategy is just one strategy of the overall Ten Year Plan to End Chronic Homelessness. Changes to Program 84 respond to the request by the Disability Advisory Commission (DAC) to expedite the research on “visit-ability”. While the DAC wished to see this program completed by 2009, the City is prioritizing adoption of a Universal Design Ordinance (Program 80) and a Reasonable Accommodation Ordinance (Program 81) as the key programs to promote and expand accessible housing opportunities.