



# SACRAMENTO COUNTY HOUSING ELEMENT OF *2013-2021*



Sacramento County  
Department of Community Development





## 2013 – 2021 HOUSING ELEMENT SACRAMENTO COUNTY

ADOPTED OCTOBER 8, 2013  
RESOLUTION NO. 2013-0666

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**CHAPTER 1:****INTRODUCTION****PURPOSE OF THE HOUSING ELEMENT**

Sacramento County’s General Plan serves as a policy document to guide the development of the unincorporated area of the County. The Housing Element is one of seven mandatory elements of the Plan. The other six required elements are Land Use, Circulation, Conservation, Open Space, Noise, and Safety.

State Planning, Zoning and Development law (Government Code section 65300.5) requires the General Plan elements to be integrated and internally consistent, both among the elements and within each element. The goals, strategies, objectives, and policies of this Housing Element have been reviewed for consistency with goals, policies, and implementation measures of other General Plan elements. This Housing Element is consistent internally and consistent with the other elements.

The purpose of the Housing Element is to identify and analyze existing and projected housing needs for all income groups and, as warranted by the analyses, include implementation strategies with measurable performance objectives to address the identified needs. The County’s housing element includes a series of policies and program actions that are intended to address the listed residential development and housing needs strategies during the 2013-2021 planning period.

**HOUSING ELEMENT CONTENTS**

Government Code Section 65583 requires the Housing Element to address the preservation, improvement, and development of housing. Specifically, the Housing Element must include:

1. An assessment of housing needs, and an inventory of resources and constraints relevant to meeting the needs. The assessment and inventory should include: an analysis of population and employment trends, an analysis of household characteristics, an inventory of land suitable for residential development, an analysis of potential and actual governmental constraints to housing development, an analysis of any special housing needs, an evaluation of opportunities for energy conservation, and an analysis of subsidized housing projects which may be converted to market rate rentals.
2. A statement of the community’s goals, quantified objectives, and policies relative to the maintenance, preservation, improvement, and development of housing.
3. A program which sets forth an eight-year schedule of actions the local government is undertaking, or intends to undertake, to implement the policies and achieve the goals and objectives of the Housing Element. This includes the administration of land use and development controls, provision of regulatory

concessions and incentives, and the utilization of appropriate Federal and State financing and subsidy program. The program should address:

- Identification of adequate sites, through appropriate zoning and development standards, to facilitate and encourage the development of a variety of housing types.
- Assistance in the development of adequate housing to meet the needs of low-income and moderate-income households.
- When appropriate, the removal or reduction of governmental constraints.
- Conservation and improvement in the condition of existing housing stock.
- Promotion of housing opportunities for all persons regardless of race, religion, sex, marital status, and economic status. This includes promotion of housing opportunities for members of special needs groups, including female heads-of-household, senior citizens, persons with disabilities, farmworkers, homeless people, and large families.
- Preservation of assisted housing development for lower income households.

The County's 2013 Housing Element is a revision of its 2008 Housing Element. This revision was prepared to comply with Section 65583 of the Government Code and to address revisions of other state laws since 2008 that address housing, planning, and zoning issues. The County's element consists of 11 individual chapters as listed below.

**Chapter 1: Introduction:** Provides an overview of the purpose and contents of the Housing Element, a description of the public participation process, and describes how the Housing Element is consistent with other planning documents.

**Chapter 2: Financial Resources:** This Chapter describes the institutional context and allocation of resources for implementing Housing Element policies and actions.

**Chapter 3: Housing Action Plan – Strategies, Goals, Policies, and Programs:** Contains the County's proposed strategies, goals, policies, and implementation programs for the development, conservation, and rehabilitation of housing. Also, the County's quantified objectives are included.

**Chapter 4: Evaluation of Prior Achievements:** Evaluates the County's achievements in implementing the programs of the 2008 Housing Element. This Chapter evaluates which programs were successful, which programs need revisions to be successfully implemented, and which programs should be discontinued, as well as identifying new program needs.

**Chapter 5: Population, Employment and Household Characteristics:** Provides information on population and household composition, income, and employment.



This Chapter describes characteristics of the housing stock, including housing type, age, and condition.

**Chapter 6: Housing Needs Assessment:** Describes current and future unmet housing needs arising from the cost and availability of housing, particularly for lower income households and special needs groups.

**Chapter 7: Housing Constraints Analysis:** Discusses governmental and non-governmental constraints that affect the cost and availability of housing, particularly for lower income households.

**Chapter 8: Density and Affordability Analysis:** Contains an analysis of the feasibility of developing affordable housing on properties zoned at densities in the 20 dwelling units per acre range.

**Chapter 9: Land Inventory:** Contains an analysis of vacant and underutilized land in the unincorporated area suitable for residential development. This analysis compares residential development potential on vacant sites with the County's regional housing allocation, under the Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan for the 2013 – 2021 planning period.

**Chapter 10: Preservation of Assisted Units:** Evaluates the potential for subsidized rental housing developments in the unincorporated area to convert to market rate rental housing and potentially displace lower income households. This Chapter analyzes the potential cost of preserving or replacing affordable rental housing units.

**Chapter 11: Residential Energy Conservation:** Describes opportunities for residential energy conservation that decrease the cost of building, maintaining, and occupying housing.

**Appendices:** Appendix A provides a compilation of public comments. Appendix B is an evaluation of each program in the previous Housing Element that has provided insight in the development of the updated programs. Appendix C is a parcel inventory of vacant and underutilized parcels in the unincorporated County that were used in summarizing the acreage and corresponding units available for residential development in Chapter 6. Appendix D provides maps of the location of the inventory of parcels. Appendix E provides references to the data used in this update.

## PUBLIC PARTICIPATION

The process to prepare the 2013 Housing Element included significant public outreach and participation. Cities and counties are required by State law (Section 65583[c][7] of the California Government Code) to “make a diligent effort to achieve public participation of all economic segments of the community in the development of the Housing Element.”

Sacramento County (County) invited participation from the general public, nonprofit organizations, County departments, private development groups and

individuals to ensure the broadest range of input during its community outreach process. The County used several strategies to encourage involvement, particularly among low-income and special-needs groups. Public outreach locations were chosen to be accessible according to the requirements of the Americans with Disabilities Act (ADA) and located near public transportation routes. Opportunities for public involvement included the following:

- Initial meetings with major stakeholder groups were held in May 2012. The meetings were held with the Sacramento Housing Alliance, the Building Industry Association of Northern California and the Housing Sub-committee of the County’s Disability Advisory Commission. These meetings provide the County with initial feedback on suggested goals, policies and programs.
- Meetings with the Sacramento Housing Alliance and the Building Industry Association of Northern California were held from July through November of 2012 to discuss policies and programs related to affordable housing. Also, meetings were held with the Sacramento Housing Alliance on existing Housing Element programs. These meetings provided the County with additional feedback on suggested goals, policies, and programs.
- A large initial community workshop was held on September 6, 2012, to educate residents about the legal requirements, past accomplishments, and future goals of the Housing Element. An exercise was conducted to identify the major housing issues in the County and possible solutions. The workshop took place at the Florin Sheriff’s Service Center in the South Sacramento community.
- Four additional community workshops were held at the County Administration Building in downtown Sacramento during October 2012. Meeting topics included housing conservation and rehabilitation, housing for special needs groups, production of affordable housing, and constraints to housing production.
- One final large community workshop was held at the Planning Commission on January 28, 2013.
- The draft Housing Element was presented to the Board of Supervisors on February 26, 2013. The hearing was open to the public.

The workshops and meetings were attended by the general public, representatives of various housing-related organizations and agencies, and local private developers. Some of the organizations that had members participating in the workshops and meetings included:

- Californians for Disability Rights
- CHOC Housing
- City of Rancho Cordova
- Cottage Housing
- Loaves and Fishes
- Lutheran Social Services

- Mather Community Campus
- Mercy Housing of California
- Mustard Seed
- Mutual Housing California
- Old Foothill Farms Community Task Force
- Pacific Housing
- Quinn Cottages
- Resources for Independent Living
- Sacramento County Department of Community Development
- Sacramento County Department of Health and Human Services
- Sacramento County Department of Human Assistance
- Sacramento County Department of Neighborhood Services
- Sacramento County Taskforce for the Education of Homeless Children
- Sacramento County Disability Advisory Committee
- Sacramento Housing Alliance
- Sacramento Housing and Redevelopment Agency
- Sacramento Mutual Housing Association
- St. John's Shelter
- Serna Village
- South Sacramento Community Advisory Council
- State of California Air Resources Board
- USA Properties
- WALK Sacramento
- Women's Empowerment
- Volunteers of America

The County notified participants about the outreach meetings by e-mail, flyer distribution at community centers and libraries and County press releases. The General Plan Update e-mail list in GovDelivery (an email subscription service) was used to send emails with information about the meetings. The emails had a link to the Housing Element Web site, where Housing Element update information was posted. A County press release advertised the community workshops and meetings and also had a link to the Housing Element website. The following is a summary of the community meetings.

#### **COMMUNITY MEETING #1 (WORKSHOP ON IDENTIFYING HOUSING ISSUES)**

The first meeting was held on September 6, 2012, in South Sacramento. It was well attended with almost 70 participants. The workshop participants viewed a presentation on the Housing Element and participated in small group discussions. Comments in response to pre-determined questions were recorded by the small group facilitator on flipchart paper and were later shared with the larger group. Workshop participants were then asked to vote through the placement of dots on written comments in order for staff to determine which housing issues were most important. Participant comments and their votes were to be used to guide staff during the development of policies and programs. Housing issues that received the most votes included:

- More shelter programs are needed for the homeless.

- More affordable housing is needed that is near transit, jobs and amenities. There is a need for more extremely low income housing.
- Provide more housing with supportive services.
- Keep or expand the 15% inclusionary affordable housing ordinance.

### **COMMUNITY MEETINGS #2-5 (SPECIAL TOPIC MEETINGS)**

There was a special topic meeting for each of the following four Housing Element Strategies: conservation and rehabilitation of existing housing and neighborhoods, improvement to housing opportunities for special needs groups, production of affordable housing, and reduction of constraints to housing production. These meetings were held in October 2012 at the County Administration Building, and the number of meeting participants ranged from 15 to 37. Each meeting started with a short presentation on the relevant topic. After the presentation, participants reviewed a list of related County programs currently part of the Housing Element. Participants then discussed the effectiveness of the program, what improvements could be made, and which programs and policies they would like to see the County continue. A summary of the comments from each meeting are provided below. A detailed list of public comments is located in Appendix A.

#### **Conservation and Rehabilitation of Existing Housing and Neighborhoods (October 2, 2012)**

- Explore greater use of Commercial Corridors for affordable housing.
- Increase the use and enforcement of the rental inspection program to identify and address substandard units.
- Accessibility, both within units and between units and services, needs to be emphasized.
- Improve communication to homeowners about available rehabilitation and home loans.
- Continue and improve upon the County's design review program.

#### **Improvement of Housing Opportunities for Special-Needs Groups (October 2, 2012)**

- Need for better data related to the number of people with special needs in the County.
- More use of Universal Design principles.
- Need for better coordination between service providers.
- Locate housing near transit and other services.
- Ensure that design is compatible with the surrounding neighborhood.
- Provide accessible and affordable units.
- Develop housing for a variety of income levels. More emphasis on providing shelter and transitional housing for homeless.

#### **Production of Affordable Housing (October 11, 2012)**

- Promote creative/alternative housing types.

- Focus on programs that promote loans to affordable housing developers, not grants to avoid triggering prevailing wage.
- Prevent segregating affordable housing from market rate housing. The County should monitor foreclosures and step up foreclosure prevention programs. Focus on retaining existing affordable housing stock.

#### **Reduction of Constraints to Housing Production (October 11, 2012)**

- Make zoning code more flexible to provide for accessory dwellings and accessibility features.
- Early technical review (PRC) process appears effective.
- Review impact of processing and impact fees on development.

### **CONSISTENCY WITH OTHER GENERAL PLAN ELEMENTS AND STRATEGIC PLANNING DOCUMENTS**

#### **GENERAL PLAN CONSISTENCY**

State Housing Element law (Government Code section 65583(c)(7)) requires the identification of the “means by which consistency will be achieved with other general plan elements and community goals”. The following analyses and actions conducted by the County ensure that the Housing Element is consistent with other General Plan elements.

- The goals and policies of the Housing Element are consistent with those of the Land Use Element. The County reviewed General Plan Land Use Element classifications and implementing ordinances (such as zoning, specific plans, and other regulatory documents) to ensure that there are adequate sites with appropriate zoning/specific plan designations to accommodate the County’s Regional Housing Needs allocation. (See Chapter 8 for a discussion of the County’s land use inventory.)
- To maintain consistency with the Open Space and Agriculture Elements, the County did not include lands designated for open space or agriculture in the inventory (except lands zoned for agricultural/residential use). There are no sites identified in the County’s inventory for residential development that conflict with open space, conservation, or agricultural policies of the General Plan. For this reason, the new Housing Element is consistent with the Open Space and Agricultural Elements.
- The Housing Element contains policies that are consistent with the Land Use, Circulation, and Public Facilities Elements of the General Plan. This includes policies pertaining to mixed use and infill development, accessibility of multifamily housing to transportation and services, and the provision of infrastructure. The emphasis on mixed-use development with access to transportation and services is consistent with the Land Use Element.
- The County reviewed the growth assumptions underlying SACOG’s housing allocation for the unincorporated County, and the infrastructure and public



services that would be necessary for the projected level of residential development through 2021. The growth assumptions of the housing allocation are consistent with the Sacramento Area Council of Governments (SACOG) Blueprint Project's Preferred Scenario.

- The projected residential development evaluated in the Housing Element is consistent with General Plan policies regarding the Urban Policy Area and the Urban Service Boundary.
- No area proposed for residential development will conflict with General Plan policies for the conservation of natural resources or the protection of public health and safety.
- The Housing Element includes supportive services policies consistent with policies in the Human Services Element.

### **CONSISTENCY WITH OTHER PLANNING DOCUMENTS**

In updating the Housing Element, the County consulted the following planning documents to ensure consistency:

- The 2008-2012 Consolidated Plan, which contains strategies, policies, implementing actions, and quantified objectives for the use of Federal Community Development Block Grant, HOME Program, and Emergency Services Grant funds to address lower income housing, community development, and economic development needs.
- The Ten-Year Plan to End Chronic Homelessness adopted by the County to address homeless needs.

**CHAPTER 2:****FINANCIAL RESOURCES**

This chapter presents information on funds and other resources that are available to support Sacramento County's (County's) housing programs. The County's housing programs are funded through a variety of federal, state and local sources. These funds support the construction of new affordable housing, encourage housing rehabilitation, assist first-time homebuyers, support revitalization of lower income neighborhoods, and provide various other housing services to low- and moderate-income households. In addition to financial resources, the County makes use of the institutional capabilities of government agencies and nonprofit organizations.

**FUNDING SOURCES**

This section is a summary of funding sources used by the Sacramento Housing and Redevelopment Agency (SHRA). Since 1982 SHRA has managed and administered federal housing and community development funds on behalf of the City of Sacramento (City) and County and served as the federal housing and community development staffing entity pursuant to an agreement between the City and County and its redevelopment agencies and its housing authorities. In this capacity, SHRA is the lead public agency for the City and County in affordable housing development, providing development funding, operating assistance and mortgage assistance for a variety of affordable housing types throughout the City and County. Given the recent dissolution of redevelopment in February of 2012, SHRA's responsibilities and resources have been significantly affected. **Table 2-1** presents a summary of SHRA's budgeted funding for housing programs for 2011-2013.

<b>TABLE 2-1. SHRA BUDGETED FUNDING BY FUNDING SOURCE</b>				
<b>FUNDING SOURCE</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>AVERAGE</b>
<i>CDBG<sup>1</sup></i>	\$2,404,292	\$1,691,639	\$1,691,639	\$1,929,190
<i>HOME</i>	\$3,088,399	\$1,906,264	\$1,906,264	\$2,300,309
<i>HTF<sup>2</sup></i>	\$493,696	\$504,519	\$500,000	\$499,405
<i>Public Housing</i>	\$3,528,710	\$3,326,043	\$3,135,016	\$3,329,923
<i>Tax Increment<sup>3</sup></i>	\$1,240,384	\$0	\$0	\$413,461
<i>HCV<sup>4</sup></i>	\$109,741,760	\$111,168,891	\$111,168,891	\$110,693,181
<b>TOTAL</b>	<b>\$120,497,241</b>	<b>\$118,597,356</b>	<b>\$118,401,810</b>	<b>\$118,752,008</b>

<sup>1</sup> CDBG ("Community Development Block Grant") amounts represented are the portion of each year's allocation utilized for housing purposes.

<sup>2</sup> HTF ("Housing Trust Fund") 2013 figure projected.

<sup>3</sup> Although \$1,240,000 Tax Increment revenue was realized in 2011, the funding was recaptured due to the dissolution of Redevelopment.

<sup>4</sup> HCV ("Housing Choice Voucher") revenue amounts include total housing assistance payments for the entire County, including all incorporated cities.

Notes: CDBG – Comm. Dev. Block Grant, HTF – Housing Trust Fund, HCV – Housing Choice Voucher

When considering the funding sources described in **Table 2-1** above, it is important to recognize the limitations and regulations associated with each. Public Housing and Housing Choice Voucher (HCV) funding represents a large amount of SHRA's funding, but the uses of both are limited to maintenance of existing public housing units and HCVs, and in general, do not represent funding available for the provision of new housing units. In addition, while both CDBG and tax increment funding (no longer a viable funding source) can be used for non-housing purposes, the amounts shown in the table above represent the budgeted amounts associated with housing programs and projects. In general, 20 percent of tax increment by law must be "set aside" for the provision of affordable housing. Due to the dissolution of redevelopment in February of 2012, there were no tax increment resources to be utilized for projects from 2011-2013.

Revenues from HOME and Housing Trust Funds, detailed in **Table 2-1**, are targeted for use under the Sacramento Housing and Redevelopment Multifamily Housing Lending Program. This program provides assistance for developers wishing to purchase and rehabilitate or construct affordable rental housing throughout the County. Guidelines for this program were updated in 2009, prioritizing funding towards preservation and recapitalization of at-risk units, inclusionary housing, and rehabilitation and new production projects in redevelopment areas.

## **FEDERAL SOURCES OF FUNDING**

### **U.S. Department of Housing and Urban Development (HUD) Funds**

#### ***Public Housing***

The largest source of funding for affordable housing in Sacramento comes from the United States Department of Housing and Urban Development (HUD). HUD supports the Housing Authority's public housing units, new development and rehabilitation of affordable housing, and special needs housing through the provision of operating subsidies and capital funding. The County has 832 public housing units, which house some of the poorest residents of the County, with an average income of seven percent of area median income. Providing safe and secure housing for such an impoverished population is extremely expensive and requires an ongoing, dedicated operating subsidy. Recent cut backs to the public housing program at HUD are requiring public housing authorities nationwide to reconsider how they own, manage and maintain their public housing assets. In recognition of the declining federal resources, the County has approved SHRA's asset repositioning strategy, which aims to rehabilitate and redevelop current public housing, with no net loss of subsidized units.

#### ***Housing Choice Vouchers***

In addition to public housing, HUD also funds Housing Choice Vouchers formerly known as Section 8. Unlike public housing, which fixes the tenant's rent to no more than 30 percent of their household income, Housing Choice Vouchers provide a subsidy to private landlords to pay the difference between what the tenant can afford with 30 percent of their family income and the fair market rent. The Housing Choice Voucher program aims to provide housing choices to lower income families, and to disperse lower income residents throughout the County. SHRA administers approximately 11,000 Housing Choice vouchers throughout Sacramento County,

including the incorporated cities. The majority of these vouchers are “tenant based” – they travel with the tenant to wherever he or she wishes to reside. However, HUD allows housing authorities to “project base” up to 20 percent of their vouchers, ensuring that certain units within certain complexes are available and affordable to lower income families and enabling the development to achieve deeper income targeting. SHRA’s administrative plan envisions project basing at ten percent of its total vouchers.

### ***Entitlement Funds***

As an entitlement county under HUD regulations, Sacramento County also receives Community Development Block Grants (CDBG), Home Investment Partnership (HOME) funds, Emergency Shelter Grants (ESG), and Housing for People with AIDS/HIV (HOPWA). Federal funds available in the federal fiscal year 2011 (July 1, 2011) through 2013 (June 30, 2013), are as follows:

- CDBG – \$5,787,570
- HOME – \$6,900,927
- ESG – \$1,196,340
- HOPWA – \$2,654,169<sup>1</sup>

**CDGB.** The majority of CDBG funds are allocated for non-housing community development projects and each HUD funding source also allows for administrative costs. According to the 2012 County Action Plan, approximately \$2.9 million of the total CDBG, ESG, and HOPWA entitlement will be allocated for housing development, preservation and homeownership in 2012. CDBG funds designated for housing primarily support rehabilitation. CDBG funds are also available for public service activities supporting homeless programs and transitional housing.

**HOME.** HOME funds are used exclusively for the new construction and rehabilitation of affordable housing, covering both homeownership and rental properties. The County annually receives approximately \$1.9 million in HOME funds, and repayments from outstanding loans are “revolved” back into the fund. While some HOME funds are used to support homeownership programs, most HOME dollars are used as “gap” loans for multifamily rental development and rehabilitation.

**ESG and HOPWA.** The Emergency Solutions (formerly Shelter) Grant (ESG) program provides homeless persons with basic shelter, essential supportive services, and rapid rehousing. ESG funds can be used for a variety of activities, including: rehabilitation or remodeling of a building used as a new shelter, operations, and maintenance of a facility, essential supportive services, and homeless prevention. The Housing for People with AIDS/HIV (HOPWA) program provides grant funds to design long-term, comprehensive strategies for meeting the housing needs of low- and moderate-income people living with HIV/AIDS. HOPWA funds can be used for acquisition, rehabilitation, or new construction of housing, rental assistance, and related supportive services. HOPWA funds are received by the City of Sacramento. The Sacramento Housing and Redevelopment Agency (SHRA) administers the funds

<sup>1</sup> The City of Sacramento is the recipient of HOPWA funds for the counties of Sacramento, El Dorado, Placer, and Yolo

on behalf of the City of Sacramento and the Counties of Sacramento, El Dorado, Placer, and Yolo.

#### ***McKinney Vento Act Program***

Funding is available on an annual basis through the U.S. Department of Housing and Urban Development (HUD) Super-Notice of Funding Availability (NOFA) which is typically published in the spring of each year. Sacramento Steps Forward (SSF) has assumed the role of Lead Agency (Grantee) from the Sacramento County Department of Human Assistance (DHA) and coordinates the local application process on behalf of the County and its incorporated jurisdictions. Funding is provided for services to chronically homeless individuals residing in transitional housing and permanent supportive housing developments. Priority had previously been for transitional housing programs. Recent emphasis has begun to shift towards providing funding for services through permanent supportive housing and in the 2012 funding round it is anticipated that provisions from the Homeless Emergency Assistance and Rapid Transition to Housing (HEARTH) Act will be included. The inclusion of HEARTH provisions would begin to introduce a homeless prevention and rapid rehousing component to the Continuum of Care (CoC). Most existing programs are renewed on an annual basis. Funding for new programs is typically available in two ways: the Grantee (SSF) can apply for one new project (Samaritan Bonus) each year in addition to renewing existing programs or an existing program can either be de-funded or request a reduction in funding and those funds can become available to a new program.

#### **Mortgage Revenue Bonds and Low Income Housing Tax Credits**

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

The Low-Income Housing Tax Credit program is a federal program which provides each state an allocation of tax credits based upon population to create affordable housing for low-income households. The tax credits are incentives for private business to invest in affordable housing. Within the federal tax credit program, there are two programs - the four percent and the nine percent tax credits. The nine percent tax credit program with its higher credit factor is more competitive and requires much deeper affordability targeting. The four percent tax credit program is used solely in conjunction with the mortgage revenue bond program. In addition to federal tax credits, California has created a state tax credit program to be used in conjunction with the federal credits. Although the requirements of the program in the past have limited its use and attractiveness, currently it is regularly used as a full or partial funding force for four and nine percent deals respectively.



### **Mortgage Credit Certificates**

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

### **HUD 811 and 202 Programs**

Historically, the Section 811 program has provided funding for the development of rental housing with the availability of supportive services for adults with disabilities. The Section 811 program allowed for persons with disabilities to live as independently as possible in the community. The program also has provided project rental assistance, which covers the difference between the HUD-approved operating costs of the project and the tenants' contribution toward rent. The Section 202 program has provided funding for the development of rental housing that has serve as supportive housing for very low-income elderly persons, including the frail elderly, and provides rent subsidies for the projects to help make them affordable. It has provided very low-income elderly with options that allow them to live independently but in an environment that provides support activities such as cleaning, cooking, transportation, and other supportive activities.

Current federal changes in the 202 and 811 programs are bifurcating the program's funding streams. Development assistance will no longer always be offered in conjunction with its project based rental assistance. The impacts of these policy changes have not yet been fully realized.

## **STATE SOURCES OF FUNDING**

### **Proposition 46 and 1C Funding**

According to the State Housing and Community Development Department's February 2012 report on its financial assistance programs, Proposition 46 (approved by voters in November 2002) has provided approximately \$1.5 billion in bond funds to build, rehabilitate, preserve or facilitate with incentives approximately 86,000 affordable housing units, including 10,500 shelter and dormitory beds. Most Proposition 46 funds have been expended, with approximately \$100 million remaining, about five percent of the \$2.1 billion originally authorized in 2002.

Proposition 1 C (approved by voters in November 2006) authorized approximately \$2.85 billion in State funding for a variety of housing programs; HCD's largest source of housing assistance funds in 2010-11, accounting for 50 percent of total awards. As of June 30, 2011, State HCD had made available nearly \$1.9 billion to public and private organizations for fund brownfield cleanup, creation of infill incentives, multifamily housing programs, implementation of Transit Oriented Development (TOD), the State's Homeowner Downpayment Assistance program, supportive housing, farmworker housing, emergency housing assistance, and programs for homeless. As February 2012, approximately \$500 million had yet to be awarded.

