

**DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT
DIVISION OF HOUSING POLICY DEVELOPMENT**

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May 9, 2022

Ann Edwards, County Executive
County of Sacramento
700 H Street, Room 7650
Sacramento CA, 95814

Dear Ann Edwards:

RE: County of Sacramento's 6th Cycle (2021-2029) Adopted Housing Element

Thank you for submitting the County of Sacramento's (County) housing element adopted March 8, 2022 and received for review on March 10, 2022. Pursuant to Government Code section 65585, subdivision (h), the California Department of Housing and Community Development (HCD) is reporting the results of its review.

HCD is pleased to find the adopted housing element in full compliance with State Housing Element Law (Article 10.6 of the Gov. Code). The adopted element addresses the statutory requirements described in HCD's February 14, 2022 review. The revisions include addressing feasibility and capacity of large sites as well as programs that affirmatively further fair housing (AFFH) policies and practices.

Additionally, the County must continue timely and effective implementation of all programs including but not limited to the following:

- *Program A8 (Facilitate Affordable Housing on Large Sites)*: This program commits to facilitating development of lower-income units on large lots by providing incentives. This program will be implemented by May 2024.
- *Program D6 (Farmworker Housing)*: This program commits to allowing farmworker housing to comply with Health and Safety Code Sections 17021.5 and 17021.6 as well as increasing allowed maximum size of farmworker housing to serve larger families. This program will be implemented by June 2022.
- *Program D8 (Emergency Housing)*: This program will amend the County's emergency shelter ordinance to be compliant with state law by February 2022.
- *Program D9 (Supportive Living Uses)*: This program will amend the zoning code regarding the definition of family, Low Barrier Navigation Centers, residential care homes, supportive and transitional housing, and group homes for consistency with state law and to remove barriers for special needs groups by June 2023.
- *Program E9 (Accessory Dwelling Unit Promotion and Compliance)*: This program will provide incentives for Accessory Dwelling Units (ADUs). It will also

revise the County's ADU ordinance for compliance by April 2022 and monitor production of ADUs in April 2026.

- *Program G2 (Reasonable Accommodations)*: This program will amend the zoning code to remove barriers for persons with disabilities in relation to reasonable accommodations by May 2022.
- *Program A1 (Countywide Rezone Program)*: This program identifies adequate sites to accommodate the shortfall of 2,884 units for the lower-income regional housing need allocation by committing to rezone at least 165 acres by May 2024. Among other things, the program commits to zoning with densities of at least 30 units per acre and permit owner-occupied and rental multifamily uses by right for developments in which 20 percent or more of the units are affordable to lower income households.

The County must monitor and report on the results of this and other programs through the annual progress report, required pursuant to Government Code section 65400. Please be aware, Government Code section 65585(i) grants HCD authority to review any action or failure to act by a local government that it determines is inconsistent with an adopted housing element or housing element law. This includes failure to implement program actions included in the housing element. HCD may revoke housing element compliance if the local government's actions do not comply with state law.

For your information, pursuant to Assembly Bill 1398 (Chapter 358, Statutes of 2021), as the City failed to adopt a housing element that was found in compliance within 120 days of the statutory deadline (May 15, 2021), Program A1 (Countywide Rezone Program) and Program A2 (By-Right Development on Land Inventory Sites) must be completed no later than one year from the statutory deadline. Otherwise, the local government's housing element will no longer comply with State Housing Element Law, and HCD may revoke its finding of substantial compliance pursuant to Government Code section 65585, subdivision (i).

Several federal, state, and regional funding programs consider housing element compliance as an eligibility or ranking criteria. For example, the CalTrans Senate Bill (SB) 1 Sustainable Communities grant; the Strategic Growth Council and HCD's Affordable Housing and Sustainable Communities programs; and HCD's Permanent Local Housing Allocation consider housing element compliance and/or annual reporting requirements pursuant to Government Code section 65400. With a compliant housing element, the County meets housing element requirements for these and other funding sources.

HCD appreciates the dedication that Leighann Moffitt, Leanne Mueller, Todd Smith, Kristina Grabow, and consultant Chelsey Payne provided throughout the housing element review. HCD wishes the County success in implementing its housing element and looks forward to following its progress through the General Plan annual progress reports pursuant to Government Code

section 65400. If HCD can provide assistance in implementing the housing element, please contact Hillary Prasad, of our staff, at Hillary.Prasad@hcd.ca.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Paul McDougall". The signature is stylized and cursive.

Paul McDougall
Senior Program Manager