**Multifamily Housing Program**

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

**Mental Health Services Act Program**

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

**Building Equity and Growth in Neighborhoods (BEGIN)**

The BEGIN Program was designed to foster partnerships between cities, counties, and housing developers joining together to reduce the cost and increase the supply of new homeownership opportunities for low- and moderate-income households. The local jurisdiction's role is to offer specific forms of regulatory relief, regulatory barrier removal or incentives to identified BEGIN Program projects that reduces the per-unit cost of housing. The developer's role is to commit to making homeownership units available at an affordable price to low- and moderate-income households.

**CalHOME**

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

**Emergency Housing and Assistance Program (EHAP)**

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

## LOCAL SOURCES OF FUNDING

### Housing Trust Fund of Sacramento County

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

Annually, the County Housing Trust Fund provides approximately \$500,000 for new construction of housing for people that are in or likely to be in the labor force. Housing Trust funds are most commonly used as “gap” loans, leveraging millions of dollars of outside resources to create affordable housing in the County.

### Affordable Housing Ordinance

Sacramento County adopted a local ordinance in 2005 that required developers to provide affordable units equivalent to 15% of their proposed developments, or to pay an in-lieu fee if their developments met certain space requirements. The proceeds from the payment of in-lieu fees are utilized to further the efforts of affordable housing as they relate to market rate developments that are proceeding. The resources generated from this funding source have varied year to year since the Ordinance’s adoption, but on average have generated approximately \$250,000/year.

## INSTITUTIONAL STRUCTURE AND COORDINATION

### SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA)

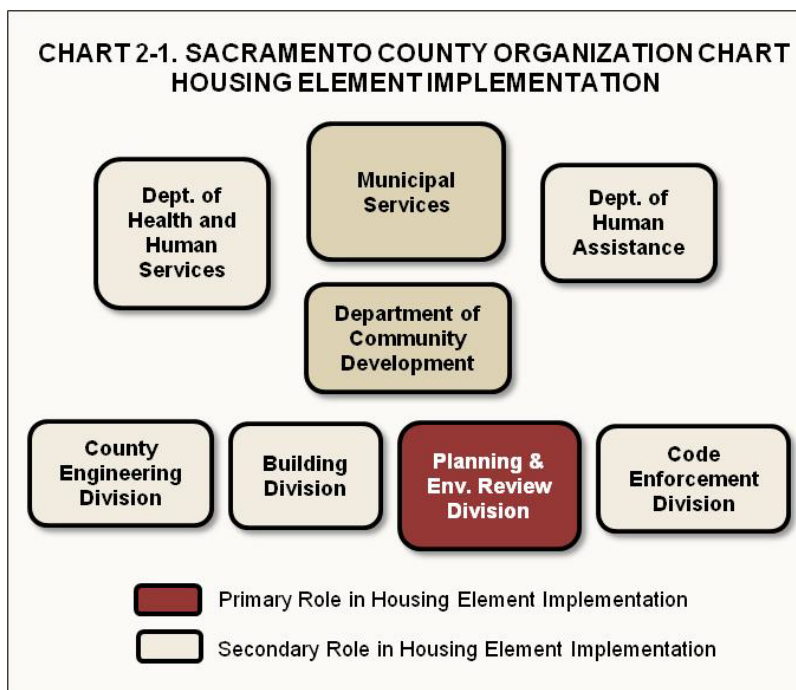
The Sacramento Housing and Redevelopment Agency (SHRA) is a Joint Powers Authority created as a public agency by the City and County of Sacramento in 1973. SHRA serves three essential functions for both the City and unincorporated County in its roles as the Housing Authority and housing department for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

In its role as the Housing Authority, SHRA owns and operates 2,462 public housing units in the City and an additional 832 in the other portions of the County. It administers over 11,000 Housing Choice Vouchers throughout Sacramento County. Additionally, SHRA acts as the County’s housing department, administering federal and state funding programs for the provision of affordable housing and implementing the County’s Affordable Housing Ordinance.

### SACRAMENTO COUNTY

Several departments and divisions within Sacramento County assist in the planning and implementation of the Housing Element (See **Chart 2-1**). The departments listed below focus on development, infrastructure, and supportive services. In addition to these departments/divisions, the Department of Finance and the

Environmental Health Department have important responsibilities for implementing actions under the Housing Element.



### **Municipal Services**

The County Municipal Services is the umbrella organization for six County Departments, including Community Development, Transportation, Water Resources, Animal Care, Regional Parks, and Waste Management. While Community Development plays the primary role in implementing the Housing Element's policies and actions, other departments within the County also assist with implementation.

### **Department of Community Development**

The Department of Community Development seeks to enhance the quality and vitality of existing and new communities in the unincorporated Sacramento County. There are four divisions in the Department: Planning and Environmental Review, Building Permits and Inspection, Code Enforcement and County Engineering. Provided services include building permits and development services, analysis of environmental impacts of development, sustainability programs, mitigation or removal of zoning and housing code violations, and land use and community planning. All of these divisions that will help implement Housing Element policies and programs.

### **Planning and Environmental Review Division**

The Planning and Environmental Review Division and SHRA will have major roles in the implementation of Housing Element programs. The Planning and Environmental Review Division administers the County's land use planning programs and implements the provisions of the California Environmental Quality Act (CEQA). These programs include:

- Long-range planning services, including updating of the Sacramento County General Plan.
- Specific and community planning services, including preparation and adoption of a series of specific and community plans.
- Current planning and zoning services, including zoning information and review of private development projects and processing to the various hearing bodies.
- Environmental planning services, including the preparation of CEQA and NEPA environmental documents for all privately and publicly initiated projects.

In addition to the programs listed above, the Planning and Environmental Review Division administers a program which focuses on redeveloping sites in the County's aging commercial corridors and in other sites with high-quality infill (commercial, residential and mixed use) projects. The Division also promotes and administers sustainability programs including the County's Climate Action Plan.

#### **Building Permits and Inspection Division**

The Building Permits and Inspection Division ensures safe and reliable construction projects and the efficient and orderly subdivision of property. A major function is the issuance of building permits and providing plan review and field inspection services for all private development projects.

#### **Code Enforcement Division**

The Code Enforcement Division enforces housing, zoning and vehicle abatement laws in the unincorporated County. When necessary the Division utilizes legal procedures to board up abandoned structures, remove junk and rubbish, abate vehicles and demolish dangerous buildings. The Division can issue civil and criminal citations for code violations.

#### **Special District Section of the County Engineering Division**

This Section oversees public infrastructure financing plans and establishes and manages special financing mechanisms such as development impact fees and assessment districts.

#### **Department of Human Assistance**

The Department of Human Assistance (DHA) implements and oversees a wide range of programs and services designed to move people from public assistance to independence. Homeless assistance has been historically administered by DHA. In 2010, this service was transferred to Sacramento Steps Forward, a newly formed non-profit organization.

#### **Department of Health and Human Services**

Health, social and mental health services are offered to the County's residents through the Department of Health and Human Services.



**CHAPTER 3:****HOUSING ACTION PLAN**

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California Government Code Section 65583 requires that the Housing Element contain a “statement of the community’s goals, quantified objectives, and policies relative to the maintenance, improvement, and development of housing.” This chapter contains Sacramento County’s Action Plan which consists of a broad range of goals, strategies, objectives, policies, and programs that address the development of sufficient housing to accommodate population growth, and to encourage the production of units in a range of prices affordable to all income groups. Goals and objectives were developed in direct response to the observed needs for the Sacramento area based on housing need assessments conducted during the preparation of this Housing Element. The terms used in this chapter are:

**Goal:** General statement of purpose to indicate direction the County will take to address identified housing problems and needs.

**Strategy:** An overall plan of action in response to a housing problem.

**Sub-strategy:** A detailed or defined component of a proposed strategy to address a housing problem.

**Policy:** A general statement of a proposed action to guide decision-making and provide a framework for the operation of housing implementation programs.

**Implementation Program:** A detailed statement of the specific action that will be taken to implement a policy.

**Introduction:** General discussion of housing problems, obstacles to solutions, and recommended housing programs (actions) to address issues.

**Objective:** A general or qualitative statement of the desired outcome from implementation of a strategy or sub-strategy.

**Responsible Department:** The County department or other lead agency responsible for implementing a proposed action.

**Funding:** Identification of the local, state, federal, or private source that may be used to pay for policy and program implementation.

**Quantitative Objective:** A statement of measurable outcome, defined numerically whenever possible.

**Target Date:** The specific date or timeframe for initiation and/or completion of a housing program.

## HOUSING ELEMENT GOAL

Promote an adequate supply of decent, safe and affordable housing to meet the needs of all residents of Sacramento County without regard to race, color, age, sex, religion, national origin, family status or disability.

## HOUSING STRATEGIES, SUB-STRATEGIES, POLICIES AND PROGRAMS

Sacramento County's Housing Action Plan emphasizes seven strategies that, collectively, address the availability of, affordability of, condition of, and access to housing by its general population as well as special needs groups. The seven strategies are: 1) adequate supply of land for housing, 2) preservation of existing housing and neighborhoods, 3) reduction of constraints to housing production, 4) improvement of housing opportunities and conditions for special needs groups, 5) providing and maintaining housing affordability, 6) promote the efficient use of energy in residences through alternative and innovative conservation measures and 7) Promote the Health and Safety of Residents. Each strategy has its own set of sub-strategies, policies and programs (See Chart 3-1). Some programs implement more than one policy.

### STRATEGY HE 1: ADEQUATE SUPPLY OF LAND FOR HOUSING

#### Goal

*Provide an adequate supply of suitable sites for the development of a range of housing that varies sufficiently in terms of cost, design, size, location, and tenure to meet the housing needs of all segments of the County's population.*

#### Introduction

Housing cannot be constructed without land on which to build it. The availability of vacant land and sites with re-use or redevelopment potential, and the density at which the County will permit housing to be built, are the primary factors affecting the County's ability to accommodate new housing to meet future needs. The amount of land designated for housing and the permitted residential densities of that land affect land costs and, ultimately, the cost of new housing units. According to Section 65583 of the California Government Code, "adequate" sites are defined as land with appropriate zoning and development standards, and services and facilities, including sewage collection and treatment, domestic water supply, and septic tanks and wells, needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, emergency shelters, and transitional housing.

The intent of this strategy is to ensure the availability of adequate sites for future housing development to meet the needs of a growing population and changes in the composition of the population. Housing Strategy HE 1 relates directly to General Plan Land Use Element policies that establish classifications of land use and standards for residential density. This strategy is critical to the County's ability to provide appropriately zoned land to accommodate a variety of housing types to meet the needs of all residents at all income levels. This strategy is also critical to

the preservation of zoned land for multifamily development. In addition to ensuring a sufficient supply of zoned residential land, HE-1 seeks the efficient use of that residential land through policies that encourage residential development at minimum reasonable densities consistent with environmental and infrastructure capacity particularly in infill and underutilized sites.

**Sub-Strategy HE 1.1: Adequate Land for Housing**

*Objective: To ensure there is sufficient land to allow for the development of adequate new housing and to ensure the availability of housing for all households in Sacramento County.*

**Policies**

**H-1.1.1** The County will provide an adequate supply of land for housing affordable to all income groups with public services and facilities needed to facilitate the development of housing to accommodate projected housing needs based on the SACOG Regional Housing Needs Plan.

**H-1.1.2** The County will preserve the supply of sites zoned for multifamily housing.

**Sub-Strategy HE-1.2: Use of Infill and Underutilized Sites**

*Objective: Actively promote and facilitate the use/reuse of vacant and underutilized infill sites.*

**Policies**

**HE-1.2.1** Promote and facilitate the build-out of vacant and underutilized urban land through infill, reuse, and redevelopment activities, as appropriate, for housing

STRATEGY HE 1: IMPLEMENTATION PROGRAMS	
Sub-Strategy HE 1.1: Adequate Land for Housing	
A1.	<p>To monitor whether the County has an adequate supply of land for affordable housing, a biennial report will be prepared showing the inventory of vacant multifamily parcels. This report shall be made available to the public through the Planning and Environmental Review Division's website. Each report shall identify changes to the inventory by parcel number, acreage, zoning and project number, and shall provide a summary of any additions or losses to the inventory. (Modification of Existing Program HE-1(b)).</p> <p><b>Implements Which Policy(ies):</b> HE 1.1.1  <b>Responsible Department:</b> Community Development – Planning and Environmental Review Division  <b>Funding:</b> County General Fund  <b>Objective:</b> Inventory monitoring and make available inventory information.  <b>Target Date:</b> Biennially, 2013-2021</p> <p><i>Note: There is no need to monitor parcels available for single-family homes for the</i></p>

*reason that there is a large surplus of land for the moderate and above-moderate income categories.*

- A2. The County will continue to implement Zoning Code provisions that encourage multifamily and mixed use developments in the LC and SC zones at appropriate locations, subject to development plan review, with the approving authority determined by the number of dwelling units and conformance with the Interim Multifamily Design Guidelines. The County will continue to encourage LC and SC properties to be developed with multifamily housing or a mix of multifamily housing and commercial uses so that at least 25 percent of LC and SC zoned acreage that develop between 2013 and 2021 have multifamily units. For example, the County has made it easier to site multifamily projects in LC and SC zones by providing more flexibility in development standards through the Interim Multifamily Design Guidelines. (Modification of Existing Program HE-1(c)).

**Implements Which Policy(ies):** HE 1.1.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** Planning Entitlement Fees

**Quantitative Objective:** At least 25 percent of vacant LC and SC zoned acreage that develop between 2013 and 2021 to be developed with multifamily units.

**Target Date:** Ongoing, 2013-2021

- A3. The County will continue to permit multifamily dwellings as a matter of right, subject only to development plan and/or design review to assure compliance with appropriate development standards in RD-15, RD-20, RD-25, RD-30, RD-40, LC and SC zones. (Existing Program HE-1(d)).

**Implements Which Policy(ies):** HE 1.1.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** Planning Entitlement Fees

**Objective:** Encourage the construction of multifamily uses in appropriate zones while allowing for review of the quality and design of such uses.

**Target Date:** Ongoing, 2013-2021

- A4. The County will adopt master plans, including specific and comprehensive plans, which provide a variety of residential densities, including those densities that support multifamily housing. A minimum percentage of the proposed dwelling units in master plans must be developed at a density of at least 20 dwelling units per acre. This minimum percentage will equal or exceed 90 percent of the County's RHNA percentage for the very low and low income categories. (Modification of Existing Program HE-2(b))

**Implements Which Policy(ies):** HE 1.1.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** Planning Entitlement Fees

**Quantitative Objective:** Require a minimum percentage of the proposed dwelling units in at least 4 master plan (specific or comprehensive plans) to be developed at a density of at least 20 dwelling units per acre.

**Target Date:** June 2016

- A5. To facilitate the development of housing for lower income households, land divisions in master plan communities (including specific plans, comprehensive plans and other master plans) will include multifamily zoned (RD-20+) parcels 3 to 10 acres in size. In

addition, the County will offer incentives for the development of affordable housing including but not limited to prioritizing processing of subdivision maps that include affordable housing units and modification of development requirements as allowed by the Zoning Code, including the adopted Interim Multiple Family Design Guidelines and the Housing Incentive Program (HIP). (New Program)

**Implements Which Policy(ies):** HE 1.1.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** County General Fund

**Quantitative Objective:** Include multifamily zoned parcels between 3 and 10 acres in size in master plans..

**Target Date:** Ongoing, 2013-2021

- A6. The County will evaluate the viability of amending adopted master plans to increase minimum densities in multifamily areas to RD-20 densities. (New Program)

**Implements Which Policy(ies):** HE 1.1.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** County General Fund

**Quantitative Objective:** Determine viability of amending adopted master plans to increase allowable densities.

**Target Date:** June 2016

- A7. The County will not allow multifamily-designated land to be developed for residential land uses with densities of less than 17 units per acre or non-residential land uses, unless certain findings can be made. This is consistent with State Government Code Section 65863 “No Net Loss Provision”. (Modification of Existing Program HE-2(a)).

**Implements Which Policy(ies):** HE 1.1.2

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** Planning Entitlement Fees

**Objective:** Preserve the supply of multifamily zoned land to accommodate the County’s lower income housing needs.

**Target Date:** Ongoing, 2013-2021

- A8. The County will use the annual housing element reporting process to monitor and evaluate the relationship between specific density ranges and affordable housing prototypes likely to be developed in both the suburban and semi-rural portions of the County. (New Program)

**Implements Which Policy(ies):** HE 1.1.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** County General Fund

**Objectives:** Monitor and evaluate the relationship between specific density ranges and affordable housing prototypes.

**Target Date:** Ongoing, 2013-2021

#### Sub-Strategy HE-1.2: Use of Infill and Underutilized Sites

- A9. The County will continue to advance infill development. The Department of Community Development will support infill development as project opportunities arise. Coordination of infill projects with various County Departments will also continue. (Modification of Existing Program HE-4(a)).



<p><b>Implements Which Policy(ies):</b> HE 1.2.1  <b>Responsible Department:</b> Community Development – Planning &amp; Environmental Review Division  <b>Quantitative Objective:</b> The Department of Community Development facilitating the development of 5 infill projects that have a residential component.  <b>Target Date:</b> June 2021</p>
<p>A10. The County will continue to pursue grant opportunities that remove or reduce barriers to infill development. (Modification of Existing Program HE-4(c))</p> <p><b>Implements Which Policy(ies):</b> HE 1.2.1  <b>Responsible Department:</b> Community Development – Planning &amp; Environmental Review Division  <b>Funding:</b> County General Fund  <b>Qualitative Objective:</b> The County will continue to apply for grants for infill projects as grant opportunities become available.  <b>Target Date:</b> Ongoing 2013-2021 as funds are available</p>
<p>A11. The County will provide opportunities for neighbors and community members to provide input on infill development projects. When required, an infill project will be sent to the relevant Community Planning Advisory Committee (CPAC) with discussion with surrounding community. All land owners with property within 500 feet of the project are notified. Also, for certain major infill projects, the County will engage the community through a public outreach process. In gaining community acceptance of residential infill projects, the community needs to be informed and involved in the process. This involves:</p> <ul style="list-style-type: none"> <li>• Educating the community on the goals and benefits of infill as well as the associated benefits of smart growth and sustainable communities.</li> <li>• Listening and responding to their concerns.</li> <li>• Ensuring high quality and safe design.</li> <li>• Promoting and advancing healthy and livable communities. (Combined Programs HE-4(g) and HE-4(h))</li> </ul> <p><b>Implements Which Policy(ies):</b> HE 1.2.1  <b>Responsible Department:</b> Community Development – Planning &amp; Environmental Review Division  <b>Funding:</b> County General Fund  <b>Objective:</b> Attain neighborhood and community acceptance of quality residential or mixed use infill projects through the CPACs and/or a public outreach process.  <b>Target Date:</b> Ongoing, 2013-2021</p>
<p>A12. The County will adopt commercial corridor plans in infill areas that will allow a variety of housing types, reuse of older commercial, retail and industrial sites, and conversion of excess parking area of older shopping centers to residential or mixed use. (Existing Program HE-4(f))</p> <p><b>Implements Which Policy(ies):</b> HE 1.2.1  <b>Responsible Department:</b> Community Development – Planning &amp; Environmental Review Division  <b>Funding:</b> County General Fund  <b>Quantitative Objective:</b> The County will adopt at least 1 commercial corridor plan</p>

that will encourage development of vacant and underutilized infill parcels.  
**Target Date:** June 2018

A13. The County will continue the technical assistance program that assists landowners or developers in designing a house for infill properties by utilizing “ready made” plans. A fee for these plans accompanies this program. These plans are available at the County’s website: <http://www.sacountyinfill.net/Pages/default.aspx> (Existing Program HE-4(j))

**Implements Which Policy(ies):** HE 1.2.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Objective:** Administer a technical assistance program to assist applicants in designing a house for infill properties.

**Target Date:** Ongoing, 2013-2021

## STRATEGY: HE 2: REDUCTION OF CONSTRAINTS TO HOUSING PRODUCTION

### Goal

*Removal, or reduction, of governmental and non-governmental constraints to facilitate the provision of housing for households of all income levels.*

### Introduction

Chapter 7, Housing Constraints Analysis, identifies several factors that affect the cost and availability of housing to the consumer. These factors, which prevent or raise the cost of construction and/or improvement of housing, can be considered as constraints to the production of housing. Such constraints are divided into governmental or non-governmental constraints. Governmental constraints refer to the policies and regulation that a local government applies to the approval of land use proposals and enforcement of building codes. Since governmental constraints are deliberately imposed, it is assumed that such constraints can be mitigated by local action. However, the vast majority of governmental regulations are imposed on the production of housing primarily to protect the health, safety and general welfare of the community. Non-governmental constraints are those factors that limit the availability of housing over which local government has limited or no control.

To address governmental and nongovernmental constraints, Chapter 7 identifies and evaluates perceived and actual constraints such as land availability for development, local land use regulations, building codes, permit processing times, residential development and permit fees, application processing times, utilities, financing, and land and labor costs. With the identification of such constraints and their severity, this strategy of the Housing Element presents several programs to remove or reduce those constraints without sacrificing the health, safety and general welfare of the community. Among the program or actions recommended to mitigate governmental and non-governmental constraints are a reduction in permit processing times, periodic review of residential development standards, and the review of residential development fee schedules.

### **Sub-Strategy HE 2.1: Reduction in Permit Processing Times**

*Objective: To streamline the governmental review process to assist in the reduction of processing times associated with housing production.*

#### **Policies**

- HE 2.1.1** The County shall reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.
- HE 2.1.2** Sacramento County shall target 45–60 days from the submission of a complete application as a maximum review time for multifamily projects that require staff level Development Plan Review. The Planning and Environmental Review Division of the Department of Community Development shall provide expedited review, with no additional charge, for projects in which at least 20 percent of the units are affordable to very low- and low-income households, as certified by the Sacramento Housing and Redevelopment Agency.

### **Sub-Strategy HE 2.2: Review of Development Standards**

*Objective: To ensure that development standards continue to represent the best means to achieve land use policy objectives while reducing the cost of producing housing.*

#### **Policies**

- HE 2.2.1** The County will encourage flexibility in density for residential projects.
- HE 2.2.2** The County will encourage flexibility in parking standards for residential projects. Parking requirements for certain types of residential projects will be reduced.
- HE 2.2.3** Support the flexibility of development standards, or flexibility within the adopted development ordinances, to accommodate residential projects that are unique or provide special housing arrangements, including affordable housing for lower income households.

### **Sub-Strategy HE 2.3: Review Residential Development and Permit Fees**

*Objective: To reduce housing costs associated with permit and development impact fees while ensuring sufficient funding for public services and facilities.*

#### **Policies**

- HE 2.3.1** Balance “full cost recovery” for planning and environmental review with the need to maintain reasonable fees that impact housing affordability.

- HE 2.3.2** The County will continue to defer and/or waive development impact fees for residential projects that have at least a minimum number of housing units on site that are affordable to very low- and low-income households, as certified by Sacramento Housing and Redevelopment Agency up to the approved annual quota of the number of units.

**STRATEGY HE-2: IMPLEMENTATION PROGRAMS**

**Sub-Strategy HE-2.1: Reduction in Permit Processing Times**

- B1. The County will meet with market-rate and affordable housing developers to evaluate development approval timelines and identify process improvements and any other issues related to the development of market-rate and affordable housing. (Modification of Existing Program HE-5(a)).

**Implements Which Policy(ies):** HE 2.1.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** County General Fund

**Objective:** Reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.

**Target Date:** Meeting with market-rate and affordable housing developers - June 2017 (midpoint of planning period)

- B2. The Project Review Committee (PRC) will continue to meet bi-weekly to identify project issues very early and throughout the development process. The PRC is comprised of officials from agencies that are involved in the development process. A private industry representative is the chairperson of the PRC. (Modification of Existing Program HE-5(b)).

**Implements Which Policy(ies):** HE 2.1.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** Planning Entitlement Fees

**Objective:** Reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.

**Target Date:** Ongoing, 2013-2021

- B3. The Department of Community Development will expedite planning entitlements and building permits for affordable housing projects by prioritizing them to ensure meeting applicant's funding due dates. (Modification of Existing Program HE-5(d)).

**Implements Which Policy(ies):** HE 2.1.1, HE 2.1.2

**Responsible Department:** Community Development – Planning & Environmental Review Division, Building Permits & Inspection Division

**Funding:** Planning Entitlement Fees

**Objective:** Reduce delay in the review of affordable housing projects.

**Target Date:** Ongoing, 2013-2021

- B4. When needed, the County will prepare Master Environmental Impact Reports for commercial corridor plans. These will facilitate the expeditious environmental review of individual project applications within commercial corridors. (Existing Program HE-5(e))

**Implements Which Policy(ies):** HE 2.1.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Fees:** Planning Entitlement Fees

**Objective:** Prepare a Master Environmental Impact Report when needed for commercial corridor plans.

**Target Date:** June 2021

- B5. To reduce uncertainty and delay in the development process, the County will have the Design Guidelines, the new Zoning Code and a user's handbook conveniently accessible to the public through an online tool. (New Program).

**Implements Which Policy(ies):** HE 2.1.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Fees:** Planning Entitlement Fees

**Objective:** Develop an online tool that makes the Design Guidelines, the new Zoning Code and the Users Handbook conveniently accessible to the public.

**Target Date:** June 2014

#### Sub-Strategy HE-2.1: Review of Development Standards

- B6. The County will adopt an updated Zoning Code to facilitate medium to high density residential and mixed use development. The updated Zoning Code will have allow for flexibility in uses, densities and development standards; and lower decision making levels for certain planning entitlements. (Combination of Existing Programs 9(a)).

**Implements Which Policy(ies):** HE 2.2.1, HE2.2.2, HE 2.2.3

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** County General Fund

**Objective:** Adopt the updated Zoning Code

**Target Date:** June 2014

- B7. The County will continue to apply the adopted Interim Multiple-Family Residential Design Guidelines, which apply to residential projects at densities of eight units per acre and higher, including attached and detached homes. The emphasis is on quality design and less emphasis on strict development standards. The Guidelines focus on design elements adjacent to single-family development. The Guidelines also allow flexibility regarding appropriate review level for multifamily projects. (New Program)

**Implements Which Policy(ies):** HE 2.2.1, HE2.2.2, HE 2.2.3

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funds:** Planning Entitlement Fees

**Objective:** Implement the adopted Interim Multiple-Family Residential Design Guidelines

**Target Date:** Ongoing, 2013-2021

*Note: Development plan reviews for a multifamily project will require approval of the Planning Commission if it exceeds the unit threshold for the multifamily project's category. Projects that do not meet the threshold will be reviewed by the Planning*

*Director.*

- A Category 1 multifamily project is a project that has at least 60% of its perimeter adjacent to properties having zoning that allows residential densities of 5 units or less per acre. Category 1 multifamily projects that have more than 80 units will need approval by the Planning Commission.
- A Category 2 multifamily project is a project that has at least 60% of its perimeter adjacent to properties having zoning that allows residential densities between 7 and 15 units per acre. Category 2 multifamily projects that have more than 140 units will need approval by the Planning Commission.
- A Category 3 multifamily project is a project that has at least 60% of its perimeter adjacent to properties having zoning that allows residential densities of more than 15 units per acre, mixed used zoning, commercial zoning and/or industrial zoning. Category 3 multifamily projects that have more than 200 units will need approval by the Planning Commission.

*Adjacent properties do not include public or private streets.*

- B8. The County through its updated Zoning Code will require staff level development plan reviews instead of use permits for all multifamily projects in the LC and SC zones that have densities between 20 and 40 units per acre. (New Program)

**Implements Which Policy(ies):** HE 2.2.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** County General Fund

**Objective:** Remove use permit requirement for certain multifamily projects.

**Target Date:** June 2014

- B9. The County will provide flexibility in zoning and subdivision development standards to accommodate unique residential projects. (Existing Program HE-9(c))

**Implements Which Policy(ies):** HE 2.2.3

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** Planning Entitlement Fees

**Objective:** Issuance of Special Development Permits as a mechanism to ensure flexibility in development standards contained in zoning and subdivision ordinances.

**Target Date:** Ongoing, 2013-2021

- B10. The County will continue to monitor State housing and land use related legislation through its full-time government affairs staff person. The County will support state legislation that reduces regulatory barriers to housing production. (Modification of Existing Program HE-12(a))

**Implements Which Policy(ies):** HE 2.1.1, HE 2.2.3

**Responsible Department:** Community Development – Planning & Environmental Review Division, Sacramento Housing and Redevelopment Agency

**Funding:** County General Fund

**Objective:** Monitor State housing and land use related legislation.

**Target Date:** Ongoing, 2013-2021

#### **Sub-Strategy HE-2.3: Review Residential Development and Permit Fees**

- B11. The County will continue to consult with both for-profit and non-profit homebuilders



prior to increasing planning and environmental review permit fees to determine the potential impact of fee increases on housing costs. The County will submit proposed fee increases to homebuilders and affordable housing providers for review and comment in advance of Board of Supervisor action. (Existing Program HE-10(a))

**Implements Which Policy(ies):** HE 2.3.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** County General Fund

**Objective:** Periodically review application processing and infrastructure fee schedules and mitigate the cost impact of fees.

**Target Date:** Ongoing, 2013-2021

B12. The County will continue to issue waivers for very low income units for development impact fees for residential developments in which at least 10 percent of the total units are affordable to very low-income households and on which affordability restrictions are subject to long-term (30 years or greater) regulatory agreements as certified by the Sacramento Housing and Redevelopment Agency (SHRA). (Existing Program HE-11(a))

**Implements Which Policy(ies):** HE 2.3.2

**Responsible Department:** Community Development – Special District Section, SHRA

**Funding:** County General Fund

**Objective:** Reduce the cost impact of development fees for qualifying very low-income housing units.

**Target Date:** Ongoing, 2013-2021

B13. The County will continue to defer certain fees for residential projects in Planned Communities and New Growth Areas such as roadway and transit fees and the Antelope Community Plan Area fees for projects that have been certified by the Sacramento Housing and Redevelopment (SHRA) to have at least 10% of units being available for very-low income households or 49% of units being available for low-income households. (Existing Program HE-11(b))

**Implements Which Policy(ies):** HE 2.3.2

**Responsible Department:** Community Development – Special District Section, SHRA

**Funding:** County General Fund

**Objective:** To delay the cost impact of development fees for qualifying low- and very low-income housing units until a housing project begins to generate income.

**Target Date:** Ongoing, 2013-2021

### STRATEGY HE 3: CONSERVATION AND REHABILITATION OF EXISTING HOUSING AND NEIGHBORHOODS

#### Goal

*Promote an adequate, safe, and decent residential environment by maintaining and improving the existing housing stock and neighborhood character through conservation and rehabilitation activities.*

#### Introduction

An effective means of preserving the condition of housing and neighborhoods in Sacramento County is to promote the conservation and rehabilitation of the

existing housing supply. The conservation and rehabilitation of older housing stock decreases the demand for new housing production, but also helps maintain community character, identity, confidence, and marketability. The conservation and rehabilitation of existing housing also provides opportunities for expanded homeownership for low- and moderate-income households. Housing rehabilitation is just one aspect of maintaining quality neighborhoods. Deteriorated housing not only contributes, but can also be the symptom of, neighborhood decline caused by other factors, such as a lack of public investment in neighborhood infrastructure and services, a high percentage of absentee single-family property ownership, and high crime rates.

The County of Sacramento provides housing conservation and rehabilitation assistance through a variety of programs. The Sacramento Housing and Redevelopment Agency (SHRA) had been authorized by the County to implement such housing programs. The County's programs target different income and population groups and facilitate both minor and major rehabilitation. Rehabilitation programs receive funding from state, local and federal sources and are designed to meet specific needs. Each funding source has its own goals and priorities, targeting criteria, and application procedures.

Besides conserving and revitalizing older housing stock, programs under Strategy HE-3 assist in the revitalization of deteriorating neighborhoods through code enforcement activities, infrastructure improvements, and design review. Code enforcement activities can conserve the quality of residential neighborhoods by enforcing existing regulations pertaining to abandoned vehicles, outdoor storage of junk and rubbish and substandard or illegal buildings. Neighborhood quality can be improved significantly in older neighborhoods through improvements in public infrastructure such as water, sewer, curbs, gutter, sidewalks, landscaping and lighting. Design review can ensure that new commercial, multifamily and mixed use developments within established communities are compatible with existing neighborhoods and contribute to neighborhood quality.

The actions recommended in this Housing Element to implement and expand programs for the rehabilitation and preservation of housing and neighborhoods in the County are:

- establishment and maintenance of programs for rental and owner-occupied housing rehabilitation activities,
- zoning enforcement,
- public facility improvements,
- neighborhood revitalization,
- code enforcement,
- neighborhood preservation area designation, and
- design review.

- prevention of demolition activities.

### **Sub-Strategy HE-3.1: Establishment and Maintenance of Programs for Housing Rehabilitation**

*Objective: Ensure the preservation and upgrading of rental and owner-occupied-housing units in need of rehabilitation and improvement.*

#### **Policies**

- HE 3.1.1** Utilize federal, state, local, and private funding programs offering low interest loans or grants, and private equity for the rehabilitation of rental properties for lower income households.
- HE 3.1.2** Encourage the rehabilitation and preservation of substandard homes in need of rehabilitation owned and occupied by lower income households, especially those left vacant due to foreclosure.
- HE 3.1.3** Support efforts to alleviate the individual and community problems associated with mortgage default and foreclosures.

### **Sub-Strategy 3.2: Conserve the Quality of Residential Neighborhoods through Zoning Enforcement and Code Enforcement and Reduce Loss of Housing**

*Objective: To provide for conservation and rehabilitation activities through zoning and code enforcement programs. Support mechanisms to prevent the loss of housing.*

#### **Policies**

- HE 3.2.1** Protect the quality and stability of residential neighborhoods through the enforcement of local regulations relating to the proper use and development of properties throughout the community.
- HE 3.2.2** Promote efficient public outreach programs to enhance the rehabilitation of substandard housing.
- HE 3.2.3** Support mechanisms to prevent the loss of housing by demolition, conversion to other uses, long-term vacancy, arson, vandalism, or malicious mischief, and support programs that return vacant housing to residential use.
- HE 3.2.4** Assist lower income households displaced as a result of demolition of unsafe, substandard dwelling that cannot be economically repaired.

### **Sub-Strategy HE 3.3: Revitalization of Deteriorated Neighborhoods Through Public Facility Improvements and Local/Private Sector Investment**

*Objective: Improve public facilities with priority for the revitalization of deteriorating and blighted neighborhoods. Focus local/private sector investment into areas where there is a need for neighborhood revitalization.*

**Policies**

- HE 3.3.1** Provide improved public infrastructure and services, including water, sewer, curbs gutter, sidewalks, landscaping, and lighting where these services will improve the physical quality of blighted or declining neighborhoods, or facilitate appropriate infill.
- HE 3.3.2** Maintain local/private sector involvement in preserving and revitalizing older neighborhoods through local lending institutions and the Community Reinvestment Act.

**Sub-Strategy HE 3.4: Implement Design Review**

*Objective: Conserve the quality of existing residential neighborhoods through design review.*

**Policies**

- HE 3.4.1** The County will require high quality design in residential projects.
- HE 3.4.2** Ensure that the structural design, aesthetics and site layout of new development is compatible and interconnected with existing residential development.
- HE 3.4.3** Infill projects shall be integrated into the surrounding neighborhoods and communities to the greatest extent feasible.

<b>STRATEGY HE 3: IMPLEMENTATION PROGRAMS</b>	
<b>Sub-Strategy HE-3.1: Establishment and Maintenance of Programs for Housing Rehabilitation</b>	
C1.	<p>The County, through the Sacramento Housing and Redevelopment Agency (SHRA) will fund and administer multifamily housing loan programs for the rehabilitation of substandard housing and the acquisition and rehabilitation of substandard property for occupancy by lower income households. SHRA will pursue offering financing for the acquisition and rehabilitation of multifamily properties, including financially troubled multifamily properties in foreclosure, to prevent further property and neighborhood deterioration. (Existing Program HE-13(a))</p> <p><b>Implements Which Policy(ies):</b> HE 3.1.1, HE 3.1.2  <b>Responsible Department:</b> SHRA  <b>Funding:</b> HOME, CDBG, Housing Trust Funds (for boarded properties), Mortgage Revenue Bonds, Low-Income Housing Tax Credits  <b>Quantitative Objective:</b> 60 rehabilitated units annually, including units substantially rehabilitated and units preserved.  <b>Target Date:</b> Ongoing, 2013 to 2021</p>
C2.	The Sacramento Housing and Redevelopment Agency (SHRA) will provide financial

assistance for emergency repairs and disabled retrofitting for homes occupied by seniors and lower income residents designed to achieve neighborhood improvement objectives. (Existing Program HE-14(b)).

**Implements Which Policy(ies):** HE 3.1.1, HE 3.1.2, 4.1.1, 4.1.6

**Responsible Department:** SHRA (in conjunction with its non-profit partner)

**Funding:** Community Development Block Grant (CDBG)

**Quantitative Objective:** Repair 432 homes for very low- and low-income households through Emergency Repair Grants and Retrofit Assistance Grants or similar grants.

**Target Date:** June 2021

- C3. The Department of Community Development will continue to work with the Sacramento Housing and Redevelopment Agency (SHRA) to publicize the Home Assistance and Repair Program for Seniors (HARPS) and the Emergency Repair Program (ERP-A) which assist seniors and low-income households with necessary repairs and accessibility modifications. Community Development will promote these programs in or near areas that were identified by the most recent Exterior Housing Conditions Survey as having higher percentages of distressed housing. (Existing Program HE-26(a))

**Implements Which Policy(ies):** HE 3.1.2, 4.1.1, 4.1.6

**Responsible Department:** Department of Community Development, SHRA (In conjunction with its nonprofit partner)

**Funding:** County General Fund

**Objective:** Publicize the HARPS and ERPA programs.

**Target Date:** Ongoing, 2013-2021

- C4. The Sacramento Housing and Redevelopment Agency (SHRA) will continue its contracts with the Sacramento County Home Loan Counseling Program, Sacramento Neighborworks, and programs offered by other non-profit organizations in their homebuyer education, counseling and post purchase counseling, including default/foreclosure counseling efforts. SHRA will continue to reimburse these agencies for their counseling services. (Modification of HE-43(b))

**Implements Which Policy(ies):** HE 3.1.3

**Responsible Department:** Sacramento Housing and Redevelopment Agency (as the referring agency), non-profit organizations, and private lenders

**Funding:** Program Fees, CDBG

**Quantitative Objective:** Serve 600 households annually.

**Target Date:** Ongoing, 2013-2021

- C5. When the opportunity arises, the Sacramento Housing and Redevelopment Agency (SHRA) will convert older motels to permanent affordable housing. Such conversions should also be considered in conjunction with commercial corridor plans and community plan updates. (Existing Program HE-16(a))

**Implements Which Policy(ies):** HE 3.1.1

**Responsible Department:** SHRA

**Funding:** HOME, Community Development Block Grants, Housing Trust Fund

**Objective:** Support revitalization of older commercial corridors with rehabilitation and provision of new housing opportunities.

**Target Date:** Ongoing, 2013-2021

- C6. The Sacramento Housing and Redevelopment Agency (SHRA) will assist, as funding is available, new owners of motels to obtain financing for their acquisition, rehabilitation and/or conversion. (Existing Program HE-16(b))

**Implements Which Policy(ies):** HE 3.1.1

**Responsible Department:** SHRA

**Funding:** Low-income Housing Tax Credits, Housing Trust Fund, and HOME Funds.

**Objective:** Rehabilitative units as a result of this program will be included in the annual objective of Program C1

**Target Date:** Ongoing, 2013-2021

**Sub-Strategy HE-3.2: Conserve the Quality of Residential Neighborhoods Through Zoning Enforcement and Code Enforcement and Reduce Loss of Housing**

- C7. The County will actively enforce existing regulations and programs administered by the Code Enforcement Division of the Department of Community Development regarding abandoned vehicles, outdoor storage of junk and rubbish, and substandard or illegal buildings, in order to protect and improve the integrity and stability of existing neighborhoods. Storage of junk and rubbish and building violations will continue to be handled on a complaint basis and vehicle abatement will continue to be addressed through responses to complaints and neighborhood patrols. (Existing Program HE-17(a))

**Implements Which Policy(ies):** HE 3.2.1

**Responsible Department:** Community Development - Code Enforcement Division

**Funding:** Inspection Fees, Administrative Penalties, Vehicle Registration Fees

**Objective:** Reduce the number of abandoned vehicles, accumulation of junk and rubbish and illegal structures in residential neighborhoods.

**Target Date:** Ongoing, 2013-2021

- C8. The Code Enforcement Division will continue to implement the Rental Housing Inspection Program. This program concentrates on owner/tenant education and provides mandated inspections. This program also allows owners and/or agents of rental properties to become certified to self-inspect their properties for compliance with the Housing Code. Code Enforcement staff will continue to respond to Housing Code violation complaints and conduct inspections. During the planning period, the County will strengthen the program such as conducting initial inspections by Code Enforcement staff for each rental property. (New Program)

**Implements Which Policy(ies):** HE 3.2.1

**Responsible Department:** Community Development - Code Enforcement Division

**Funding:** Rental Housing Fees

**Objective:** Have all rental properties in the unincorporated County be inspected for compliance with the Housing Code within 5 years.

**Target Date:** Ongoing, 2013-2021

*Note: Rental units subject to inspection by other governmental agencies may be exempt from inspection by the Rental Housing Inspection Program.*

- C9. The Department of Community Development will continue to implement Special Planning Areas (SPAs) and Neighborhood Preservation Areas (NPAs) that were adopted to fine-tune development standards in order to enhance and preserve unique communities. (Existing Program HE-17(c))

**Implements Which Policy(ies):** HE 3.2.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** Planning Entitlement Fees, County General Fund

**Objective:** Enhance and preserve unique new communities through SPAs and NPAs.

**Target Date:** Ongoing, 2013-2021



C10. The County will continue to respond to complaints from mobile home park residents regarding exterior park conditions such as abandoned vehicles and junk accumulation. Requests for mobile home inspections will continue to be referred to the California Department of Housing and Community Development (HCD), the State agency with jurisdiction over mobile home park inspections. (Modification of Existing Program HE-17(g))

**Implements Which Policy(ies):** HE 3.2.1

**Responsible Department:** Community Development - Code Enforcement Division

**Funding:** Inspection Fees, Administrative Penalties and/or Fines

**Objective:** Improve mobile home park conditions.

**Target Date:** Ongoing, 2013-2021

C11. The Code Enforcement Division will direct owners of residential rental units cited for health and safety violations to the Sacramento Housing and Redevelopment (SHRA) website to view information on SHRA rehabilitation programs. The Code Enforcement Division will continue to provide information to tenants on rental property owner and tenant responsibilities for property maintenance. Information is provided both by printed brochures and on the Code Enforcement website, [www.code-enforcement.saccounty.net](http://www.code-enforcement.saccounty.net). (Modification of Program HE 18(a))

**Implements Which Policy(ies):** HE 3.2.2

**Responsible Department:** Community Development - Code Enforcement Division

**Funding:** Code Enforcement Overhead

**Objective:** Increase the level of property maintenance through tenant and property owner education, thereby reducing the need for code enforcement.

**Target Date:** Ongoing, 2013-2021

C12. The Code Enforcement Division will continue the vacant, abandoned house monitoring program which requires property owners to remove blight conditions such as graffiti, fencing in need of repair, and overgrown vegetation of over 12 inches. Penalties accrue for noncompliance. The Program allows the County to abate overgrown vegetation. (Program HE 21(a))

**Implements Which Policy(ies):** HE 3.2.3

**Responsible Department:** Community Development - Code Enforcement Division

**Funding:** Inspection Fees, Administrative Penalties and/or Fines

**Objective:** Increase neighborhood safety and eliminate blighting conditions.

**Target Date:** Ongoing, 2013-2021

C13. The County will continue the program that pays for the relocation expenses of lower income residents displaced due to condemnation, demolition or vacation of units due to Building, Health and Safety Code violations. The Code Enforcement Division will require reimbursement by the property owner. The Code Enforcement Division will also continue to provide information for displaced tenants of demolition activities on available services and programs. (Combining Existing Programs HE-22(a) and HE-22(b))

**Implements Which Policy(ies):** HE 3.2.4

**Responsible Department:** Community Development - Code Enforcement Division

**Funding:** Inspection Fees, Administrative Penalties, and/or Fines

**Objectives:** Paying for the relocation expenses of lower income residents and seeking reimbursement by property owner. Provide information for displaced tenants on available services and programs.

<p><b>Target Date:</b> Ongoing, 2013-2021</p>
<p>C14. The County will continue to apply California Building Code (CBC) and California Residential Code (CRC) requirements that permit the use of alternative materials, designs and methods of construction. The County will apply this to the rehabilitation of older residential structures when approved by the Building Official to address health and safety requirements while not requiring more expensive compliance with current building code requirements. (Existing Program HE-17(e))</p> <p><b>Implements Which Policy(ies):</b> HE 3.2.1  <b>Responsible Department:</b> Community Development – Building Permits and Inspection Division  <b>Funding:</b> Inspection Fees, and/or Fines  <b>Objective:</b> Ensure rental housing complies with health and safety codes.  <b>Target Date:</b> Ongoing, 2013-2021</p>
<p><b>Sub-Strategy HE-3.3: Revitalization of Deteriorated Neighborhoods Through Public Facility Improvements and Local/Private Sector Investment</b></p>
<p>C15. The County will continue to seek and attain funding for improved public infrastructure and services, including water, sewer, curbs, gutter, sidewalks, landscaping, and lighting to revitalize commercial corridors as Notices of Funding Availability (NOFA) are released. (Combined Programs HE-19(a) and (b))</p> <p><b>Implements Which Policy(ies):</b> HE 3.3.1  <b>Responsible Department:</b> Community Development – Planning &amp; Environmental Review Division, Transportation  <b>Funding:</b> General Fund, Grants  <b>Objective:</b> Revitalize commercial corridors with infrastructure improvements.  <b>Target Date:</b> Ongoing, 2013-2021</p>
<p>C16. The County will continue to review the records of local financial institutions for their performance in meeting the credit needs of low-income and minority people, as required by the Federal Community Reinvestment Act. (Existing Program HE-20(a))</p> <p><b>Implements Which Policy(ies):</b> HE 3.3.2  <b>Responsible Department:</b> Dept. of Finance – Treasury Division  <b>Objective:</b> Increase investment in minority and low-income areas.  <b>Target Date:</b> Ongoing, 2013-2021</p>
<p><b>Sub-Strategy HE-3.4: Implement Design Review</b></p>
<p>C17. Use the County's adopted Design Review Program to ensure that new commercial, multifamily and mixed use development within established communities is compatible with existing residential development and benefits the surrounding community through high quality design and the provision of services. (Existing Program HE-24(a))</p> <p><b>Implements Which Policy(ies):</b> HE 3.4.1, HE 3.4.2, HE 3.4.3  <b>Responsible Department:</b> Community Development – Planning &amp; Environmental Review Division  <b>Funding:</b> Planning Entitlement Fees  <b>Objective:</b> Ensure that new commercial and mixed use development is compatible with existing residential development by implementing design review.  <b>Target Date:</b> Ongoing, 2013-2021</p>
<p>C18. The County will develop and adopt the Single Family Design Guidelines which will encourage development of neighborhoods with high quality design. (New Program)</p>

**Implements Which Policy(ies):** HE 3.4.1, HE 3.4.2, HE 3.4.3

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** County General Fund

**Objective:** Ensure that residential neighborhoods are developed with high quality design.

**Target Date:** June 2016

## STRATEGY HE 4: IMPROVEMENT OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS GROUPS

### Goal

*Ensure the availability of adequate housing opportunities throughout the unincorporated area of Sacramento County for people with special needs, including: minority households, seniors, large households, female heads-of- households, persons with disabilities, farm workers, and the homeless.*

### Introduction

Every community in the County has individuals with special housing needs. Special housing needs arise from unique physical, financial, or supportive service requirements that are not shared by the population at large. Examples of special housing needs include:

- Large families requiring housing units with three or more bedrooms.
- Farm workers and their families, some of whom migrate from one location to another during the year and need seasonal housing, but most of whom earn very low-incomes and often have large families.
- Female heads-of-household, particularly single elderly women, who are often very low-income and need assisted living arrangements, and single women with children, who have extremely high poverty rates and often suffer from discrimination in housing.
- Persons with disabilities who have special housing needs related to their physical and self-care capacities, low-incomes, and supportive service needs.

Although most households with special housing needs have low-incomes, even individuals with adequate incomes may find that the type of housing that best meets their lifestyle, physical, and supportive service needs is not readily available or conveniently located. Programs included in this strategy are designed to assist individuals and households with special needs, although the emphasis will be placed on programs for lower income households. The following section of the Action Plan establishes objectives, policies and programs for the provision of housing to meet the needs of persons with disabilities, seniors, farm workers, the homeless, persons facing discrimination, female-headed households, and large families.

**Sub-Strategy HE 4.1: Housing for “Special Needs” Population**

*Objective: Provide housing choices appropriate for “special needs” populations, including homeless, farmworkers, female-headed households, persons with disabilities and seniors.*

**Policies**

- HE 4.1.1** Support efforts to improve accessibility for both dwelling units and residential neighborhoods to meet the special needs of persons with disabilities.
- HE 4.1.2** The County will encourage housing for people with disabilities near public transportation, shopping, medical and other essential support services and facilities.
- HE 4.1.3** Support activities that serve the housing needs of special needs groups with a continuum of housing options, from independent living, to housing with supportive services, to institutionalized care.
- HE 4.1.4** Provide adequate and affordable housing for senior citizens.
- HE 4.1.5** The County will encourage housing for seniors to be near public transportation, shopping, medical and other essential support services and facilities.
- HE 4.1.6** Support activities that increase the ability of the elderly to remain in their homes or to locate other housing to rent or purchase.
- HE 4.1.7** Ensure housing that is provided to migrant farm workers is decent, safe, and affordable.
- HE 4.1.8** Support the use of available federal, state, and local resources to provide and enhance housing opportunities for farm workers.
- HE 4.1.9** Support programs that address long-term solutions to homelessness, including work skills assessment, job training/placement, permanent housing and supportive services.
- HE 4.1.10** Promote the construction of affordable housing that meets the needs of female heads of households.
- HE 4.1.11** Support the development of housing to meet the needs of large households.

**Sub-Strategy HE 4.2: Increase the Supply of Affordable Rental Housing for Extremely Low-Income Households While Preserving the Existing Supply**

*Objective: To achieve no net loss of existing rental housing affordable to extremely low-income households and to increase the number of affordable rental housing units.*

**Policies**

**HE 4.2.1** Facilitate the development of new Extremely Low-Income (ELI) rental units.

**HE 4.2.2** Maintain and preserve existing stock of ELI units.

**HE 4.2.3** Assist extremely low-income households through the use of portable and project based housing vouchers, including Housing Choice Vouchers (HCV) and Housing Assistance Payment (HAP) vouchers.

**Sub-Strategy HE-4.3: Enforcement of Anti-Discrimination Programs**

*Objective: Ensure equal housing opportunities for all residents of Sacramento County.*

**Policies**

**HE 4.3.1** The County shall continue to provide funding for equal housing opportunity programs such as those operated by the Human Rights and Fair Housing Commission and/or other fair housing enforcement organizations to support their mission and programs.

**STRATEGY HE 4: IMPLEMENTATION PROGRAMS**

**Sub-Strategy HE 4.1: Housing for “Special Needs” Population**

D1. The County will require through its new Zoning Code that a minimum of 5 percent (but not less than one unit) in a multifamily project shall be made accessible for persons with mobility impairments. (New Program)

**Implements Which Policy(ies):** HE 4.1.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** County General Fund

**Objective:** Increase number of accessible units in multifamily projects.

**Target Date:** June 2014

D2. The County will expand its promotion of Universal Design features that can be incorporated into new houses, condominiums and townhomes. Brochures on Universal Design features will be provided at the County service centers and public libraries in addition to the Planning and Environmental Review Division’s information counter and the Building Permits and Inspection Division’s Downtown permit counters. (Existing Program HE-26(b))

**Implements Which Policy(ies):** HE 4.1.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** County General Fund

**Objective:** Publicize Universal Design standards

<p><b>Target Date:</b> June 2014</p>	<p>D3. The County will adopt a reasonable accommodation ordinance and/or written procedures, detailing how the County will accommodate requests for exceptions and other special considerations during the planning process. (Existing Program HE-26(c))</p> <p><b>Implements Which Policy(ies):</b> HE 4.1.1  <b>Responsible Department:</b> Community Development – Planning &amp; Environmental Review Division  <b>Funding:</b> County General Fund  <b>Objective:</b> Adoption of a reasonable accommodation ordinance or procedures.  <b>Target Date:</b> June 2015</p> <p><i>Note: Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. Although the County practices providing reasonable accommodation for housing intended for persons with disabilities, the County does not have a formal policy or procedure for processing such requests.</i></p>
<p>D4. In planning for new residential developments, the County will continue to require accessible pedestrian facilities such as accessible sidewalks, intersections and curb ramps, and audible signals at appropriate intersections, guide strips, and other access enhancements, as appropriate. In the targeting of public investments in existing neighborhoods, the County will address accessibility improvements to the extent permitted by available funding. (Existing Program HE-26(d))</p> <p><b>Implements Which Policy(ies):</b> HE 4.1.1  <b>Responsible Department:</b> Transportation  <b>Funding:</b> Roadway and Transit Fees  <b>Objective:</b> Increase accessibility of residential streets and neighborhoods for persons with disabilities.  <b>Target Date:</b> Ongoing, 2013-2021</p>	<p>D5. The County through the Department of Transportation will conduct a study to improve accessibility at transit stops for persons with disabilities. The findings of this study will be implemented as improvements are made on streets. (Modification of Existing Program HE-27(a))</p> <p><b>Implements Which Policy(ies):</b> HE 4.1.1  <b>Responsible Department:</b> Transportation  <b>Funding:</b> Federal Grant  <b>Objective:</b> Increase accessibility of transit areas for persons with disabilities.  <b>Target Date:</b> June 2014</p>
<p>D6. The County will work with Alta Regional Center to implement an outreach program that informs families with the County on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the County's website, and providing housing-related training for individuals/families through workshops. (New Program)</p> <p><b>Implements Which Policy(ies):</b> HE 4.1.3  <b>Responsible Department:</b> Community Development</p>	



**Funding:** County General Fund

**Objective:** Implement an outreach program on housing and services available for persons with developmental disabilities.

**Target Date:** June 2017

- D7. The County will continue to support a continuum of housing options for persons with special needs, including accessible independent living, the establishment of small-scale residential care facilities in all residential communities to serve the needs of persons with disabilities, and affordable housing options. The County will also seek funding and assistance from private, state, and federal programs. (Existing Program HE-28(a))

**Implements Which Policy(ies):** HE 4.1.3

**Responsible Department:** Human Assistance, Sacramento Housing and Redevelopment Agency, Sacramento Steps Forward, Community Development – Planning & Environmental Review Division

**Funding:** HUD's Supportive Housing for Persons with Disabilities – Section 811 program, permanent housing for the Handicapped Homeless Program (part of the Supportive Housing Demonstrative Program (McKinney Act), Housing Opportunities for Persons with AIDs (HOPWA), Low-Income Housing Fund Revolving Loan Fund, Cal-Mortgage Program (health facility construction loan program).

**Quantitative Objectives:** Support shared housing and development of small-scale residential care facilities, support for 671 individuals with HIV/AIDS annually, and housing assistance for 174 persons annually with HIV/AIDS (through a number of community based providers funded by HOPWA).

**Target Date:** Ongoing, 2013-2021

- D8. The County will develop design guidelines and siting criteria for senior housing and care facilities. The guidelines will be used by the Design Review Administrator and Planning and Environmental Review Division staff in evaluating senior housing projects. The guidelines will also be available on the Planning and Environmental Review Division website. (Modification of Existing Program HE-30(a))

**Implements Which Policy(ies):** HE 4.1.4, HE 4.1.5

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** County General Fund

**Objective:** Develop design guidelines and siting criteria for the evaluation of new senior housing projects.

**Target Date:** June 2014

- D9. The County through the Sacramento Housing and Redevelopment Agency (SHRA), will offer incentives such as below-market-rate loans and mortgage revenue bonds that will encourage the creation of affordable independent living housing for seniors. (Modification of Existing Program HE-29(b))

**Implements Which Policy(ies):** HE-4.1.3, HE 4.1.4, 4.1.6

**Responsible Department:** Sacramento Housing and Redevelopment Agency (SHRA)

**Funding:** Tax credits, mortgage revenue bonds, HOME

**Objectives:** Offer incentives to builders to provide housing and care choices for seniors of all income levels. These incentives include grants and financial help for developers of senior housing, including multifamily developer assistance programs administered by SHRA.

**Target Date:** Ongoing, 2013-2021

D10. The County will continue to administer the In-Home Supportive Services program. This program serves aged, blind, or disabled persons what are unable to perform activities of daily living and cannot remain safely in their homes without help. (Modification of Existing Program HE-31(a))

**Implements Which Policy(ies):** HE 4.1.3, HE 4.1.6  
**Responsible Department:** Health and Human Services Department  
**Funding:** County General Fund  
**Objective:** Continue the In-Home Supportive Services program.  
**Target Date:** Ongoing, 2013-2021

D11. The County in its updated Zoning Code, will list Supportive Housing and Transitional Housing as residential uses in the updated Zoning Code's land use tables. (Existing Program HE-28(b))

**Implements Which Policy(ies):** HE 4.1.3, HE4.1.4,  
**Responsible Department:** Department of Community Development – Planning & Environmental Review Division  
**Funding:** County General Fund  
**Objective:** List Supportive Housing and Transitional Housing as residential uses in the updated Zoning Code land use tables.  
**Target Date:** June 2014

D12. The County through its updated Zoning Code will allow different housing types for seniors on the same parcel to support aging in place. (New Program)

**Implements Which Policy(ies):** HE 4.1.3, HE4.1.4,  
**Responsible Department:** Department of Community Development – Planning & Environmental Review Division  
**Funding:** County General Fund  
**Objective:** Provide flexibility for senior housing in the updated Zoning Code to support aging in place.  
**Target Date:** June 2014

D13. The County, through the Department of Environmental Health will continue to annually inspect and license farm labor camps to ensure that they meet health and safety standards for migrant workers. (Existing Program HE-32(a))

**Implements Which Policy(ies):** HE 4.1.7  
**Responsible Department:** Environmental Health  
**Funding:** Inspection Fees  
**Objective:** Ensure suitable living conditions at farm labor camps.  
**Target Date:** Ongoing, 2013-2021

D14. The County shall work with local growers, the Farm Bureau, the Agricultural Commissioner and other stakeholders to periodically review the housing needs of farm workers and propose actions to address those needs. Examples of actions that could be pursued are additional funding requests for farm worker housing projects, and programs and zoning changes to facilitate the construction of migrant farm worker housing. (Existing Program HE33(c))

**Implements Which Policy(ies):** HE 4.1.7, HE 4.1.8  
**Responsible Department:** Community Development – Planning & Environmental Review Division  
**Funding:** County General Fund  
**Objective:** Biennially review housing needs of farm workers starting in July 2013.

<p><b>Target Date:</b> Ongoing, 2013-2021</p>
<p>D15. The County through the Planning and Environmental Review Division will amend its Zoning Code to list farm labor camps in the use tables. Farm labor camps that have 36 or fewer beds or 12 or fewer units will be allowed in the General Agricultural zones without a use permit. Larger farm labor camps will require use permits. This is consistent with State Health and Safety Code Section 17021.6. (New Program)</p> <p><b>Implements Which Policy(ies):</b> HE 4.1.8  <b>Responsible Department:</b> Community Development – Planning &amp; Environmental Review Division  <b>Funding:</b> County General Fund  <b>Objective:</b> List farm labor camps in the Zoning Code use tables and allow smaller camps without a use permit.  <b>Target Date:</b> June 2016</p>
<p>D16. The County will maintain an adequate supply of land where homeless shelters are allowed by right and where public services, infrastructure and facilities are available to facilitate the development. Homeless shelters are allowed by right in the GC and M-1 zones and the County will continue to implement Zoning Code provisions that permit homeless shelters in these zones. (Combined Existing Programs HE-34(c) and (g))</p> <p><b>Implements Which Policy(ies):</b> HE 4.1.9  <b>Responsible Department:</b> Community Development – Planning &amp; Environmental Review Division  <b>Funding:</b> General Fund  <b>Objective:</b> Maintain an adequate supply of land for homeless shelters. Continue to allow homeless shelters by right in the GC and M-1 zones subject to appropriate development, location (near transit) and operations standards.  <b>Target Date:</b> Ongoing, 2013-2021</p>
<p>D17. The County will continue to implement Zoning Code provisions to permit Single Room Occupancy (SRO) residential units, subject to appropriate development standards and location requirements, in the RD-20, RD-25, RD-30, RD-40 and GC Zones. (Modification of Existing Program)</p> <p><b>Implements Which Policy(ies):</b> HE 4.1.9  <b>Responsible Department:</b> Community Development - Planning &amp; Environmental Review Division  <b>Funding:</b> County General Fund  <b>Objective:</b> Maintain an adequate supply of land for SROs. Continue to allow homeless shelters by right in the GC zone subject to development standards and location requirements.  <b>Target Date:</b> Ongoing, 2013-2021</p>
<p>D18. Sacramento Steps Forward (SSF) is a non-profit agency formed in February 2011 to be the lead agency for homeless issues. SSF will continue to implement the Ten Year Plan to End Homelessness and HUD required activities to ensure ongoing Federal funding to address homelessness. Also, the SSF will continue to fund community based organizations providing housing and services to the homeless. (Modification of Existing Program HE-34(a))</p> <p><b>Implements Which Policy(ies):</b> HE 4.1.9  <b>Responsible Department:</b> Sacramento Steps Forward  <b>Funding:</b> CDBG, HOME, Emergency Solutions Grant Program, Runaway Youth Program, HUD McKinney Act Funding, HUD Shelter Plus Program, HUD Supplemental Assistance for Facilities to Assist the Homeless (SAFAH), State</p>

Emergency Shelter Program, State Transitional Housing Program-Plus State and Federal health care funding for the homeless, State and Federal alcohol and drug counseling services, employment services and literacy training programs.

**Objective:** Develop affordable housing opportunities with supportive services for homeless persons in need; assist homeless men, women and children through the Continuum of Care to achieve independent living in permanent housing, ending their homelessness.

**Target Date:** Ongoing, 2013-2021

*Note: The Ten Year Plan to End Chronic Homelessness focuses on long-term strategies that create exits from homelessness by moving the homeless into permanent housing and independent living. To achieve the long-term objective, the Consolidated Plan will provide for supportive health care, case management, life-skills management, education, job training, and other services to assist homeless individuals and families achieve independence in permanent housing. The Plan will also recognize different strategies and programs needed to address various homeless sub-groups, such as women and children escaping domestic violence, homeless youth, seniors, working single adults, homeless veterans, individuals with substance abuse problems, persons with mental and other disabilities, and individuals with chronic illnesses.*

D19. The County through the Department of Human Assistance (DHA) will continue to support the following programs that assist homeless individuals and families.

- The Mather Community Campus which provides transitional housing, job training and employment counseling to help homeless people gain employment and long-term independence. Services are currently provided through contract with Volunteers of America. DHA administers funding sources and makes referrals. (Existing Program HE-34(b))
- The Laverne Adolfo Housing Programs for Former Foster Youth is a collaborative effort by local agencies and individuals to help young people emancipate from foster care. The program provides housing choices and services including counseling in life skills, legal consultation, as well as providing money for emergencies and expenses. DHA administers funding sources and makes referrals. (Existing Program HE-34(d))
- The Winter Shelter Program which provides emergency overnight shelter for the County's homeless when other shelters are filled during the cold winter months. Nonprofit organizations operate the housing contracts for the County Department of Human Assistance. (Existing Program HE-34(e))

**Implements Which Policy(ies):** HE 4.1.9

**Responsible Department:** Human Assistance

**Funding:** HUD McKinney Act, SETA, CalWORKs, JARC, Food Stamp Employment Training, Program Fees, State Transitional Housing Program-Plus, County General Fund.

**Objective:** Provide temporary shelter, housing and comprehensive job training for the homeless.

**Target Date:** Ongoing, 2013-2021

D20. The County through the Sacramento Housing and Redevelopment Agency (SHRA) will continue to administer the Shelter Plus Care program which provides supportive housing for homeless disabled individuals and families. (Existing Program HE-34(f))

**Implements Which Policy(ies):** HE 4.1.9

**Responsible Department:** SHRA

**Funding:** HUD Grants

**Objective:** Provide emergency housing for the homeless.

<p><b>Target Date:</b> Ongoing, 2013-2021</p>
<p><b>Sub-Strategy HE 4.2: Increase the Supply of Affordable Rental Housing for Extremely Low-Income Households While Preserving the Existing Supply</b></p>
<p>D21. The County through the Sacramento Housing and Redevelopment Agency (SHRA) will continue to administer an “ELI buy-down” program if funding is available from the County’s Affordable Housing Ordinance. (Existing Program HE-38(a))</p> <p><b>Implements Which Policy(ies):</b> HE 4.2.1  <b>Responsible Department:</b> SHRA  <b>Funding:</b> Affordable Housing Program Fees  <b>Objective:</b> Buy down rental units within a project built to provide units for the extremely low income level.  <b>Target Date:</b> Ongoing, 2013-2021.</p> <p><i>Note: Through this program, SHRA could use available fees generated through the Affordable Housing Ordinance to buy down rental units within a project built to provide units at an extremely low-income level. The amount of the buy down shall correlate with the additional subsidy needed to reduce a very low- income (50 percent area median income, adjusted by unit size) unit to an extremely low- income (30 percent area median income, adjusted by unit size) level.</i></p>
<p>D22. In order to preserve its public housing stock, the Sacramento Housing and Redevelopment Agency (SHRA) will continue to commit to a “no net loss” goal of its Annual Contribution Contract (“ACC”) units. (Existing Program HE-39(a))</p> <p><b>Implements Which Policy(ies):</b> HE 4.2.2  <b>Responsible Department:</b> SHRA  <b>Funding:</b> U.S. Dept. of Housing and Community Development, HOME, tax credits, mortgage revenue bonds  <b>Objective:</b> Prevent the loss of units in SHRA’s public housing stock.  <b>Target Date:</b> Ongoing, 2013-2021.</p>
<p>D23. The Sacramento Housing and Redevelopment Agency (SHRA) will continue to implement the use of project-based rental subsidies such as the Housing Choice Voucher program. (Combination of Existing Programs HE-40(a) and HE-40(b))</p> <p><b>Implements Which Policy(ies):</b> HE 4.2.3  <b>Responsible Department:</b> SHRA  <b>Funding:</b> Housing Choice Voucher (Section 8) Program, Federal Housing Assistance Payment Voucher Program, State Mental Health Services Act Voucher Program  <b>Objective:</b> Ensure availability and choice of housing for extremely low-income households.  <b>Target Date:</b> Ongoing, 2013-2021.</p> <p><i>Note: Housing assistance is provided on behalf of a family or individual. Participants in this program may choose any housing where the owner agrees to rent under the program and that meets the requirements of the program, including single-family homes, townhouses and apartments.</i></p>
<p><b>Sub-Strategy HE-4.3: Enforcement of Anti-Discrimination Programs</b></p>
<p>D24. The County will distribute information on fair housing in appropriate locations (such as community centers, libraries and County Service Centers) and such informational material will be printed in several different languages to inform the public on housing</p>

discrimination and process for reporting any violation. The County will continue to promote fair housing information and complaint referral contacts through a Planning and Environmental Review Division website link to the Human Rights and Fair Housing Commission (Modification of Existing Program HE-35(c))

**Implements Which Policy(ies):** HE 4.3.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** County General Fund

**Objective:** Increase the level of public awareness regarding housing discrimination.

**Target Date:** Ongoing, 2013-2021

D25. All complaints of housing discrimination will be referred to the McGeorge School of Law, Legal Services of Northern California and/or the Regional Human Rights/Fair Housing Commission, other fair housing providers, as appropriate, and State/Federal agencies involved in fair housing. (Existing Program HE-35(a))

**Implements Which Policy(ies):** HE 4.3.1

**Responsible Department:** McGeorge School of Law

**Funding:** Federal Grant received by McGeorge School of Law

**Objective:** Increase the resolution of housing complaints and reduce housing discrimination.

**Target Date:** Ongoing, 2013-2021

D26. The Sacramento Housing and Redevelopment Agency (SHRA) will update its new Analysis of Impediments to Fair Housing Choice and follow and implement its recommendations. (Modification of Existing Program HE-35(b))

**Implements Which Policy(ies):** HE 4.3.1

**Responsible Department:** SHRA

**Funding:** Community Development Block Grant

**Objective:** Improve the level of reporting to measure success in reducing housing discrimination.

**Target Date:** Complete update by 2016. Implement recommendations: 2016-2021

## STRATEGY HE 5: PRESERVATION OF EXISTING AFFORDABLE HOUSING STOCK AND PROVISION OF AFFORDABLE HOUSING

### Goal

*Ensure the availability of affordable housing for all households in Sacramento County.*

### Introduction

A housing issue of equal concern to both public and private organizations is the supply of affordable housing for a growing workforce, senior population, and those with special needs. The private housing market cannot address these affordable housing needs without public direction, incentives, and financial assistance. Affordability is defined based on an acceptable percentage of income expended to obtain decent, safe and sanitary housing. The California Department of Housing and Community Development considers rental units to be affordable when the expenses associated with rent plus utilities are less than 30 percent of a

household's monthly gross income. Residential units that provide ownership are considered affordable if ownership expenses including principal, interest, taxes, utilities, and insurance do not exceed 30-35 percent of the gross monthly household income.

Sacramento County will need to plan for, and accommodate, 13,844 new housing units between 2013 and 2021. Of these housing units, 38.7 percent (5,357 units) should be affordable to households earning less than 80 percent of the Sacramento County median income and 18.6 percent (2,574 units) to households earning 80 to 120 percent of median income.

During the recent economic recession, family incomes have had greater decreases in income than non-family households. Low-income families with children, especially large families, are at greatest risk of experiencing overcrowding and overpayment. Among family households, female-headed households with children are most at-risk of suffering these housing problems due their extremely low-incomes and high poverty rates.

The population 65 years and older increased by 14.8 percent in Sacramento County between 2000 and 2010 and could double in size over the next twenty years. The County will need to accommodate additional housing with supportive services for seniors, affordable rental housing for low-income seniors, market rate housing designed for accessibility, and financial assistance in rehabilitating and modifying homes owned by seniors.

To address the affordability issue, this strategy seeks to utilize available public funds to leverage financing from private sources to support a variety of housing construction programs. Although state and local governments and private industry play important roles in the provision of assisted housing, federal funding of existing and/or new housing programs should be sought for the provision of affordable housing to address the needs of lower income households. Local government can also facilitate the provision of affordable housing by encouraging mixed use development, second unit dwellings, manufactured housing, co-housing opportunities and density bonus program. Local government can also facilitate the provision of affordable housing by requiring housing developers to fulfill the requirements of an affordable housing program such as Sacramento County has done since the previous Housing Element.

#### **Sub-Strategy HE 5.1: Preservation of Affordable Housing Stock**

*Objective: Pursue federal, state, and local programs and funding sources that provide opportunities to preserve existing affordable housing stock.*

#### **Policies**

**HE 5.1.1** Preserve the affordability of subsidized rental housing whenever possible through a combination of regulatory and financial incentives.

#### **Sub-Strategy HE 5.2: Provision of Affordable Housing Stock**



*Objective: Implement programs that increase the supply of affordable housing. Pursue federal, state, and local programs and funding sources that provide housing opportunities for low- and moderate-income households.*

#### **Policies**

- HE 5.2.1** The County will continue to implement its affordable housing program.
- HE 5.2.2** Support the use of federal, state, and local programs for the purchase of affordable housing (new and existing) and assist low- and moderate-income households to purchase such dwelling units. Promote a partnership between the public and private sector for the provision of affordable housing, with an objective of increasing homeownership for low- and moderate-income families.
- HE 5.2.3** Support programs that provide assistance to developers who construct affordable rental units.
- HE 5.2.4** Support the development of residential accessory dwelling units as a means to increase the overall supply of affordable housing.
- HE 5.2.5** Discourage the conversion of existing rental housing units, primarily those serving the needs of very low- and low-income households, to market-rate condominiums.
- HE 5.2.6** Identify new funding sources for the provision of affordable housing.
- HE 5.2.7** Continue to implement a density bonus ordinance that provides for a greater number of dwelling units and other incentives in exchange for housing units affordable to lower income households. This ordinance will be amended to comply with State law.

#### **Sub-Strategy HE 5.3: Mixed Use Development in Infill Parcels, Commercial Corridors, Master Plans and Near Light Rail Stations in Order to Provide More Opportunities for Affordable Housing**

*Objective: Utilize mixed use development to increase supply of housing stock.*

#### **Policies**

- HE 5.3.1** When feasible, integrate housing with compatible non-residential uses in an effort to locate affordable housing near employment opportunities and take maximum advantage of infill development opportunities.

#### **Sub-Strategy HE 5.4: Ensuring that Services and Amenities are in Close Proximity to New and Existing Multifamily Housing and Low Income Areas.**

*Objective: To ensure that services and amenities are located near low income areas and existing and proposed multifamily housing.*

### Policies

- HE 5.4.1** The County will encourage the locating of multiple-family projects near public transportation, shopping, recreation and other amenities.
- HE 5.4.2** The County will encourage the provision of safe, convenient opportunities to purchase or grow fresh fruits and vegetables by ensuring that sources of healthy foods are accessible in all neighborhoods.

### STRATEGY HE 5: IMPLEMENTATION PROGRAMS

#### Sub-Strategy HE-5.1: Preservation of Affordable Housing Stock

- E1. When funding becomes available, the Sacramento Housing and Redevelopment Agency (SHRA) will strive to preserve affordable housing that are at risk of becoming market-rate. (Modification of Program HE-41(b))

**Implements Which Policy(ies):** HE 5.1.1

**Responsible Department:** SHRA

**Funding:** Housing Trust Fund, Community Development Block Grants, Tax Credits, Mortgage Revenue Bonds

**Objective:** Preserve as many units as possible that are “at risk” of conversion.

**Target Date:** Ongoing, 2013-2021

- E2. The Sacramento Housing and Redevelopment Agency (SHRA) will continue to distribute financing and housing voucher program information to rental property owners and managers to ensure their understanding of options to the sale of HUD-assisted housing and its possible conversion to market rate. (Same as program HE-41(a))

**Implements Which Policy(ies):** HE 5.1.1

**Responsible Department:** SHRA

**Funding:** HOME, Community Development Block Grants

**Objective:** Preservation of existing affordable rental units.

**Target Date:** Ongoing, 2013-2021

#### Sub-Strategy HE-5.2: Provision of Affordable Housing Stock

- E3. The County will review and amend as appropriate its Affordable Housing Ordinance to consider its effectiveness in producing affordable housing, its impact on the production of market rate housing, the current and projected future need for affordable housing in the County and the market’s ability to meet that need, and options to streamline and/or clarify the Ordinance. (Modified Program)

**Implements Which Policy(ies):** HE 5.2.1

**Responsible Department:** Community Development – Planning and Environmental Review Division

**Funding:** County General Fund

**Objective:** Review the effectiveness of the Affordable Housing Ordinance in producing affordable dwelling units and its impact on the production of market-rate housing.

**Target Date:** October 2014

E4. The County will implement the Housing Incentive Program (HIP) to encourage the construction of housing for special needs groups as identified in State housing element law. Developers of residential projects will be allowed to augment their projects with up to 15 percent additional units in the RD-20 zone and up to 10 percent additional units in the RD-25, RD-30 and RD-40 zones subject to development/design review if they provide at least 10 percent of the total units (or minimum of one unit if 10 percent of proposed project is less than one unit) for special needs groups. The County will monitor the effectiveness of this program in producing additional units and will make adjustments if needed. (New Program)

**Implements Which Policy(ies):** HE 4.1.1, HE 4.1.4, HE 4.1.6, HE 4.1.11, HE 5.2.1 and HE 5.2.2

**Responsible Department:** Community Development – Planning and Environmental Review Division

**Funding:** County General Fund, Planning Entitlement Fees

**Objective:** Incentivize multifamily developers to increase the number of affordable units and/or units for special needs groups in their projects.

**Target Date:** Ongoing, 2013-2021

E5. The Sacramento Housing and Redevelopment Agency (SHRA) will seek Mortgage Credit Certificate (MCC) allocations from the State of California and funding from the California Housing Finance Agency and the CalHome Program to provide low interest loans and down payment assistance for first-time low- and moderate-income homebuyers. (Existing Program HE-43(a))

**Implements Which Policy(ies):** HE 5.2.2

**Responsible Department:** SHRA

**Funding:** Mortgage Credit Certificates, Housing Choice Voucher Homeownership Program, CalHome Program

**Quantitative Objectives:** Assist annually 280 households with MCCs and 50 households with Cal HOME First Time Homebuyer loans to become homeowners.

**Target Date:** Ongoing, 2013-2021

E6. The Sacramento Housing and Redevelopment Agency (SHRA) will continue to accept and submit developer applications to the Building Equity Growth in Neighborhoods (BEGIN) program through the State Department of Housing and Community Development, to provide dedicated down payment assistance to development projects for buyers up to 120 percent of the area median income. (Existing Program HE-43(d))

**Implements Which Policy(ies):** HE 5.2.3

**Responsible Department:** Sacramento Housing and Redevelopment Agency

**Funding:** BEGIN mortgage assistance through the State Department of Housing and Community Development

**Quantitative Objective:** 2 new homeownership units annually.

**Target Date:** Ongoing, 2013-2021

E7. The County will use available local, state, and federal funding to provide gap financing to stimulate private nonprofit and for profit developers to construct rental affordable housing. Financing will primarily benefit low- and very low-income households and will carry long-term affordability restrictions. The County, through the Sacramento Housing and Redevelopment Agency (SHRA), will continue to promote affordable housing programs through the Agency's Multifamily Lending and Mortgage Revenue Bond Policies, as well as through funding or program specific Notices of Funding Availability (NOFA), Requests for Proposals/Qualifications

(RFP/Q) and Requests for Applications (RFA). (Existing Program HE-44(a))

**Implements Which Policy(ies):** HE 5.2.3

**Responsible Department:** SHRA

**Funding:** County Housing Trust Fund, HOME, Low-Income Housing Tax Credits, Mortgage Revenue Bonds

**Quantitative Objective:** Assist 64 units financed per year (512 units over eight years).

**Target Date:** Ongoing, 2013-2021

E8. The County will issue multifamily mortgage revenue bonds to finance affordable housing, subject to underwriting, overconcentration standards and construction standards as detailed in the Sacramento Housing and Redevelopment Agency's (SHRA) multifamily lending guidelines. (Existing Program HE-44(b))

**Implements Which Policy(ies):** HE 5.2.3

**Responsible Department:** SHRA

**Funding:** Tax-Exempt Mortgage Revenue Bonds with and without Low-Income Housing Tax Credits

**Objective:** Increase the availability of financing for new affordable housing construction through multifamily mortgage bonds.

**Target Date:** Ongoing, 2013-2021

E9. The County through the Sacramento Housing and Redevelopment Agency (SHRA) will support developers applying for state or federal funding programs such as the Multifamily Housing Program and Low Income Tax Credits with local gap funds and/or regulatory incentives. (Same as Existing Program HE-44(c))

**Implements Which Policy(ies):** HE 5.2.3

**Responsible Department:** SHRA

**Funding:** HOME, Housing Trust Fund

**Objective:** Increase housing opportunities for lower income households, and use locally controlled funding to leverage funding from state and federal programs.

**Target Date:** Ongoing, 2013-2021

E10. The County will continue to implement its condominium conversion ordinance as delineated in the Zoning Code. An analysis of the potential impact of the conversion on the displacement of low-income tenants with appropriate mitigation measures is required. The ordinance ensures tenant relocation assistance. (Existing Program HE-49(a))

**Implements Which Policy(ies):** HE 5.2.5

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** Planning Entitlement Fees

**Objective:** Reduce the conversion of market-rate rental housing occupied by lower income households to condominiums.

**Target Date:** Ongoing, 2013-2021

E11. The County will explore new funding sources for affordable housing. (Modification of Existing Program HE-53(a))

**Implements Which Policy(ies):** HE 5.2.6

**Responsible Department:** Community Development, Sacramento Housing and Redevelopment Agency

**Funding:** County General Fund

**Objective:** Identify new funding sources and increase the availability of funding to support affordable housing.  
**Target Date:** Ongoing, 2013-2021

E12. The Planning and Environmental Review Division will continue to promote residential accessory dwellings and encourage their construction. Promotion will include providing the public a brochure on accessory dwelling development standards and a technical manual on designing, building and renting accessory dwellings. The construction of accessory dwellings will be encouraged through the new Zoning Code that will reduce minimum lot standards and the removal of planning entitlement requirements for some projects. (Combining Programs HE 47(a) and HE-47(c).

**Implements Which Policy(ies):** HE 5.2.4, and HE 4.1.2 and HE 4.1.4 (Under Sub-Strategy HE 4.1: Housing for “Special Needs” Populations)

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** County General Fund

**Qualitative and Quantitative Objectives:** Support the development of residential accessory dwelling units by promoting accessory dwellings and amending the Zoning Code. At least 100 units will be constructed during the planning period.

**Target Date:** June 2016 for Zoning Code standards. Ongoing 2013-21 for construction of residential accessory dwellings.

E13. The County will continue to implement a density bonus ordinance that provides for a greater number of dwelling units in exchange for housing units affordable to lower income households. The County will also update the Zoning Code to incorporate changes to the State Density Bonus Law. Density bonus requests will be subject only to nondiscretionary review. Also, the maximum density bonus percentage will be increased from 25 to 35 percent. (Modification of Existing Program HE-45(a).

**Implements Which Policy(ies):** HE 5.2.7

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** Planning Entitlement Fees, General Fund

**Objective:** Encourage the development of affordable housing and amend the Zoning Code incorporate changes to the State Density Bonus Law.

**Target Date:** June 2014

E14. The County through the Sacramento Housing and Redevelopment Agency (SHRA) will continue to provide financial support and/or properties for self-help (sweat equity) housing programs for low-income people who construct their own homes under the supervision of non-profit corporations. (Continued Program HE-43(c))

**Implements Which Policy(ies):** HE 5.2.2

**Responsible Department:** Sacramento Housing and Redevelopment Agency

**Funding:** Housing Trust Funds

**Objective:** Increase homeownership opportunities for low-income families. Give 3 properties to Habitat for Humanity in 2013 and at least 1 property in 2014.

**Sub-Strategy HE-5.3: Mixed Use Development in Infill Parcels, Commercial Corridors, Master Plans and near Light Rail Stations to Provide More Opportunities for Affordable Housing**

E15. The proposed updated Zoning Code will have a mixed use zone. This mixed use

zone will permit both vertical and horizontal mixture of uses in existing communities and in master plans of new growth areas. (Combined Programs HE-4(d) and HE46(c)).

**Implements Which Policy(ies):** HE 5.3.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** County General Fund

**Objective:** Approve the updated Zoning Code to establish a mixed use zone.

**Target Date:** June 2014

**Sub-Strategy HE-5.3: Ensuring that Services and Amenities are in Close Proximity to New and Existing Multifamily Housing and Low Income Areas.**

E16. The County will discourage the clustering of multifamily projects in areas of a community where services are limited. An exception to this will be transit stations and mixed use nodes along commercial corridors. (Existing Program HE-52(b)).

**Implements Which Policy(ies):** HE 5.4.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** Planning Entitlement Fees

**Objective:** Avoid clustering of multifamily projects in one area of a community where services are limited.

**Target Date:** Ongoing, 2013-2021

## **HOUSING STRATEGY HE 6: PROMOTE THE EFFICIENT USE OF ENERGY IN RESIDENCES AND IMPROVE THE AIR QUALITY OF SACRAMENTO COUNTY**

### **Goal**

*Promote and implement standards that conserve energy in new and existing homes.*

### **Introduction**

Energy is essential to maintaining the Sacramento Region's existing quality of life and economic development and sustainability. The primary sources of energy in Sacramento County are electricity from the Sacramento Municipal Utility District (SMUD) and gas from the Pacific Gas and Electric Company (PG & E). At present, the Sacramento Region is dependent to some extent upon the importation of natural gas to produce electricity locally as well as the importation of electricity produced outside the region.

Reducing demand for electricity and natural gas is an important step to help meet the growing energy needs of the region. Purposeful planning of the type and amount of energy that will be used in the residential building sector is an essential strategy in reducing energy demands. Energy consumption can be reduced through the increase in energy efficiency, resulting in lower energy costs to the County's residents. It is the County's intent to promote energy efficiency early in the planning stages and consistently throughout the entitlement process.

### **Sub-Strategy 6.1: Promote the Efficient Use of Energy and Reduce the Long-Term Operational Cost of Housing**

*Objective: Reduce home energy usage by increasing energy efficiency.*

**Policies**

- HE 6.1.1** Whenever feasible, incorporate energy-efficient site design, such as proper orientation to benefit from active and/or passive solar heating and cooling, into master planning efforts.
- HE 6.1.2** The County will encourage residential developers/builders to maximize energy efficiency through building design and through the use of energy efficient materials, equipment, appliances, strategies and techniques.
- HE 6.1.3** The County will encourage owners of existing homes to retrofit their residences with energy efficient materials, equipment, and appliances.

**STRATEGY HE 6: IMPLEMENTATION PROGRAMS**

**Sub-Strategy HE-6.1: Promote the Efficient Use of Energy and Reduce the Long-Term Operational Cost of Housing**

F1. The County will continue to include SMUD planners, energy efficiency specialists and other staff in the Project Review Committee (PRC) process, to identify the potential for efficient designs and solar orientation and incorporating energy efficient systems, building practices and materials. (Existing Program HE-59(a). The County will also continue to develop Community Plans, Specific and Comprehensive Plans, Corridor Plans and Residential Design Guidelines that incorporate energy efficient configuration and design as primary goals. The County will include SMUD staff early in the master plan process and will collaborate during the design and development processes. (Modification of Existing Program HE-59(b)).

**Implements Which Policy(ies):** HE 6.1.1, HE 6.1.2

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** Planning Entitlement Fees

**Objective:** Have SMUD staff participate in PRC meetings and in the preparation of master plans.

**Target Date:** Ongoing, 2013-2021

F2. The County, in partnership with SMUD, will distribute pertinent information about the benefits of energy conservation and available energy efficiency incentive programs to residents and builders of housing. (Existing Program HE-60(f)).

**Implements Which Policy(ies):** HE 6.1.2, HE 6.1.3

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** County General Fund

**Objective:** Distribute SMUD information on energy efficiency and energy incentive programs and services at Downtown County permit counters and at County service centers.

**Target Date:** June 2014

F3. The County will implement the following Green Building measures:

- Enforce baseline mandatory CALGreen measures (also known as “CalGreen” to new residential construction. If the State does not adopt more



stringent CALGreen standards, the County will consider requiring Tier 1 compliance in 2014. (Modification of Existing Program 60(e))

- Advertise certified green buildings on the “Green Sacramento County” website. (Modification of Existing Program HE-60(c))
- Develop and implement a Property Assessed Clean Energy (PACE) program for commercial, industrial and multifamily (four or more units) properties and will consider a similar program for residential properties of less than four units. PACE allows property owners to voluntarily agree to a special tax assessment to finance the installation of energy efficiency and/or renewable energy generation improvements that are permanently fixed to their property. Property owners repay these assessments through their property tax billing system. If the property owner sells the property, the assessment balance may be transferred to the next owner. (New Program)

**Implements Which Policy(ies):** HE 6.1.2, HE 6.1.3

**Responsible Department:** Community Development - Building Permits and Inspection Division, Planning and Environmental Review Division

**Funding:** Building Permit Fees, County General Fund

**Objective:** Increase energy efficiency in existing and new residences.

**Target Date:** June 2014 for mandatory Tier 1 compliance in 2014. June 2021 for PACE program. Ongoing 2013-2021 for advertising certified green buildings.

*Notes: Basic CalGreen requirements only include compliance with current Title 24 energy efficiency standards. Implementation of more stringent requirements above Cal Green minimum (Tier 1 or 2) would result in energy savings of 15% to 30% beyond current Title 24 energy efficiency requirements.*

*Currently (2012), federal guidance may impede local governments’ ability to provide PACE financing for owners of single family homes. However, there are programs such as the CHF Residential Energy Retrofit Program that provides loans and grants to assist homeowners with making energy efficiency improvements to their homes.*

## STRATEGY HE 7: PROMOTE THE HEALTH AND SAFETY OF RESIDENTS

### Goal

*Improve the health and safety of residents in Sacramento County’s neighborhoods.*

### Introduction

Statistics indicate that 53 percent of Californians fail to meet recommended guidelines for physical activity, putting them at high risk for illness and premature death. Limited physical activity is a primary risk factor for heart disease, cancer, stroke, diabetes, and Alzheimer’s disease – five of the top ten causes of death in California. It is also a primary risk factor for being overweight, which now affects two-thirds of the adult population in California. Obesity, an advanced state of overweight, has reached epidemic proportions, now affecting more than 20 percent of adults in California. Medical experts agree that overweight and obesity increases the risk for a number of health hazards, including heart disease, stroke, Type 2 diabetes, and some cancers. The economic impact of overweight and obesity, including their influence on chronic disease prevalence, reaches \$21.68 billion a year in California, including \$10.2 billion in medical care, \$11.2 billion in lost employee productivity, and \$338 million in worker’s compensation costs.

The economic impact of obesity is also reflected in County General Fund expenditures. For example, in calendar year 2007, visits to County health clinics by County residents with diabetes and no health insurance cost the County \$367,470, not including the cost of inpatient care, specialty services, overhead, or treatment for conditions that resulted from diabetes. More than 90 percent of diabetes in County residents is Type 2, which is generally linked to overweight.

In regards to public safety, fear of assault is a major reason people choose not to walk, use public transit, use recreational facilities, or allow their children to play outside. While many variables influence violence and crime in communities, aspects of the physical environment can be designed to discourage street crime.

The County is responsible for protecting the public health, safety, and welfare of its citizens, and has the ability to do so through implementation of land use and transportation plans, policies, and programs to meet the needs of its communities. The built environment and land use decisions play an important role in shaping the pattern of community development and in either promoting or discouraging physical activity, nutritious food choices, and street safety.

#### **Sub-Strategy 7.1: Promote Public Health, Safety and Livability through Community Design and the Built Environment**

**Objective:** *Master plans, residential developments, mixed use, commercial, office and retail developments, in existing and new communities; that are designed, built and maintained so as to promote the health, safety and livability of residents, employees, visitors and the community.*

#### **Policies**

- HE 7.1.1** Advance a built environment that promotes and supports physical activity.
- HE 7.1.2** Advance a built environment that promotes and supports improved air quality and multiple transportation modes.
- HE 7.1.3** Advance a built environment that promotes and supports access to locally-grown fresh food, parks, schools, shopping, jobs, health care and community services.
- HE 7.1.4** The County will continue to support walking, bicycling and transit use, reducing auto dependency in order improve the health of its citizens and improve the region's air quality.
- HE 7.1.5** The County will continue to support walking and bicycling by requiring complete streets (bike lanes, and sidewalks separated from the roadway with tree planted landscaping) in transit priority areas and in new communities and developments wherever practicable.
- HE 7.1.6** The County will endeavor to protect homes from major sources of outdoor air pollution and will mitigate for impacts by improving indoor

air quality in residences, planting trees that help to filter particulates and other measures.

- HE 7.1.7** The County will encourage the provision of safe, convenient opportunities to purchase local fresh fruits and vegetables by ensuring that sources of healthy foods are accessible to neighborhoods. In urbanized communities access should be within a half-mile of transit priority areas.
- HE 7.1.8** The County will advance residential subdivision and commercial building design that supports crime prevention by utilizing Crime Prevention through Environmental Design (CPTED) principles.
- HE 7.1.9** The County will participate in the Healthy Sacramento Coalition, whose goal is to reduce tobacco use, obesity, death and disability due to chronic disease, reduce health disparities, build a safe and healthy physical environment, and improve the social and emotional well-being of Sacramento County residents.

#### STRATEGY HE 7: IMPLEMENTATION PROGRAMS

##### Sub-Strategy HE-7.1: Promote Public Health, Safety and Livability through Community Design and the Built Environment

- G1. The County will evaluate Healthy Sacramento Communities measures promoting physical activity, access to services and healthy foods and creating safer communities and reducing crime through environmental design measures for inclusion into the County's Design Review Guidelines. The Healthy Communities measures will be those recommended by the Healthy Sacramento Coalition Community Action Plan. (New Program)

**Implements Which Policy(ies):** HE 7.1.1, HE 7.1.3, HE 7.1.7, HE 7.1.8

**Responsible Department:** Community Development – Planning & Environmental Review Division, with support from the County's Public Health Officer

**Funding:** Strategic Growth Council Sustainable Communities Grant, Safe Routes to School Grants, Healthy Sacramento/Communities Grants, County General Fund

**Objective:** Incorporate Healthy Communities and crime reduction measures into the County's Design Review Guidelines.

**Target Date:** June 2016

- G2. The County will continue to provide and promote the use of bicycle and pedestrian trails, lanes and sidewalks, through: master planning walk-ability principles and connectivity in project planning, capital projects and strategic partnerships. Within existing communities, efforts shall be made to reduce driveways, promote cross access agreements, shared parking and identify new pedestrian access/easements that reduce block length, provide sidewalks and bike lanes where absent, promote connectivity and advance smart growth streets where appropriate.

New residential and residential mixed use infill development should help promote walk-ability, physical activity and create bicycle and pedestrian connectivity through:

- Creating and providing open space connections for multiple residential projects utilizing stormwater quality, utility easements and other opportunities to integrate trails within urban development.
- Invest in transit-oriented and non-motorized residential and residential mixed use development projects that promote urban density, economic vitality, street connectivity and attractive public transportation choices.
- Trail system linkages to roads and park-and-ride facilities, sidewalk projects that create more walkable residential communities and safe bicycle lanes.
- Allow neighborhood retail, service and public facilities within walking distance of residential areas, where residents will be able to walk to meet their daily needs, whenever appropriate.
- Consider services that reduce the need for residents to drive to meet their daily needs. Such services might include: grocery and fresh food access within walking distance, mobile or virtual health clinics, retail near residential,
- Supporting shorter block lengths.

(Existing Program HE-55(a))

**Implements Which Policy(ies):** HE 7.1.1, HE 7.1.2, HE 7.1.3, HE 7.1.4,

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** Planning Entitlement Fees, Master Plan Developer Funds, County General Fund

**Objectives:** Provide and encourage walking, bicycling and use of transit in residential communities. Diminish auto dependency. Improve air quality and minimize environmental impacts.

**Target Date:** Ongoing, 2013-2021

- G3. The County through the Planning and Environmental Review Division will increase opportunities for locating providers of fresh produce (grocery stores, farmers markets, produce stands) near existing neighborhoods, particularly low income neighborhoods, and also in new master plan areas. For example, the Department of Community Development is proposing to increase the number of land use zones that allow grocery stores. (Modification of Existing Program HE-57(b)).

**Implements Which Policy(ies):** HE 7.1.3, HE 7.1.7

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** Planning Entitlement Fees, County General Fund

**Objective:** Encourage providers of fresh produce to locate near existing and new neighborhoods.

**Target Date:** June 2016

- G4. The Planning and Environmental Review Division through the updated Zoning Code will allow community gardens as an amenity in required open space areas of new multifamily projects. (Existing Program HE-57(c)).

**Implements Which Policy(ies):** HE 7.1.3, HE 7.1.7

**Responsible Department:** Community Development - Planning & Environmental Review Division

**Funding:** County General Fund

**Objective:** Amend the Zoning Code to include community gardens in multifamily projects.

**Target Date:** June 2016

G5. The County will participate in the Healthy Sacramento Coalition, whose goal is to reduce tobacco use, obesity, death and disability due to chronic disease, reduce health disparities, build a safe and healthy physical environment, and improve the social and emotional well-being of Sacramento County residents. (New Program)

**Implements Which Policy(ies):** HE 7.1.1, HE 7.1.3

**Responsible Department:** Community Development - Planning & Environmental Review Division

**Funding:** County General Fund

**Objective:** Participate in the Healthy Sacramento Coalition.

**Target Date:** Ongoing, 2013-2021

G6. When the opportunity arises, the Planning and Environmental Review Division will ensure that some of its staff members take classes in reducing crime through environmental design. ((Existing Program HE-58(b))

**Implements Which Policy(ies):** HE 7.2.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** County General Fund

**Objective:** Review of development plans to discourage crime.

**Target Date:** June 2014

G7. The County will incorporate reducing crime through environmental design (CPTED) measures into the County's Design Review Guidelines to discourage crime, and encourage compatible uses. (New Program)

**Implements Which Policy(ies):** HE 7.2.1

**Responsible Department:** Community Development – Planning & Environmental Review Division

**Funding:** HUD Grants, SGC Grant, County General Fund

**Objective:** Review of development plans and uses to discourage crime and increase safety.

**Target Date:** June 2016

## SUMMARY OF QUANTIFIED OBJECTIVES

As required by State law governing Housing Elements, **Table 3-1** lays out the County's quantified objectives for the development, improvement, maintenance, preservation of housing, and other housing activities for the period 2013-2021.

TABLE 3-1. QUANTIFIED OBJECTIVES FOR 2013-2021						
	ELI	VLI	LI	MOD (1)	ABOVE MOD (1)	TOTAL
<b>New Construction</b>						
Single-Family	0	0	100	1,931	4,435	6,465
Multiple Family	16	32	120	2,000	0	2,168
<b>Rehabilitation</b>						
Single-Family	0	300	132	0	0	432
Multiple Family	28	56	192	0	0	276
<b>Preservation</b>						
	5	10	33	0	0	48
<b>Owner Assistance</b>						
	0	0	230	100	0	330
<b>Special Needs</b>						
New	10	0	0	0	0	10
Units Through Leasing	50	0	0	0	0	50
<b>Total Q.O. Production</b>	109	398	807	4,031	4,435	9,779

(1) The housing market will influence the number of units constructed.

While the RHNA lays out the County's anticipated new growth and sets clear requirements for the County's ability to accommodate that growth, the quantified objectives speak more to the County's program and policy objectives. The quantified objectives aim to meet the RHNA growth projections, but also consider the rehabilitation and preservation needs of existing housing throughout the County. Finally, the quantified objectives is prepared in the context of funding availability, community desires and programmatic limitations, allowing for a more comprehensive understanding of how the County anticipates balancing affordable housing development.

**CHAPTER 4:****EVALUATION OF PRIOR ACHIEVEMENTS**

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A critical part of the County’s housing strategy is to assess and evaluate the achievements of the 2008 Housing Element in relation to its goals and objectives. The purpose of this assessment is to determine the effectiveness of current housing policies and programs and whether modifications are appropriate. This evaluation also provides valuable information on how successful these programs have been in achieving stated objectives and addressing local needs.

As required by State Housing Element law (California Government Code Section 65588) the housing program assessment must specifically address the following:

1. The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal;
2. The effectiveness of the Housing Element in attainment of the community’s housing goals and objectives; and
3. The progress of the County in implementation of the Housing Element.

**SUMMARY OF PROGRAM ACHIEVEMENTS**

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The following is a summary of the County’s achievements under the 2008 Housing Element. Shortcomings in implementation are also summarized, many of which were due to reduced funding and staffing shortfalls. A more detailed evaluation of the effectiveness of each of the programs is located in Appendix B. The previous element contained seven “Housing Strategies” that address: 1) an adequate supply of land for housing; 2) reduction in constraints to housing production; 3) conservation and rehabilitation of existing housing and neighborhoods; 4) improvement of housing opportunities for special needs groups; 5) preservation of existing affordable housing stock and provision of affordable housing; and 6) promote the health and safety of all residents. Working in partnership, Sacramento County) and the Sacramento Housing and Redevelopment Agency (SHRA) have achieved many key objectives of the existing Housing Element.

**HOUSING STRATEGY I: ADEQUATE SUPPLY OF LAND FOR HOUSING**

Elements of this strategy include:

- Ensure an adequate supply of land for housing.
- Preserve the supply of sites for multifamily housing.
- Use of infill and underutilized sites.

The intent of the “Adequate Supply” strategy is to ensure the availability of a sufficient supply of suitable and appropriately zoned sites for future housing



development to meet the needs of households of all income levels. Another key objective of these programs is to encourage the efficient use of urban residential land. Program accomplishments include:

- Sacramento County precludes/prohibits multifamily zoned land from being developed with other land uses unless a finding can be made that such land is not needed to accommodate the remaining SACOG's Regional Housing Needs Allocation (RHNA) for very-low and low-income households. The County remains committed to implementing this requirement through the next planning period.
- Sacramento County General Plan policy requires that new master plans accommodate at least 90 percent of the obligation per the Regional Housing Needs Allocation (RHNA) for very low- and low-income households. This requirement has been applied to the proposed Cordova Hills master plan.
- Both the Infill Response Team and Infill Council have been established to facilitate the development of quality infill projects. The County also created an infill program. The type and amount of financial incentives for infill projects have increased during the 2008-2011 period. These incentives include:
  - The provision of sewer and drainage studies for the North Watt Avenue and Fair Oaks Boulevard commercial corridors at County expense. These studies are normally provided/funded by the developer.
  - The development of predesigned house construction plans at discounted rates to those who build on infill parcels. These plans can be easily accessed via the Department of Community Development website.
  - The provision of funding for the construction of upgraded water and sewer lines for Freedom Park Drive (west of the former McClellan AFB), which is the main road for the North Highlands Town Center, a major infill project.
  - Received a grant for infrastructure studies for Transit Oriented Development (TOD) areas.

Shortcomings in implementation include:

- The County had difficulty in conducting inventory and monitoring activities due to reduced funding and staffing. The biannual monitoring of vacant residential sites was discontinued and the inventory of surplus County land was not conducted. Despite continuing staff shortages, the County intends to monitor vacant multifamily land on a biennial basis rather than biannual. Also, given that there is sufficient supply of privately owned vacant

multifamily zoned land, an inventory of surplus County owned land is not necessary.

- Two of the Alternative Adequate Sites, Summerset and Greystone Apartments, were never rehabilitated. Due to the poor economy along with the challenging neighborhoods, the Sacramento Housing and Redevelopment Agency could not attract tax credit investors or lenders. These projects were to provide 60 units affordable to very low-income families and 178 units affordable to low-income families. However, even without these affordable units, within the County’s land inventory for the 2008 Housing Element, there was a 458-unit surplus in the very low-income category and a 244-unit surplus in the low-income category.

## **HOUSING STRATEGY II: REDUCTION OF CONSTRAINTS TO HOUSING PRODUCTION**

Elements of this strategy include:

- Reduction in permit processing times.
- Review of development standards.
- Review of residential development and permit fees.

Program accomplishments achieved under the “Constraints Reduction” strategy have helped in reducing those constraints associated with permit processing times, development standards, and fees. More specifically, these include the following:

- The County has implemented a new streamlining process. The cornerstone of this permit streamlining is the Project Review Committee (PRC) review process. The PRC administers a 3-stage process (i.e., Initial review, Condition review, and Trouble-shooting) that has increased the level of certainty and predictability of the land use entitlement process. This process has reduced the average processing time by 60 days.
- The County has adopted the Multifamily Residential Design Guidelines. These guidelines provide more flexibility for multifamily projects than the Zoning Code and emphasize quality design instead of strict development standards. Parking and setback requirements have been reduced for certain projects. The Guidelines supersede the standards in the Zoning Code.
- The County waives development fees for very low-income units in residential developments in which at least 10 percent of the units are affordable to very low-income households. During 2008 to 2012, 9 multifamily projects with affordable units have or will receive the fee waiver.

- The County defers certain fees, such as roadway and transit fees and the Antelope Community Plan Area fees, for projects in planned communities that were certified by SHRA to have at least 10 percent of units available for very-low income households or 49 percent of units available for low income households.
- The County Board of Supervisors approved amendments to the Affordable Housing Fee Deferral Program. One amendment increased the deferral period from 15 to 24 months recognizing that the time to construct most of the projects in the Program is typically more than 15 months. Given the severe economic/land development downturn, this action proved to be very beneficial to the development community.
- The County has prepared master Environmental Impact Reports (EIRs) for commercial corridor plans. These master plans will reduce environmental review requirements and timelines for projects within the commercial corridors.

Shortcomings in implementation include:

- An important component of the County's development streamlining process is the update of the current Zoning Code. While the County did secure the services of a consultant to assist with process, detailed staff-level work on the Code was discontinued because of budgetary constraints and resulting staff shortages. Ultimately, the updated Zoning Code will provide more flexibility in development standards such as increasing allowed densities in multifamily zones and reducing on-site parking requirements. The County will make the adoption of the updated Zoning Code a high priority during the planning period of this Housing Element.

### **HOUSING STRATEGY III: CONSERVATION AND REHABILITATION OF EXISTING HOUSING AND NEIGHBORHOODS**

Elements of this strategy include:

- Establishment and maintenance of programs for rental housing rehabilitation.
- Maintenance of programs for owner-occupied housing rehabilitation.
- Rehabilitation of older motels serving as transitional or permanent housing.
- Conserve the quality of residential neighborhoods through zoning enforcement and code enforcement.
- Support efforts to alleviate the individual and community problems associated with mortgage default and foreclosures.
- Conservation of residential neighborhood quality through zoning and code enforcement.

- Revitalization of deteriorated neighborhoods through public facility improvements.
- Local/private sector investment for neighborhood revitalization.
- Reduce loss of housing caused by demolition activities.
- Implement Design Review

The following programs assisted in the conserving and improving of the condition of existing affordable housing stock, as specified in Government Code 65583(c)(4). These programs also assisted in the conserving and improving the conditions of neighborhoods. Specific program accomplishments include:

- During 2008-2011, 385 single family homes were repaired and/or retrofitted through Emergency Repair Grants and Retrofit Assistance Grants.
- SHRA financed three rehabilitation projects in the County. The projects included the renovation of two four-plex neighborhoods (Lerwick and Norcade) and a multifamily apartment complex (Shiloh Arms Apartments). The projects resulted in the retention of 186 affordable units.
- The County and SHRA have taken action in meeting problems associated with mortgage default and foreclosures.
  - SHRA administered an \$18 million grant from HUD under the Neighborhood Stabilization Program (NSP). The program is designed to eliminate neighborhood blight resulting from vacant foreclosed homes.
  - SHRA continued to support HUD Approved Counseling Agencies in providing homebuyer education, counseling and post purchase counseling.
  - Code Enforcement has implemented the Vacant, Open and Accessible (VOA) program. This program allows the County's Code Enforcement Division to send notices to property owners if the property is being accessed by unauthorized persons. If there is no response, Code Enforcement has the authority to secure the premises. Code Enforcement is also proactive in enforcing the landscaping code if a vacant building is not being maintained and the grass/weeds exceed 12 inches. This program has helped in preserving neighborhood identity and maintaining a sense of pride.
- The Design Review Administrator and an Administrative Design Review Advisory Committee reviewed commercial (includes multifamily) and mixed use projects for Design Review conformance. Project review includes compatibility with existing neighborhoods. As a result of this process, there

are several new examples of high quality and well designed projects throughout the County.

- The County completed an exterior housing survey. Staff surveyed sample sites in selected census tracts and tabulated the data. A report with maps has been prepared and is available at the Planning and Environmental Review Division website. Staff is planning to distribute brochures on the Create a Loan Rehabilitation Program and the CalHome Rehabilitation Program at public places (County Service Centers, libraries) at or near census tracts that have higher levels of distressed residential properties.

Shortcomings in implementation include:

- An important strategy in preventing blight in established and new neighborhoods was the Crime Free Certification Program for Apartments. Landlord training, review of physical security measures on site by the Sheriff's Department and annual tenant meetings were required for certification. Crime Free Certification would be required as a condition of approval for new multifamily projects. This program was eliminated because of staffing and budget reductions in the Sheriff's Department.

#### **HOUSING STRATEGY IV: IMPROVEMENT OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS GROUPS**

Elements of this strategy include:

- Housing for persons with disabilities.
- Housing for seniors.
- Farmworker housing.
- Housing for homeless people.
- Enforcement of anti-discrimination programs.
- Housing needs of female heads-of-household.
- Housing needs of large households.
- Increase in the supply of affordable rental housing for special needs groups.

These programs promote equal housing opportunities (Government Code 65583(c)(5)), as well as supporting homeless shelters, transitional housing, and farmworker housing (Government Code 65583(c)(1). Program accomplishments include:

- The Homeless Prevention and Rapid Rehousing Program began on October 1, 2009, and currently serves homeless households. As of October 2011,

1,418 homeless households (families/nonfamilies) were identified and assessed as needing services; 581 households were housed.

- During 2008-2009, 2009-2010 and 2010-2011, over 1,600 individuals (over 500 a year) were served through the Winter Shelter Program, which provides emergency housing for the homeless.
- The Planning and Environmental Review Division prepared a brochure on Universal Design features. The brochures are available at the Division's information and plan check counters and the Building Inspection and Permitting Division's Downtown Permit Center. As of May 2012, 219 brochures were taken by the public.
- During 2008-2011, 3,350 individuals (an average of 838 a year) were served through the Shelter Plus Care Program, which provides supportive housing for disabled individuals and families.
- Sacramento County annually inspects 22 farm labor camps to ensure safe and suitable living conditions.
- Two projects for extremely low income households, VOA Living Center and Mutual at Highlands, were constructed. These projects have a total of 104 affordable units.

Shortcomings in implementation include:

- Due to decreased staffing levels, the Planning and Environmental Review Division staff was unable to organize meetings with farmworker housing advocates. The Department has historically worked with other advocacy groups such as those represented the disabled or the homeless, but has not worked with advocates for farmworker housing. During the next housing element planning period, the Planning and Environmental Review Division will make a diligent and special effort to meet with farmworker groups to ascertain their housing needs.

## **HOUSING STRATEGY V: PRESERVATION OF EXISTING AFFORDABLE HOUSING STOCK AND PROVISION OF AFFORDABLE HOUSING**

Elements of this strategy include:

- Preservation of existing affordable housing stock.
- Utilization of Federal, State, and local programs for the provision of affordable housing.
- Density bonuses for affordable housing.
- Mixed use development.

- Accessory dwelling units.
- Alternative housing types.
- Self-help housing.
- Affordable housing program.
- Locating multifamily projects near services.
- New funding sources for provision of affordable housing.

The programs implemented under the “Affordable Housing Preservation” strategy include providing regulatory concessions, incentives, and financing to assist in the development of adequate housing to meet the needs to low- and moderate-income households, as specified in Government Code 65583(c)(2). The County’s efforts to preserve existing affordable units at risk of conversion (Government Code 65583(c)(6)(D)) are also detailed in programs under this Strategy. Specific program accomplishments include:

- During 2008-2011, 23 projects were approved with requisite Affordable Housing Plans. Ten projects opted for the in-lieu fee option, twelve projects opted to construct affordable units on site, and one project opted to purchase unit credits. If all of these projects move forward to be constructed, they will result in \$2,089,000 of in lieu fees and 412 affordable units.
- SHRA provided mortgage assistance to 518 homebuyers (average 130 a year) during 2008-2011.
- SHRA provided financing for construction of a total of 890 new multifamily units during 2008-2011. In 2010, SHRA secured financing for \$1.5 million to preserve Shiloh Apartments for affordable housing.
- In 2010, SHRA was awarded \$2 million in Local Housing Trust Fund Match Funds that will be used to finance an affordable project.

#### **Evaluation of the Affordable Housing Ordinance (AHO)**

Three key factors have emerged since 2004 that have prompted the County to reevaluate the AHO: a) recent State court decisions; b) the economic downturn, and; c) complexity of implementing the current AHO.

##### **A. Recent State Court Decisions**

Two recent court decisions (Palmer v. the City of Los Angeles, and The Central California BIA v. the City of Patterson) may have significant implications for all inclusionary housing ordinances in the State, including the County's AHO:



Palmer: the Court of Appeal found that inclusionary ordinances violate the Costa-Hawkins Act when they require affordable housing in rental developments. As a result, inclusionary ordinances may be prohibited from limiting/restricting rental rates unless public assistance is provided to the project.

Patterson: the decision suggests that inclusionary ordinances may be viewed as "exactions" that must be justified by nexus studies which show there is a reasonable relationship between the affordable housing requirement(s) and the impact of the development. Staff is reviewing the outcomes of these court decisions and their potential impacts on the County's AHO. Additionally, staff is in the final stages of securing a consultant to conduct a residential nexus study to inform any amendments to the AHO (an outcome of the Patterson court case). The nexus study is expected to be completed in spring 2013.

Economic Downturn: Since adoption of the AHO, the housing market experienced an unprecedented economic downturn which exposed two weaknesses in the AHO:

1. The AHO is entirely dependent on continued market rate residential development. If market rate development is not occurring, fees are not being generated and land is not being dedicated to support production of affordable housing. Economic fluctuations and uncertainty in the housing market make it difficult to predict how many affordable units will be built and what fees will be collected pursuant to the AHO. However, the need for additional affordable housing remains (and may even increase) during economic downturns as memorialized in HCD's recently released technical assistance paper titled, "State of Housing in California 2012: Affordability Worsens, Supply Problem Remain". This disconnect is of great concern and is currently being analyzed by the four State housing agencies/departments as part of the "2012 Affordable Housing Cost Study". Findings and outcomes of this study are scheduled to be released in mid-2013.
2. Increased development costs associated with the AHO (required affordability fees, land dedication, and/or construction of affordable units) could impact project feasibility in the current and projected future market through 2021. The County recently conducted a multi-year effort to review all fees, costs and standards associated with market rate development to reduce the overall cost burden for projects. The review of the AHO was postponed to coincide with the Housing Element Update.

**B. Complexity of Implementing Current AHO:**

The AHO as currently written is very complex. This complexity has made it difficult for County and SHRA staff to implement the AHO and has caused confusion in the market due to lack of certainty. Reducing complexity and

providing more certainty will be a goal for any future amendment to the AHO.

The County is committed to addressing the housing needs for the lower income households even though State housing law does not require a jurisdiction to have an affordable housing program or ordinance. In light of the recent court cases, coupled with current and projected economic conditions through 2021, the current Affordable Ordinance needs to be amended. The County will conduct a comprehensive and thoughtful analysis of the Ordinance to determine how it could be revised to be a more viable affordable housing tool. The County will take a strategic and common sense look at various housing practices being successfully implemented in other jurisdictions around the State. Any subsequent amendments to the Affordable Ordinance should provide both for-and non-profit housing developers with a realistic and reasonable affordability framework that will encourage and facilitate the production of housing affordable to lower income households.

#### **HOUSING STRATEGY VI: PROMOTE THE HEALTH AND SAFETY OF ALL RESIDENTS**

Elements of this strategy include:

- Promote healthier communities and neighborhoods through the implementation of high quality and collaborative community design.
- Promote safety through community design.

The built environment can influence public health and safety. The pattern of community development can either promote or discourage physical activity, nutritious food choices, and street safety. It is the intent of programs under Strategy VI to promote a built environment that supports community health and safety. Program accomplishments include:

- The Planning and Environmental Review Division of the Department of Community Development completed a study that determined which low-income areas are underserved by grocery markets. A report with maps has been produced and put on the Division's website. An email blast was sent out regarding the study. The study was also presented to the appropriate Community Planning Advisory Committees and the Planning Commission.
- The County approved new improvement standards that require separated sidewalks on all four and six lane roadways.

Shortcomings in implementation include:

- Most of the programs included under this strategy were not implemented or were only partially implemented because of department budget cuts and reduction of staff. For example, the Air Quality Management District (AQMD) had a staff person to review development plans with the goal of

promoting community health. Because of staffing reductions, the reviewing of development plans by AQMD ended in 2010. Also, the Sheriff's department discontinued their review of development projects because of funding reductions. Finally, an incentive program for providers of fresh produce to locate near or in food desert areas was never developed, largely an outcome of reduced staff in the Planning and Environmental Review Division. Budgetary issues and reduced staffing levels have continued in these agencies.

## **HOUSING STRATEGY VII: PROMOTE THE EFFICIENT USE OF ENERGY AND IMPROVE THE AIR QUALITY OF SACRAMENTO COUNTY**

Elements of this strategy include:

- Promote the efficient use of energy and reduce the long-term operational cost of housing.

Programs implemented under the "Energy Efficiency" Strategy seek to maximize energy efficiency by promoting the incorporation of energy conservation, green building features and sustainable community design into residences and neighborhoods. Program accomplishments include:

- Sacramento Municipal Utility District (SMUD) officials regularly participate in the Project Review Committee (PRC) process which provides an opportunity to identify potential opportunities and problems in projects early in the development process.
- The Planning and Environmental Review Division provides brochures on energy conservation at its public counters and at the Downtown Building Department counter.
- Energy efficiency has been incorporated into the Easton Master Plan project.

A program by program evaluation of the 2008 Housing Element programs is located in Appendix B.

## CHAPTER 5

# POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

Pursuant to Housing Element Law (Govt. Code Section 65583(a), this chapter illustrates existing conditions in the County by evaluating existing and projected population, economic, housing and household characteristics. Key findings related to population, economics, and housing for the unincorporated area of Sacramento County include:

- The population of unincorporated Sacramento County has declined 16 percent between 2000 and 2010 due to incorporations of Elk Grove and Rancho Cordova. The 2010 population is 554,554. Although several growth areas of the County have incorporated, population growth for the unincorporated area still occurred during 2000-2010 in the communities of Antelope, Rio Linda/Elverta, Rancho Murieta and Vineyard. For this reason, the total population of the unincorporated area outside of the new cities has remained stable. SACOG projects the unincorporated County's population will increase by 4.6 percent between 2010 and 2020.
- Unincorporated Sacramento County's population has a higher percentage (65 percent) of Non-Hispanic White residents than the City of Sacramento (45 percent) or the State of California (57.6 percent). Persons of Latino or Hispanic origin are the second largest ethnic population group in the unincorporated County.
- According to the 2010 Census, the median age of communities within the unincorporated County ranges from 29.7 years in the Parkway Census Designated Place (CDP) to 50.8 years in the Rancho Murieta CDP. According to the State Department of Finance, the age group that will have the largest percentage growth between 2010 and 2030 will be the 65+ year old age group. The number of 65+ year old residents in the entire County will grow from approximately 165,000 to almost 344,000 which is an increase of 108 percent while the percent growth for the entire County will be 24.2 percent.
- According to the 2006-2010 American Community Survey 5-Year Estimates, the median household income in the entire County has decreased by approximately 6 percent between 2000 and 2010 after factoring inflation. Per capita income has decreased by almost 5 percent. Approximately 40 percent of the entire County's households were low income, earning less than 80 percent of the median family income (MFI). Also, the poverty rate remained unchanged since 2000 with approximately 14 percent of unincorporated County residents living in poverty according to the 2006-2010 American Community Survey. It must be noted that these conclusions are made from data that is not adjusted for household size – all incomes are compared against the median income of a family of four.

- Sacramento County had 548,500 people employed in 2010. Government remains the dominant industry in the Sacramento-Arden Arcade-Roseville Metropolitan Statistical Area (MSA). Other dominant industry sectors are Professional and Business Services, Retail Trade, Educational and Health Services, and Leisure and Hospitality. The unemployment rate has almost tripled between 2006 and 2010 from 4.8 percent to 12.8 percent. Since 2010, the unemployment rate has declined slightly. The high employment rate has led to increased rates of mortgage foreclosures and short sales which has depressed housing prices in the local market.
- Unincorporated Sacramento County had a jobs housing ratio of 0.89 in 2008. A ratio less than 1.0 indicates that an area provides more housing than jobs. The ratio is projected to remain at about this level through 2020 and then improve to 0.97 by 2035.
- Approximately 58 percent of the unincorporated County's housing units were reported to be owner-occupied in the 2010 Census. This is higher than the City of Sacramento (50 percent) and the State of California (44 percent). The unincorporated area of the County is still dominated by typical suburban developments of predominantly single-family homes, most of which are owner occupied.
- Approximately 38 percent of the unincorporated County's housing was more than 40 years old at the time of the 2010 Census. Older homes, especially older rental units are more likely to be in need of maintenance, updating of utilities or interior amenities, rehabilitation, or replacement. A housing conditions survey was conducted in census tracts that had the oldest housing coupled with the lowest median household income levels. Less than 10 percent of the housing surveyed was determined to need exterior repair.

## **POPULATION CHARACTERISTICS**

### **POPULATION TRENDS**

Sacramento County is a member jurisdiction of the Sacramento Area Council of Governments (SACOG) which is comprised of 6 counties and 22 cities. Sacramento County's growth between 2000 and 2010 has been similar with other counties in the SACOG region with the exception of Placer County. The population of Sacramento County (includes incorporated cities) grew by 16 percent from 1,223,499 to 1,418,788. In comparison, Placer County grew by 40.3 percent during the same time period (see **Table 5-1**).

**TABLE 5-1. REGIONAL POPULATION TRENDS (1990-2010)**

County	1990	2000	2010	% Change 1990 to 2000	% Change 2000 to 2010
El Dorado County	125,995	156,299	181,058	24.1%	15.8%
Placer County	172,796	248,399	348,432	43.8%	40.3%
<b>Sacramento County</b>	1,041,219	1,223,499	1,418,788	17.5%	16.0%
Sutter County	64,415	78,930	94,737	22.5%	20.0%
Yolo County	141,092	168,660	200,849	19.5%	19.1%
Yuba County	58,228	60,219	72,155	3.4%	19.8%

Source: U.S. Census Bureau; 1990, 2000, 2010 Decennial Census.

**Table 5-2** shows the population of incorporated cities within Sacramento County and the unincorporated area. The population for the unincorporated area declined from 659,226 to 554,554 between 2000 and 2010, which is almost a 16 percent reduction. This is due to the incorporations of Elk Grove and Rancho Cordova. Although a direct comparison of 2000 and 2010 population figures for the unincorporated County is difficult because of the incorporation activity, the population is estimated to have been stable or slightly increased (less than two percent) in the unincorporated areas between 2000 and 2010 when accounting for the removal of Elk Grove and Rancho Cordova.

Among the incorporated cities, Elk Grove had the largest percentage growth between 2000 and 2010. Though the boundaries of the Elk Grove and Laguna Census Designated Places (CDPs) in 2000 were not exactly comparable to the actual city limits, comparison of the 2000 CDPs and 2010 city population indicates a growth rate of approximately 62 percent. This was followed by the cities of Folsom and Galt, which experienced growth rates of 39 percent and 21 percent respectively.

Elk Grove and the City of Sacramento had the largest numerical population growth between 2000 and 2010. The population of these cities each increased by approximately 59,000. A portion of Elk Grove's increase was due to annexations while a portion of the City of Sacramento's increase was attributed to the development of North Natomas. Both Citrus Heights and Isleton experienced slight decreases in population between 2000 and 2010.

**TABLE 5-2. INCORPORATED CITIES AND UINCORPORATED SACRAMENTO COUNTY POPULATION GROWTH (1990-2010)**

Jurisdiction	1990 (1)	2000 (2)	2010	% Change 1990-2000	% Change 2000-2010
Citrus Heights	NA	85,071	83,301	NA	-2.1%
Elk Grove (3)	NA	94,293	153,015	NA	62.3%
Folsom	29,802	51,884	72,203	74.1%	39.2%
Galt	8,889	19,472	23,647	119.1%	21.4%
Isleton	833	828	804	-0.6%	-2.9%
Rancho Cordova	NA	NA	64,776	NA	NA
Sacramento City	369,365	407,018	466,488	10.2%	14.6%
Unincorporated	524,891	659,226	554,554	25.6%	-15.9%

Source: U.S. Census Bureau; 1990, 2000, 2010 Decennial Census

(1) 1990 Census data for unincorporated Sacramento County includes Elk Grove and Rancho Cordova which had not yet incorporated.

(2) 2000 Census data for unincorporated Sacramento County includes Rancho Cordova which had not yet incorporated.

(3) 2000 Census data for Elk Grove is comprised of Elk Grove and Laguna Census Designated Places (CDPs).

**Table 5-3** shows that most unincorporated communities had moderate population growth between 1990 and 2000 and little or no population growth between 2000 and 2007. The exception is Rancho Murieta where the population increased by 80 percent during 1990-2000 and 43 percent during 2000-2007. During 2000-2007, the Antelope and Vineyard communities also experienced significant growth but were not listed in the 2000 Census.

**TABLE 5-3. UNINCORPORATED COUNTY COMMUNITIES POPULATION GROWTH (1990-2007)**

Census Designated Places (1)	1990 (2)	2000 (2)	2007 (Estimate) (3)	2007 Margin of Error (Percent)	% Change 1990-2000	% Change 2000-2007
Arden-Arcade	92,040	96,025	94,175	2.0%	4.3%	-1.9%
Carmichael	48,702	49,742	50,523	3.2%	2.1%	1.6%
Fair Oaks	26,867	28,008	27,983	2.8%	4.2%	-0.1%
Florin	24,330	27,653	26,546	4.6%	13.7%	-4.0%
Foothill Farms	17,135	17,426	17,172	6.8%	1.7%	-1.5%
Gold River	NA	8,023	8,237	6.5%	NA	2.7%
La Riviera	10,986	10,273	10,204	8.1%	-6.5%	-0.7%
North Highlands	42,105	44,187	43,379	3.8%	4.9%	-1.8%
Orangevale	26,266	26,705	26,747	3.6%	1.7%	0.2%
Parkway-South Sacramento	31,903	36,468	35,234	5.6%	14.3%	-3.4%
Rancho Murieta	2,336	4,193	5,997	5.1%	79.5%	43.0%
Rio Linda	9,481	10,466	11,131	7.7%	10.4%	6.4%
Rosemont	22,851	22,904	23,860	4.8%	0.2%	4.2%
Wilton	3,858	4,551	4,740	12.4%	18.0%	4.2%



- (1) Census-designated places (CDPs) include unincorporated communities with boundaries determined by the U.S. Census Bureau. The CDP names and boundaries do not correspond with Community Planning Area names and boundaries.
- (2) Source: 1990 and 2000 U.S. Census Bureau Decennial Census.
- (3) 2007 Estimates from 2005-2009 American Community Survey 5-Year Estimates, U.S. Census Bureau. The 2010 Decennial Census not used because the boundaries of CDPs were significantly changed.

(Note: the 2010 U.S. Census was not used for **Table 5-3** because the 2010 CDP boundaries were varied from the boundaries for the 1990 and 2000 Census. As an alternative, the American Community Survey 5-Year Estimates 2005-2009 were used. As with all surveys, there is a margin of error which is listed in **Table 5-3** as a percentage of the 2007 estimate).

SACOG projects Sacramento County's population to increase by 9.1 percent between 2010 and 2020. The projection for the unincorporated County will be 4.6 percent. This projected percentage household growth will be less than those of the incorporated cities in the County with the exception of Citrus Heights and Isleton. SACOG also projects that there will higher growth rates in the entire County between 2020 and 2035, resulting in a 22.0 percent increase in population. The unincorporated County's growth rate will also increase during this period with a 20.1 percent increase in population. The population projections are shown in **Table 5-4**.

**TABLE 5-4. POPULATION GROWTH PROJECTIONS (2010-2020, 2020-2035)**

	2010	2020	2035	Percent Growth (2010 - 2020)	Percent Growth (2020-2035)
Citrus Heights	83,301	85,970	94,180	3.2%	9.5%
Elk Grove	153,015	175,680	207,740	14.8%	18.2%
Folsom	72,203	81,060	96,850	12.3%	19.5%
Galt	23,647	28,680	36,970	21.3%	28.9%
Isleton	804	730	890	-9.2%	21.9%
Rancho Cordova	64,776	79,310	126,110	22.4%	59.0%
Sacramento City	466,488	516,720	629,010	10.8%	21.7%
Unincorporated	554,554	579,850	696,590	4.6%	20.1%
Entire County	1,418,788	1,548,000	1,888,340	9.1%	22.0%

Sources: U.S. Census Bureau, 2010 Decennial Census; Sacramento Area Council of Governments (SACOG), Land Use Allocation Assumptions for the Draft Preferred 2020 MTP/SCS Scenario, 2011.

## ETHNICITY

Sacramento County's racial and ethnic composition varies significantly among the incorporated cities and the unincorporated County area. In the unincorporated area, almost 65 percent of all residents identified themselves as Non-Hispanic Whites in the 2010 Census. This is higher than the statewide percentage (57.6 percent). Persons of Latino or Hispanic origin are the second largest ethnic group at 19.5 percent. Asian/Pacific Islander residents represented 10.3 percent of the unincorporated County's population, followed by Black/African American residents at 8.6 percent. Sacramento, Elk Grove and Rancho Cordova, contain higher percentages of minority residents than the unincorporated County. **Table 5-5** compares the ethnic composition of the population in 2010 for the major cities, the unincorporated County, and statewide.

**TABLE 5-5. COMPARISON OF RACE BY CITIES, COUNTY, AND STATE POPULATION (2010)**

Race	Citrus Heights	Elk Grove	Folsom	Rancho Cordova	City of Sacramento	Unincorporated Sacramento County	California
Non-Hispanic White	80.3%	46.1%	74.3%	60.4%	45.0%	64.7%	57.6%
Black	3.3%	11.2%	5.7%	10.1%	14.6%	8.6%	6.2%
Native American	0.9%	0.6%	0.6%	1.0%	1.1%	1.1%	1.0%
Asian	3.3%	26.3%	12.5%	12.1%	18.3%	10.3%	13.0%
Native Hawaiian and Other Pacific Is.	0.4%	1.2%	0.2%	0.9%	1.4%	0.8%	0.4%
Other	6.4%	6.7%	2.5%	8.5%	12.3%	8.3%	17.0%
Two or More Races	5.4%	7.9%	4.2%	7.0%	7.1%	6.3%	4.9%
Hispanic or Latino (1)	16.5%	18.0%	11.2%	19.7%	26.9%	19.5%	37.6%

Source: U.S. Census, 2010 Decennial Census.

## AGE OF THE POPULATION

According to the U.S. Census 2010, Sacramento County (including incorporated cities) had a median age of 34.8 years with Census Designated Places (CDP) within the unincorporated County area having median ages ranging from 29.7 years in the Parkway CDP to 50.8 years in the Rancho Murieta CDP.

Carmichael, Fair Oaks, Gold River, Rancho Murieta and Wilton have median ages above 40 years old and also have the largest percentages of newly retired and retired persons (Age 60 and over) (see **Table 5-6**). These communities have experienced less population growth and household turnover, or in the case of Rancho Murieta, have developed features that older households find attractive (e.g., golf courses). These communities also have significantly higher median household incomes than that of the entire County (see **Table 5-6**). In contrast, Antelope, Foothill Farms and Parkway have median ages below 32 years old.

**TABLE 5-6. AGE DISTRIBUTION AND MEDIAN AGE (2010)**

Community (1)	Total Population	Under 20 Years	20-59 Years	60 and Over	Median Age 2010
Antelope	45,770	34.6%	55.4%	10.0%	31.4
Arden-Arcade	92,186	23.3%	55.3%	21.4%	39.0
Carmichael	61,762	23.6%	52.4%	24.0%	42.4
Elverta	5,492	28.5%	55.0%	16.5%	38.6
Fair Oaks	30,912	21.8%	51.6%	26.6%	45.8
Florin	47,513	32.3%	51.7%	15.9%	32.1
Foothill Farms	33,121	31.0%	56.3%	12.7%	31.1
Gold River	7,912	21.9%	49.4%	28.8%	49.7
La Riveira	10,802	22.3%	59.5%	18.2%	35.1
North Highlands	42,694	31.1%	53.7%	15.2%	32.1
Orangevale	33,960	25.5%	54.8%	19.7%	40.7
Parkway	14,670	34.7%	52.0%	13.3%	29.7
Rancho Murieta	5,488	22.1%	43.2%	34.7%	50.8
Rio Linda	15,106	30.3%	53.8%	15.9%	35.9
Rosemont	22,681	27.5%	57.5%	15.0%	33.9
Vineyard	24,836	33.7%	55.0%	11.3%	33.8
Wilton	5,363	26.0%	50.3%	23.6%	45.5

Source: U.S. Census Bureau: 2010 Decennial Census.

(1) All communities listed are Census Designated Places (CDP).

According to **Table 5-7**, the 65+ age group will have the largest percent growth among all age groups. Between 2010 and 2030, the State Department of Finance has projected that the number of 65+ year old residents in the County will grow from 165,000 to almost 344,000, an increase of 108 percent. This percent increase is more than 4 times that for the entire County. Also, during the next 20 years, the proportion of the population consisting of senior citizens will increase from 11.4 percent to over 19 percent. Implications for the housing market include a need to focus on providing housing products to accommodate a growing senior population and locating those housing products near services. Also, programs that assist seniors to remain in their houses will have to be strengthened.

**TABLE 5-7. AGE PROJECTIONS, ENTIRE COUNTY (2010-2030)**

Age	2010	2020	2030	Percent Change (2010-2030)
0-4	101,374	113,268	119,824	18.2%
5-19	321,396	333,425	366,268	14.0%
20-29	205,368	224,856	233,058	13.5%
30-44	279,529	302,216	347,664	24.4%
45-64	379,042	404,322	393,469	3.8%
65+	165,247	244,219	343,589	107.9%
Total	1,451,956	1,622,306	1,803,872	24.2%

Source: California Department of Finance, 2010.

## INCOME CHARACTERISTICS

The following **Table 5-8** shows that median household incomes decreased approximately 7 percent countywide between 2000 and 2010 when inflation is factored. Family households experienced a greater decrease in income than non-family households (7.6 percent versus 4.6 percent). Per capita income also decreased by almost 9 percent. This decrease in household and family income is due to the Sacramento region's economic downturn and the resulting increase in the number of unemployed in the County.

<b>TABLE 5-8. 2000 Median Income Versus 2010 Median Income (Entire County) (Adjusted for Inflation - In 2010 Dollars)</b>				
<b>Year</b>	<b>Median Household Income</b>	<b>Median Family Income</b>	<b>Median Nonfamily Income</b>	<b>Per Capita Income</b>
2000	\$56,782	\$65,725	\$39,835	\$27,398
2010	\$52,709	\$60,740	\$38,018	\$25,011
Percent Change 2000 - 2010	-7.2%	-7.6%	-4.6%	-8.7%

Sources: U.S. Census Bureau; 2000 Decennial Census, 2010 American Community Survey 1-Year Estimates.

The unincorporated County's highest income communities of Rancho Murieta, Gold River, and Wilton had approximately twice or more the incomes of the lowest income communities, such as Florin, Parkway–South Sacramento and North Highlands. Communities with significantly higher than average percentages of low-income households were Florin, Foothill Farms, North Highlands and Parkway – South Sacramento (see **Table 5-9**).

<b>TABLE 5-9. COMPARISON OF MEDIAN INCOMES AND PERCENT LOW INCOME BY COMMUNITY (2008)</b>		
<b>Community Areas</b>	<b>Median Income</b>	<b>Percent Low Income (Estimate) (1)</b>
Arden-Arcade	\$48,434	46.8%
Carmichael	\$57,373	39.8%
Fair Oaks	\$77,805	29.2%
Florin	\$38,362	55.4%
Foothill Farms	\$46,106	48.4%
Gold River	\$107,277	15.0%
North Highlands	\$41,265	53.9%
Orangevale	\$71,325	30.4%
Parkway-South Sacramento	\$35,846	61.2%
Rancho Murieta	\$109,141	15.4%
Rio Linda	\$62,152	39.2%
Rosemont	\$56,446	38.8%
Vineyard	\$87,188	23.1%
Wilton	\$105,660	20.4%
Entire County	\$56,799	39.6%

Source: U.S. Census Bureau, 2005 – 2009 American Community Survey 5-Year Estimates

(1) Percent of households who earned less than 80 percent of the median family income for Sacramento County based on the U.S. Department of Housing and Urban Development's income guidelines in 2009.

## POVERTY

The poverty rate is a federally defined level of income for minimum subsistence. The poverty level is an important indicator of severe financial distress, and the rate of poverty in a community (the proportion of the population with poverty-level incomes or less) provides important information about individuals and families with the greatest financial need. The dollar threshold for poverty is adjusted each year by the federal government for household size and composition. According to the 2006-2010 American Community Survey (ACS) 5-Year Estimate, 13.9 percent of Sacramento County residents lived in households with incomes below poverty level (0.5 percent margin of error). However, the ACS 2010 1-Year Survey estimated that 16.8 percent of Sacramento County residents lived in poverty (1.1 percent margin of error). This is an increase over the 2000 Census estimate of 14 percent.

In unincorporated Sacramento County, the overall poverty rate was approximately 13.9 percent according to the 2006-2010 ACS, the same poverty rate for the entire County. The 2006-2010 ACS showed that poverty rates among specific communities ranged from 4 percent or less in the wealthiest communities (such as Rancho Murieta and Gold River) to 18 percent or more in the poorest communities (such as Florin, Foothill Farms, North Highlands and Parkway–South Sacramento). Other communities had poverty rates between 6 percent and 15 percent.

Age and family status are other important indicators of poverty. Individuals 65 years or older had the lowest poverty rate of any population group, while single mothers had the highest poverty rate. Most seniors are protected from poverty by Social Security, home equities, and other retirement incomes, while many single mothers rely on incomes from minimum-wage jobs or public assistance, which typically pay less than poverty-level incomes. **Table 5-10** shows that the poverty rate has remained steady for all population groups between 1999 and 2008 with the exception of individuals 65 years and older. This group's poverty rate increased from 6.6 percent to 7.5 percent.

<b>TABLE 5-10. SACRAMENTO COUNTY 1999 AND 2008 POVERTY RATES (INCLUDES INCORPORATED CITIES)</b>		
<b>Group</b>	<b>1999 (1)</b>	<b>2008 (2)</b>
All Individuals	14.1%	13.9%
All Individuals 18 Years and Over	11.7%	11.9%
Individuals 65 Years and Over	6.6%	7.5%
Families	10.3%	10.2%
Families with Related Children Under 18 Years	15.4%	15.6%
Families with Female Householder, No Husband Present	23.4%	23.2%
Female Householder with Related Children Under 18 Years	29.9%	30.2%

(1) Source: U.S. Census Bureau, 2000 Decennial Census

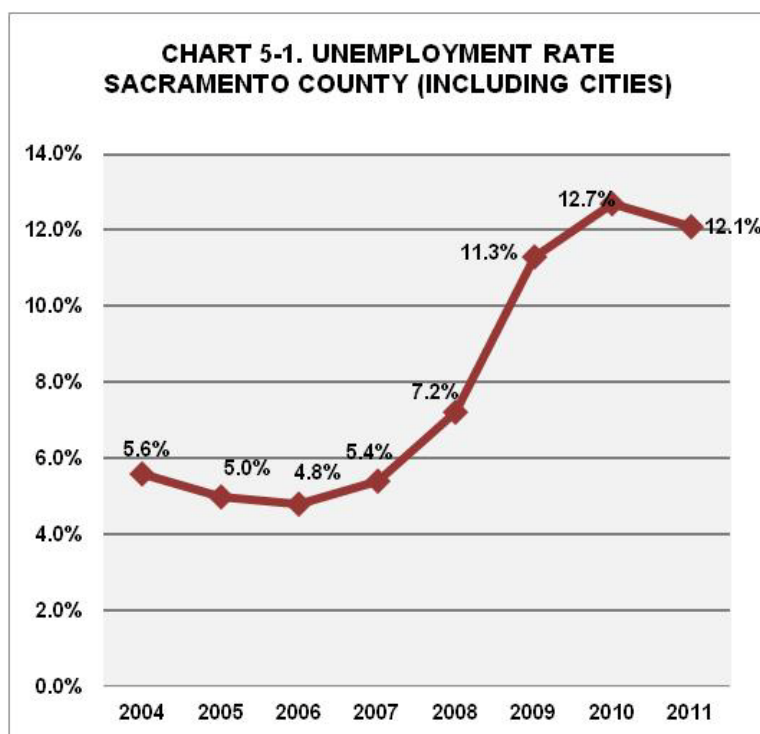
(2) Source: 2006-2010 American Community Survey 5-Year Estimates

## EMPLOYMENT CHARACTERISTICS

Employment growth is one of the primary drivers of housing demand. Working-age individuals will often choose a place to live based on employment prospects in the local area. The rate of employment growth, and the types of jobs most likely to be created, will determine how much housing will be needed by type and cost.

## EMPLOYMENT RATES

Employment rates indicate economic trends in the County. Sacramento County's employed labor force expanded from 624,400 to 640,000 between 2004 and 2007, but has contracted to 595,200 by 2010. During the same period, the unemployment rate reached a low of 4.8 percent in 2006 but almost tripled to 12.8 percent in 2010 (see **Chart 5-1**). Since 2010, the unemployment rate has decreased slightly to 12.1 percent (2011). The significant rise in the unemployment rate between 2006 and 2010 was caused by Sacramento's economy being impacted by the national economic recession and the resulting layoffs which has occurred in every sector of Sacramento's economy. There had been particularly a high number of layoffs in the government sector which is the region's largest industry sector and also the construction sector which was one of the region's largest employers.



Source: State of California Employment Development Department (EDD), 2012.

(1) Data cited is for the County's population and does not represent the number of jobs in the County.

Higher unemployment rates led to increased rates of mortgage foreclosures and short sales which depressed housing prices in the local market. Also, the uncertain economic climate discouraged potential buyers from purchasing a house. These factors had negative effects on ownership housing demand in the region. Many communities in the County have experienced a 33 to 77 percent decrease in housing prices since 2006 when prices reached historical highs. Programs that provide

assistance to homeowners who are facing foreclosures will need to be continued and strengthened. **Table 5-11** illustrates housing price decreases for selected zip code areas in the unincorporated County.

**TABLE 5-11. DECREASE IN HOUSING PRICES FOR SELECTED ZIP CODES IN SACRAMENTO COUNTY (FIRST QUARTER 2011)**

Zip Code	Community	Percent Change in Median Price Per Sq. Ft. From Peak Historical Price
95864	Arden-Arcade	-33% to -50%
95662	Orangevale	-50% to 60%
95843	Antelope	-50% to -60%
95828	South Sacramento	-60% to -70%
95660	North Highlands	-70% to -77%

Source: The Sacramento Bee, "More Home for the Money", May 21, 2011.

### CURRENT EMPLOYMENT AND RECENT TRENDS

The Sacramento County labor market continues to be dominated by public agency employment, professional and business services, and retail trade. According to the California Employment Development Department (EDD), Sacramento County had 588,600 people employed in 2010. For the Sacramento-Arden Arcade-Roseville Metropolitan Statistical Area (MSA), which includes Sacramento, Placer, El Dorado, and Yolo Counties, government was the dominant industry in 2011 and comprised over 26 percent of all employees (see **Table 5-12**). Other dominant industry sectors in the MSA's employment market are professional and business services, retail trade, educational and health services, and leisure and hospitality.

Between 2007 and 2011, almost all industry sectors experienced a significant decrease in employees due to the economic downturn that occurred during the mid-2000's with the overall number of employees in the MSA declining by 11.4 percent (a decrease of over 100,000 employees). There was a 7.4 percent decrease in employees in the government sector, which is the regions dominant employer. The construction and financial activities sectors were hardest hit by the recession due to the decline of the housing market. These sectors experienced a 42.4 and 24.3 percent decrease in employees respectively. The only significant industry sector that saw an increase in employees during 2007-2011 was the educational and health services sector.



**TABLE 5-12: EMPLOYMENT BY INDUSTRY  
- SACRAMENTO-ARDEN ARCADE-ROSEVILLE  
METROPOLITAN STATISTICAL AREA (JULY - 2007, 2011)  
(NOT SEASONALLY ADJUSTED)**

Industry	Number (2007)	Percent of Total (2007)	Number (2011)	Percent of Total (2011)	Number Increase/ Decrease (2007- 2011)	Percent Increase/ Decrease (2007- 2011)
Natural Resources and Mining	700	0.1%	400	0.0%	-300	-42.9%
Farming	9,600	1.0%	10,100	1.2%	500	5.2%
Construction	69,600	7.6%	40,100	4.9%	-29,500	-42.4%
Manufacturing	40,800	4.5%	32,800	4.0%	-8,000	-19.6%
Wholesale Trade	27,800	3.0%	22,000	2.7%	-5,800	-20.9%
Retail Trade	99,500	10.9%	85,900	10.6%	-13,600	-13.7%
Transportation, Warehousing and Utilities	25,500	2.8%	22,200	2.7%	-3,300	-12.9%
Information	20,000	2.2%	16,700	2.1%	-3,300	-16.5%
Financial Activities	62,200	6.8%	47,100	5.8%	-15,100	-24.3%
Professional and Business Services	113,300	12.4%	103,400	12.8%	-9,900	-8.7%
Educational and Health Services	96,500	10.5%	101,300	12.5%	4,800	5.0%
Leisure and Hospitality	88,600	9.7%	86,000	10.6%	-2,600	-2.9%
Other Services (Includes Repair and Maintenance)	29,300	3.2%	28,100	3.5%	-1,200	-4.1%
Government	231,300	25.3%	214,100	26.4%	-17,200	-7.4%
<b>Total</b>	<b>914,700</b>	<b>100.0%</b>	<b>810,200</b>	<b>100.0%</b>	<b>-104,500</b>	<b>-11.4%</b>

Source: State of California Employment Development Department, Labor Market Information 2012

**Table 5-13** shows the largest employers in the entire Sacramento County. This table reflects the dominance of public or quasi-public agency employment in the County. Of the 20 employers listed, 10 are public agencies, school districts or utility districts. The two largest employers are public agencies - the State of California with almost 71,000 employers, followed by Sacramento County with 11,300. Of the remaining 10 employers, 6 are health-care related.

**TABLE 5-13. TOP 20 EMPLOYERS IN SACRAMENTO COUNTY  
(RANKED BY 2011 EMPLOYEES)**

Rank	Company	Type Of Business	Employees (Full Time Equivalents)
1	State of California	State Government	70,937
2	Sacramento County	Local Government	11,300
3	UC Davis Health Systems	Health Care	8,580
4	Sutter Health	Health Care	6,958
5	Mercy, Catholic Healthcare West	Health Care	6,942
6	Intel Corporation	High Tech	6,515
7	Kaiser Permanente	Health Care	6,367
8	Elk Grove Unified School District	Public School District	5,619
9	San Juan Unified School District	Public School District	4,600
10	Sacramento City Unified School District	Public School District	4,500
11	City of Sacramento	Local Government	4,000
12	Raley's Family of Fine Stores	Retail	3,824
13	Los Rios Community College District	Public School District	3,153
14	Sacramento Veterans Affairs Medical Center	Health Care	2,785
15	Health Net of California	Health Care	2,544
16	California State University, Sacramento	Public University	2,342
17	Wells Fargo & Company	Financial	1,953
18	Sacramento Municipal Utility District	Public Utility	1,859
19	Aerojet	Research, Manufacturing	1,650
20	Folsom Cordova Unified School District	Public School District	1,564

Source: Sacramento Business Journal 2011

**EMPLOYMENT PROJECTIONS**

Between 2008 and 2018, the EDD projects the number of jobs in the Sacramento-Arden Arcade-Roseville MSA will increase from 985,100 to 1,088,500, an increase of 103,400 jobs. This is a percentage job growth of approximately 10.5 percent which is higher than the statewide growth rate of 9.7 percent. The increase in new jobs will create a large demand for new housing in the region (see Chapter 6 section, "Future Housing Construction Needs, 2013-2021).

According to the EDD report "2008-2018 Sacramento, Placer, Yolo and El Dorado Counties Projection Highlights", the education services, health care and social assistance sector will create approximately 26,000 new jobs between 2008 and 2018 - the largest number of jobs in any sector. During the same period, 19,600 professional and business services sector and 19,000 government sector jobs are projected to be created. The new jobs created in these three sectors account for 70 percent of new jobs that will be created between 2008 and 2018.

The EDD report also stated that the fastest growing industry sector between 2008 and 2018 will be the education services, health and social assistance sector with an

annual average growth of 2.6 percent. The other industry sectors that will have significant annual growth rates are professional and business services (1.8 percent) and leisure and hospitality (1.3 percent). The government sector is projected to have an annual growth rate of 0.8 percent which is less than the growth rate for region's entire economy. It is expected that the manufacturing and the information sectors will show negative growth rates for the 2008-18 period.

According to the EDD report, the three occupations that will have the most job openings are Personal and Home Care Aides (11,980 jobs), Cashiers (10,940 jobs) and Retail Salespersons (10,630 jobs). These are relatively low-wage jobs that pay \$9.50 to \$11.50 per hour. The occupations with the highest growth rate include health-related jobs that account for almost half of the 50 fastest growing occupations. Wages range from \$10.50 per hour for home health aides to \$45.00 per hour for registered nurses. Other fast growing occupations include those in education, business operations, and computer related jobs. A bachelor's degree is required for most of these positions which pay \$20 to \$40 per hour.

Employment projections indicate that new housing for all income levels will be needed in Sacramento County to meet future housing demand. As described above, many of the new jobs in the region will be low paying jobs in the retail and education/health sectors. Those who work in these new jobs will need affordable housing. Other fast growing jobs will be well-paying jobs such as in nursing and computer technology that require highly educated employees. Expansion of the upper income job market will likely generate a need for additional moderate- and above moderate-income housing opportunities.

### **JOBS/HOUSING BALANCE**

An important indicator of the relationship between employment and housing is the ratio of jobs per housing unit. A ratio of less than 1.0 indicates that an area provides more housing than jobs. A ratio significantly above 1.0 indicates that an area does not provide enough housing in relation to employment. The Sacramento Area Council of Governments (SACOG) estimated that the Sacramento County unincorporated area had a jobs-to-housing ratio of 0.89 in 2008. The ratio is projected to remain at approximately this level through 2020 and then improve to 0.97 by 2035.

The ratio of jobs to housing varies considerably within the County. The cities of Rancho Cordova, Sacramento and Folsom had ratios significantly higher than 1.0 (2.22, 1.49 and 1.35 respectively). The County's main job centers are located in these cities. Conversely, the cities of Citrus Heights, Elk Grove and Galt had ratios significantly lower than 1.0 (0.53, 0.58 and 0.64 respectively). These cities serve as bedroom communities for the major job centers.

**TABLE 5-14. JOBS/HOUSING RATIO IN 2008**

	<b>Total Employees</b>	<b>Total Housing Units</b>	<b>Jobs/Housing Ratio</b>
Citrus Heights	19,231	36,138	0.53
Elk Grove	28,430	49,018	0.58
Folsom	34,816	25,857	1.35
Galt	5,108	7,989	0.64
Isleton	115	352	0.33
Rancho Cordova	55,095	24,869	2.22
Sacramento City	285,977	191,499	1.49
Unincorporated	193,764	218,563	0.89
Entire County	622,536	554,285	1.12

Source: Sacramento Area Council of Governments (SACOG), Draft MTP/SCS Update – Appendix E-3 Land Use Forecast Background Documentation, 2011.

## HOUSEHOLD AND HOUSING CHARACTERISTICS

### HOUSEHOLD TRENDS

Household growth trends mirror population trends. As with population, the City of Elk Grove experienced the most growth between 2000 and 2010 with 60.6 percent growth in households. Folsom and Galt followed Elk Grove with 45.1 percent and 21.6 percent growth, while Citrus Heights and Isleton had slight decreases in households. Within unincorporated Sacramento County, the incorporation of Rancho Cordova and annexations reduced the number of households by over 9,500 between 2000 and 2010. This is a reduction of about 4.5 percent.

The entire Sacramento County had a percentage increase of 13.3 percent during the 10-year period between 2000 and 2010. During the 20-year period between 1990 and 2010, Sacramento County had a percentage increase of 30 percent and gained over 119,000 households.

**TABLE 5-15. HOUSEHOLD GROWTH (1990-2010), SACRAMENTO COUNTY INCORPORATED CITIES AND UNINCORPORATED AREA**

Jurisdiction	1990 (1)	2000 (2)	2010	% Change 1990-2000	% Change 2000-2010
Citrus Heights	NA	33,478	32,686	NA	-2.4%
Elk Grove (3)	NA	29,840	47,927	NA	60.6%
Folsom	8,757	17,196	24,951	96.4%	45.1%
Galt	2,910	5,974	7,262	105.3%	21.6%
Isleton	328	343	331	4.6%	-3.5%
Rancho Cordova	NA	NA	23,448	NA	NA
Sacramento City	144,444	154,581	174,624	7.0%	13.0%
Unincorporated	238,091	212,190	202,716	-10.9%	-4.5%
Entire County	394,530	453,602	513,945	15.0%	13.3%

Source: U.S. Census; 1990, 2000 and 2010 Decennial Census

- (1) 1990 Census data for unincorporated Sacramento County includes Elk Grove and Rancho Cordova which had not yet incorporated.
- (2) 2000 Census data for unincorporated Sacramento County includes Rancho Cordova which had not yet incorporated.
- (3) 2000 Census data for Elk Grove is comprised of Elk Grove and Laguna Census Designated Places (CDPs).

## HOUSEHOLD SIZE

Between 1990 and 2012, the average household size in the unincorporated area of the County has increased from 2.63 persons per household to 2.72 persons per household (see **Table 5-16**). The average household size for the unincorporated County is larger than that for the City of Sacramento but smaller than the state average. Both the City of Sacramento and the State have had larger percentage growth in household size during the 1990 to 2012 period.

During the next 20 years, average household size is projected to decline in the unincorporated County due to the aging of the population. As shown in **Table 5-7**, the age group that will have the largest percentage growth between 2010 and 2030 will be the 65+ age group. Many in this age group are couples who are empty nesters or singles living alone. To better accommodate the housing needs of this age group, the new housing market will need to provide a larger percentage of smaller units (one and two bedroom units).

**TABLE 5-16. PERSONS PER HOUSEHOLD TRENDS (1990-2012)**

Year	Unincorporated Sacramento County	Sacramento City	California
1990 (1)	2.63	2.50	2.79
2000 (2)	2.70	2.63	2.92
2002	2.71	2.63	2.92
2010	2.70	2.62	2.90
2012	2.72	2.64	2.92

Source: California Department of Finance, 2012.

(1) 1990 data for unincorporated County includes the current cities of Citrus Heights, Elk Grove and Rancho Cordova.

(2) Includes Rancho Cordova which had yet to incorporate.

## TENURE

During 1990-2010, the proportion of owner-occupied housing units versus renter-occupied units remained stable within the unincorporated County - with approximately 58.5 percent of housing units occupied by owners and 41.5 percent occupied by renters (see **Table 5-17**). The 2000 Census showed that the proportion of homes that were owner-occupied increased slightly but by the 2010 Census, the ratio returned back to 1990 levels.

Compared to unincorporated Sacramento County, the City of Sacramento and the State have a lower proportion of dwelling units that are owner-occupied and a higher proportion that are renter-occupied. In the City of Sacramento over 50 percent of housing units are renter-occupied while the statewide average for renter occupied units is 44 percent. The City of Sacramento's higher proportion of renter-occupied housing is due to the large number of renter-occupied apartments or townhomes in the City's downtown and midtown areas. In contrast, the unincorporated County has typical suburban developments that are predominantly single-family homes, most of which are owner occupied. There are some communities in the unincorporated area such as Arden Arcade and Carmichael that have a high number of apartments, but most of the unincorporated County's communities are dominated by single-family homes. The State's proportion of renter-occupied homes is higher than the unincorporated County's due to the existence of large urban areas such as Los Angeles and the Bay Area where apartments and townhomes comprise a large portion of the housing supply.

TABLE 5-17. TENURE BY HOUSEHOLDS TRENDS (1990-2010)						
	Unincorporated Sacramento County		Sacramento City		California	
	Number	Percent	Number	Percent	Number	Percent
<b>1990 (1)</b>						
Owners	99030	58.3%	74,126	51.3%	5,773,943	55.6%
Renters	70861	41.7%	70,318	48.7%	4,607,263	44.4%
<b>2000 (1)</b>						
Owners	114206	59.5%	77,514	50.1%	6,546,334	56.9%
Renters	77577	40.5%	77,067	49.9%	4,956,536	43.1%
<b>2010</b>						
Owners	118723	58.6%	86,271	49.4%	7,035,371	55.9%
Renters	83993	41.4%	88,353	50.6%	5,542,127	44.1%

Source: U.S. Census Bureau; 1990, 2000 and 2010 Decennial Census.

(1) Unincorporated Sacramento County numbers do not include areas that eventually incorporated.

Homeownership in the unincorporated Sacramento County varies considerably by income, age and ethnicity. According to **Table 5-18**, homeownership increases as household income increases. Conversely, the percentage of renter households decreases as income rises.

TABLE 5-18. TENURE BY 4 INCOME CATEGORIES IN UNINCORPORATED SACRAMENTO COUNTY (BY HOUSEHOLD) (2007)				
Income Level	Owners	Percent	Renters	Percent
Very Low Income ≤50% of AMI (1)	17,432	34%	33,190	66%
Low Income 50-80% of AMI	18,596	50%	18,525	50%
Moderate 80-120% of AMI	28,725	68%	13,726	32%
Above Moderate 120%+ of AMI	63,440	86%	10,605	14%

Source: CHAS 2005-2009

(1) Countywide median household income

Age is another factor in homeownership. The percent of homeowners increases with age and typically peaks at retirement. As individuals age, they typically have rising incomes and accumulated wealth that allow a higher percentage to purchase homes. According to the 2010 U.S. Census, only 33 percent of householders age 34 or less were homeowners. By age 45, almost two-thirds of householders were homeowners. Homeownership rates peaked with the 75-84 year old age group with 79 percent owning homes. Among the changes that occurred between 2000 and 2010, homeownership decreased among householders between the ages of 25 to 54. The economic downturn in the region's economy and the resulting layoffs and foreclosures made it difficult for many homeowners in this age group to keep their homes.



**TABLE 5-19. TENURE BY AGE IN UNINCORPORATED SACRAMENTO COUNTY (BY HOUSEHOLD) (2010)**

Age	Owners	Percent	Renters	Percent
15 to 24	1,230	13%	8,277	87%
25 to 34	10,035	33%	20,814	67%
35 to 44	18,514	51%	17,538	49%
45 to 54	28,414	63%	16,553	37%
55 to 64	27,340	72%	10,503	28%
65 to 74	16,890	77%	4,984	23%
75 to 84	11,736	79%	3,188	21%
85+	4,564	68%	2,136	32%
Entire Unincorporated County	118,723	59%	83,993	41%

Source: U.S. Census Bureau, 2010 Decennial Census.

Race and ethnicity is also associated with homeownership. Non-White and Hispanic households tend to have lower incomes than White, non-Hispanic households, and thus have lower homeownership rates. According to the U.S. Census 2010, in the unincorporated County, householders who identified themselves as White or Asian origin had homeownership rates of 66 and 59 percent, while all other ethnic groups had rates of 50 percent or less. Between 2000 and 2010 the homeownership rates for White and Asian households remained steady while the rate for African American households dropped from 40 to 31 percent and the rate for Hispanic households dropped from 49 to 43 percent. This shows that the region's economic downturn resulted in a disproportionate number of African American and Hispanic households losing their homes due to layoffs, wage reductions, and foreclosures.

**TABLE 5-20. TENURE BY RACE AND ETHNICITY IN UNINCORPORATED SACRAMENTO COUNTY (BY HOUSEHOLD) (2010)**

Race	Owners	Percent	Renters	Percent
White	87,842	66%	44,803	34%
Black or African American	5,300	31%	11,724	69%
American Indian and Alaskan Native	638	48%	691	52%
Asian	9,408	59%	6,613	41%
Native Hawaiian and Other Pacific Islander	511	46%	601	54%
Some Other Race	164	50%	167	50%
Two or More Races	2,671	45%	3,265	55%
Total	106,534	61%	67,864	39%
Hispanic Origin	12,144	43%	16,129	57%

Source: U.S. Census Bureau, 2010 Decennial Census.

## HOUSING OCCUPANCY

### Vacancy

Rental vacancy rates for the Sacramento metropolitan area between 2009 and 2011 trended downward from 7.8 percent in 2009 to 5.8 percent in 2011. Since 2011, vacancy rates have increased slightly to 5.9 percent. The general downward trend since 2009 has caused an increase in monthly average rents in most of the County's communities. Though the 2012 vacancy rate is low compared to recent years, it is not as low as the year 2000 rental vacancy rate of 2 percent. A survey of rental properties of 50 or more units during the first quarter of 2012 indicated that the Antelope submarket has the lowest rental vacancy rate in the County (4.2 percent) while the North Highlands submarket had the highest rate (12.1 percent). A vacancy rate of five percent is generally considered adequate to allow for consumer choice and free movement in the housing market. If the downward trend resumes after 2012, the supply of vacant rental units will not be adequate in many rental submarkets in the metropolitan area, resulting in higher monthly rents and/or construction of new rental units. **Table 5-21** shows the rental vacancy rate by county area for the first quarters of 2011 and 2012. The County's Housing Element includes actions to encourage the development of multifamily rental housing (see Chapter 3).

**TABLE 5-21. MULTIFAMILY VACANCY RATES  
(FIRST QUARTER 2011 AND 2012)**

Area	First Quarter 2011 Vacancy Rate	First Quarter 2012 Vacancy Rate
Antelope	5.5%	4.2%
Carmichael	5.8%	8.0%
Citrus Heights/Fair Oaks	5.5%	5.1%
Elk Grove/Laguna	5.4%	5.9%
Greenhaven/Pocket	6.0%	6.1%
North Highlands	15.2%	12.1%
Orangevale/Folsom	6.0%	6.1%
Rancho Cordova	7.9%	7.5%
Sacramento	6.1%	6.5%
South Sacramento	8.8%	6.5%

Source: Hendricks and Partners, 2012.

U.S. Census data from 2010 indicated that homeowner vacancy rate countywide was approximately 2.5 percent. This was an increase from the 2000 vacancy rate of 1.25 percent. The increased number of foreclosed homes since 2007 is the most probable cause for this increase in homeowner vacancy rate. Most communities in the unincorporated County have a homeowner vacancy rate of between 1 to 3 percent with the North Highlands, Fruitridge Pocket, and Parkway Census Designated Areas having rates between 3 and 4 percent.

## AGE AND CONDITION OF HOUSING STOCK

### Age of Housing

The overwhelming majority of housing in the unincorporated area of Sacramento County was constructed after World War II. Before that time, only small numbers of residents lived outside the cities of Sacramento, Galt, Folsom, and Isleton in isolated villages and agricultural areas. Beginning in the 1940s, rapid suburbanization of Sacramento County resulted in the construction of more than 220,000 dwelling units.

In the unincorporated area of the County, nearly 85,000 dwelling units are more than 40 years old and are the most at risk of becoming substandard. Another 54,000 are more than 30 years old and may show signs of deterioration if not adequately maintained. **Table 5-22** shows the number and percentage of dwelling units by year constructed.

TABLE 5-22. AGE OF HOUSING UNITS UNINCORPORATED SACRAMENTO COUNTY (2008)		
Year	Number of Units (1)	Percentage
1939 or earlier	4,418	2.0%
1940-1949	7,632	3.4%
1950-1959	37,934	17.1%
1960-1969	34,819	15.7%
1970-1979	54,332	24.5%
1980-1989	40,119	18.1%
1990-1999	24,743	11.1%
2000-2010	18,108	8.2%
Total	222,105	100.0%

Source: U.S. Census Bureau, 2005-2009 American Community Survey 5-Year Estimates.

Portion of 2000-2010 data provided by Planning & Environmental Review Division of Sacramento County Department of Community Development.

(1) Numbers are estimates and not actual counts.

### Condition of Housing

As stated in the previous section, Sacramento County has a significant stock of older housing, including housing occupied by lower-income households that may need repair or replacement. However, the age of housing, by itself, is not necessarily an accurate predictor of the extent of housing rehabilitation or replacement need. The most accurate method to estimate this need is to conduct a housing condition survey. The Planning and Environmental Review Division of the Sacramento County Department of Community Development conducted a detailed windshield survey during the summer of 2009. This survey focused on four selected areas in the unincorporated County determined to most likely to contain deteriorating housing stock. The results of this survey led to the conclusion that the overall housing condition that existed in the selected areas did not show pervasive signs of distress.

However, there were portions of these areas that may need assistance to prevent hazards from developing.

Due to the large number of dwelling units in the unincorporated County (more than 200,000), it would be infeasible to conduct a survey of every dwelling unit. Therefore, neighborhoods with particular factors were targeted. The first factor was the presence of large tracts of older homes. Older homes were assumed to have an increased likelihood of displaying deterioration. The second factor was the presence of a large amount of households with below average incomes. Households with lower incomes were assumed to have less means to keep their homes maintained.

Using the two factors, thirteen census tracts were identified that had above average structure age coupled with below average household income. The location of these tracts fell within four communities in the County: North Highlands on the east and west sides of the McClellan Business Park, central and northwest Arden-Arcade, South Sacramento between Stockton Boulevard and Highway 99, and the Delta community. Because the thirteen census tracts contained over 15,000 dwelling units, it was still not possible to inspect every unit. For this reason, a statistically valid sample size for each census tract had to be determined. A minimum sample size of 15 percent was necessary to achieve a valid sample.

Planning and Environmental Review Division staff randomly selected 5 percent of the dwelling units in each census tract and selected the remaining 10 percent in the field. A pre-selected dwelling would be surveyed and two other dwellings adjacent to the original parcel would be surveyed as well. Three structural components of each residence were inspected: siding/stucco, roofing, and windows. Rating guidelines from other surveys were used to assign scores for each component. The more deteriorated the structural component, the higher the score that was assigned. The scores for the three components were then combined to determine the overall score for the residence. The following **Table 5-23** describes the housing condition categories and the number and percentage of inspected residential units that fell in each category.

**TABLE 5-23. HOUSING CONDITION SURVEY (2009)**

Total Rating	Condition	Definition of Condition	# of Residential Parcels	% of Residential Parcels
5 or less	Sound	A unit that appears new or well maintained and structurally intact. There should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition.	1,846	90.6%
6 to 10	Minor	A unit that shows signs of deferred maintenance, or which needs only one major component, such as a roof.	128	6.3%
11 to 20	Moderate	A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.	52	2.6%
21 to 30	Substantial	A unit that requires replacement of several major systems and possibly other repairs (e.g. roof structure replacement and re-roofing, as well as painting and window replacement).	11	0.5%
31 and over	Dilapidated	A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition.	0	0.0%

Results of the survey showed that the housing conditions in the selected communities were generally sound. Of the 2,037 total survey sites, only 191 (less than 10 percent) were rated other than “Sound”. Of the 191 residences, 128 were rated as “Minor”, 52 were rated as “Moderate” and only 11 were rated as “Substantial”. No residences were rated at “Dilapidated”. Four census tracts had a significantly higher percentage of dwelling units not rated as “Sound” than the average for all census tracts surveyed. These are listed in the following table.

**TABLE 5-24. HOUSING CONDITION SURVEY - CENSUS TRACTS (2009)**

Census Tract and Community	Sample Size	Sound	Minor	Moderate	Substantial	% Not Sound
4401 - South Sacramento	177	145	20	11	1	18.0%
7404 - North Highlands	161	128	19	9	5	20.5%
9605, 9700 - Delta (1)	79	62	4	9	4	21.5%
Total for All Units Surveyed	2037	1846	128	52	11	9.4%

(1) Most surveyed parcels were in the towns of Walnut Grove and Locke.

**CHAPTER 6****HOUSING NEEDS ASSESSMENT**

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Pursuant to California Government Code Section 65583(a)(2), this chapter analyzes and documents household characteristics in Sacramento County, including the level of payment and ability to pay, overcrowding, and the condition of the housing stock. Specifically, this chapter summarizes and quantifies Sacramento County's (County's) existing and future housing needs and assesses the County's special housing needs. This chapter also includes a review of existing housing needs through the examination of current affordability levels, including an analysis of the ability of Sacramento County's residents to pay for housing and rental costs. In addition, this chapter identifies the number of households in the County whose housing and rental costs are greater than 30 percent of their gross income (overpayment) and contains an assessment of overcrowding (households with more than 1.0 persons per room).

The special needs of the underserved population, including seniors, large households, female-headed households, persons with disabilities, farmworkers, and the homeless are also analyzed. These six special needs households have been identified in State statute because a significant portion of their monthly incomes are devoted to housing costs and unfortunately subject to discriminatory practices when looking for safe and decent housing. In identifying future housing needs, the projected demand for housing for various income groups is analyzed.

The findings of this section include the following:

- Housing prices for new and existing homes reached their peak in 2006 and began to decline when the economy slowed down and the mortgage crises started to affect the housing market. This decline accelerated when the Sacramento region's economy fell into a recession and foreclosures and short sales became common. Between 2006 and 2011, median housing prices dropped to below 2002 levels. As housing prices dropped, the percentage of the Sacramento region's households who can afford the median price home almost tripled to 70 percent. However, many households were still not able to purchase a home because of their inability to attain loans due to low credit scores and stricter lending protocols. Many of these low credit scores are the result of foreclosures and short sales.
- Compared to housing prices, monthly rents have been relatively stable between 2007 and 2012. The average rent has been increasing during the 2010-2012 period but the average apartment rent in 2012 is similar to what it was in 2007. Two bedroom/two bathroom units had the largest increase in rents. A possible explanation for the popularity of two bedroom/two bathroom units in both large and small apartment complexes is that these are the units of choice for the growing number of household affected by the foreclosure crises.
- Overpayment and overcrowding are often influenced by housing cost trends but are also influenced by household income trends. During 2006-2010, over

93,000 households in the unincorporated County paid more than 30 percent of their income for housing. Despite decreasing housing prices, the number of households that were overpaying actually increased since 2000. During 2005-2009, approximately 40 percent of very low-income households were paying between 30 and 50 percent of their income for housing and another 36 percent were paying more than 50 percent. Among extremely low-income households, over 70 percent were paying more than 50 percent for housing. However, the decline in housing prices has helped to improve the overcrowding situation in the unincorporated County.

- Per the Sacramento Area Council of Governments' (SACOG) Regional Housing Needs Allocation (RHNA) process, Sacramento County will need to plan for and accommodate 13,844 new housing units between 2013 and 2021. See Chapter 8 for a discussion of the draft Regional Housing Needs Plan as released by the SACOG in April 2012. Of these 13,844 housing units, 22.7 percent (3,149 units) should be affordable to extremely low-income (ELI) and very low-income (VLI) households earning less than 50 percent of the Sacramento County median income, 15.9 percent (2,208 units) should be affordable to low-income (LI) households earning less than 80 percent of the median, 18.6 percent (2,574 units) to moderate-income (MI) households earning 80 to 120 percent of median income and 42.7 percent (5,913 units) to above moderate-income (AMI) households earning more than 120 percent of median income.
- According to the 2005-2009 Comprehensive Housing Affordability Strategy (CHAS) tables, approximately 25,100 households in the unincorporated County were extremely low-income (ELI) households (households with an income of 30 percent or less of the median), which is 12.3 percent of all households in the unincorporated area.<sup>1</sup> Approximately 82 percent of these ELI households had housing problems, which are defined by CHAS as a cost burden greater than 30 percent of household income, and/or overcrowding, and/or incomplete kitchen or plumbing facilities.
- As the County's population ages, there will be a growing need for housing that meets the changing lifestyle, financial, and physical needs of seniors. According to the 2010 California Department of Finance (DOF) estimates, the population 65 years and older increased by 15 percent in Sacramento County between 2000 and 2010. As stated in the previous chapter, the DOF forecasted that the senior population will increase another 108 percent by 2030 (to a total of 344,000). The County will need to accommodate additional housing with supportive services for seniors, affordable rental housing for low-income seniors, market rate housing designed for accessibility, and financial assistance in rehabilitating and modifying homes owned by seniors.
- The proportion of households in the unincorporated County that are large families (households having 5 or more persons) has increased from 11 percent to 13 percent between 2000 and 2010. According to the 2010 U.S. Census, the

<sup>1</sup> CHAS data represents "custom tabulations" provided to the U.S. Department of Housing and Urban Development (HUD) by the U.S. Census Bureau. This data is used by local governments for planning the expenditure of HUD funds.



unincorporated area of Sacramento County had 21,112 large families. Approximately half of large families are renters and it is these families who are most likely to experience problems of overpayment and overcrowding because renter households are more likely than homeowners to have low incomes and there are fewer large rental housing units to meet the space needs of large families.

- Another type of family household that are particularly vulnerable are female-headed households with children. These households are at risk of suffering the housing problems of overpayment and overcrowding because of their relatively low incomes and high poverty rates. According to the 2007-2010 American Community Survey 3-Year Estimates, over 35 percent of female-headed households with children in the unincorporated County earned an income below the federal poverty level, which is more than a 5 percent increase since the 2000 Census.
- As the County's population has increased, so has that segment of the population with disabilities and self-care limitations. The aging of the "baby boomer" generation and the increasing number of those with autistic spectrum disorder will accelerate this increase in the number of people with disability and self-care issues.
- Although agriculture in Sacramento County has declined with urbanization, farmworkers still compose a significant part of the labor force. The State Employment Development Department has projected that farmworker employment in Sacramento County will remain at approximately 5,300 workers between 2008 and 2018. Farmworkers tend to have very low income because of the wages paid for most types of farm work. Farmworker families experience high rates of overcrowding, overpayment, and substandard housing conditions because of the lack of affordable housing. Migrant farmworkers face the additional challenge of finding suitable and affordable seasonal shelter, which is in short supply during periods of peak demand. The number of farm labor camps and available farm labor beds has declined since 1999 but the number of farm workers is projected to be steady between 2008 and 2018. Increasingly more farmworkers are commuting from outside the County by driving or by bus/van.

## HOUSING NEEDS OF EXISTING RESIDENTS

### HOUSING COSTS

#### Home Prices

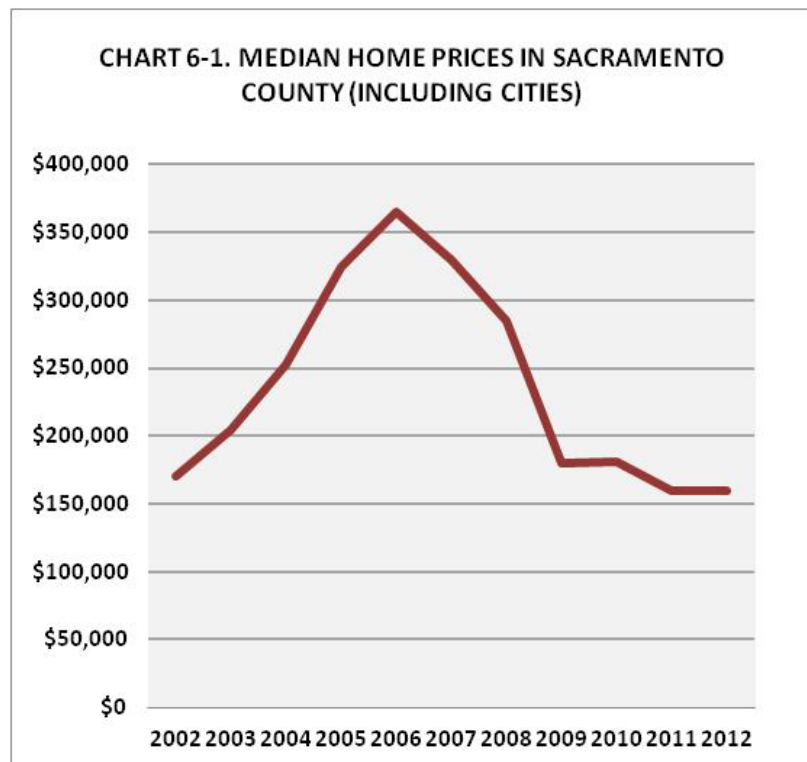
During the early and mid 2000's the Sacramento region experienced an unprecedented housing boom with steep rises in housing prices. Homeowners who bought their homes before the boom saw their home values increase dramatically which contributed to a huge increase in their personal net worth. Between 2002 and 2006, the median price of homes in Sacramento County increased by nearly 115 percent from \$170,000 to \$365,000 (See **Chart 6-1**). This increase in home prices

was largely attributed to a strong local economy, rising incomes, and individuals and families relocating to the area, including from the Bay Area and Los Angeles.

Though this increase in housing prices benefitted existing homeowners who bought before the housing boom, it made it difficult for first time homebuyers. Increases in housing prices outpaced increases in household income by a wide margin which resulted in many households unable to purchase a home. This scenario of housing becoming unaffordable for a large percentage of residents was one that the Sacramento metropolitan region shared with many other metropolitan areas in California.

The housing boom reached its peak in 2006 and prices began to decline when the economy slowed down and the mortgage crises started to affect the housing market. This decline accelerated when the Sacramento region's economy fell into a recession and foreclosures became common. Between 2006 and 2012, median home prices in Sacramento County declined from \$365,000 to \$160,000, which is below 2002 levels. Between 2007 and 2011, there were 56,000 foreclosures in the Sacramento region.

It is expected that the Sacramento region's economy will recover more slowly than most other regions in the State due to the region's dependence on government employment. During the planning period of this Housing Element, many economists predict that housing prices will stabilize and rise, but not at the levels seen during the last housing boom.



For January 2002-2005, June 2006-2007, December 2008, July 2009, May 2010-2012.  
Source: Sacramento Bee DataQuick Information Systems, 2012.

The steep decline in housing prices affected every community in the unincorporated County. **Table 6-1** shows the decline in median prices in homes since 2006 in selected zip codes.

<b>TABLE 6-1. MEDIAN HOME PRICES BY ZIP CODE (JULY 2006 - OCTOBER 2011)</b>				
<b>Community</b>	<b>Zip Code</b>	<b>Median Price July 2005</b>	<b>Median Price Oct. 2011</b>	<b>Percent Change From July 2006</b>
Antelope	95843	\$352,750	\$165,000	-53.2%
Arden Arcade	95821	\$356,500	\$147,500	-58.6%
Carmichael	95608	\$413,000	\$215,000	-47.9%
Elverta	95626	\$333,000	\$126,000	-62.2%
Fair Oaks	95628	\$435,000	\$213,000	-51.0%
Foothill Farms	95841	\$339,500	\$139,750	-58.8%
North Highlands	95660	\$280,000	\$75,000	-73.2%
Orangevale	95662	\$360,000	\$175,000	-51.4%
Rio Linda	95673	\$289,500	\$104,250	-64.0%
South Sacramento	95823	\$320,000	\$105,000	-67.2%
Vineyard	95829	\$375,000	\$240,000	-36.0%
Wilton	95693	\$700,000	\$426,500	-39.1%

Source: DQNews.com, 2011.

### Rental Housing Stock

Compared to home prices, apartment rents between 2007 and 2012 were relatively stable. A survey of apartments in the Sacramento area was conducted by Hendricks and Partners during for the first quarter 2012 showed that the average monthly rent was \$956 as compared to \$954 in 2007.

Average monthly rents in the unincorporated area during the first quarter of 2012 ranged from \$722 in Carmichael to \$1,192 in Orangevale/Folsom (see **Table 6-2**). Between the first quarter 2010 and the first quarter 2012, average rents in most communities increased with the exception of Carmichael. The communities with the largest rent increases were Orangevale/Folsom and Antelope with increases of 11.6 percent and 7.0 percent respectively.

<b>TABLE 6-2. MULTIFAMILY RENTS BY COMMUNITY (FIRST QUARTER 2010 AND 2012) (1)</b>			
<b>Area</b>	<b>First Quarter 2010 Average Rent</b>	<b>First Quarter 2012 Average Rent</b>	<b>% Change 2010-12</b>
Antelope	\$838	\$897	7.0%
Carmichael	\$724	\$722	-0.3%
Citrus Heights/Fair Oaks	\$831	\$857	3.1%
Elk Grove/Laguna	\$1,060	\$1,085	2.4%
Greenhaven/Pocket	\$932	\$953	2.3%
North Highlands	\$726	\$753	3.7%
Orangevale/Folsom	\$1,068	\$1,192	11.6%
Rancho Cordova	\$795	\$818	2.9%
Sacramento	\$880	\$890	1.1%
South Sacramento	\$714	\$730	2.2%

Source: Hendricks and Partners, 2012.

(1) Rents from apartment projects of 50 units or more.

According to a recent Cassidy Turley BT Commercial survey of the Sacramento region's larger apartment complexes (100 units or more), the monthly rent for all apartments increased from \$928 to \$958 during 2010-12. This reflects a two-year increase of just over 3 percent. Studio apartments and large apartments (2 bedroom/2 bath, 3 bedroom/2 bath) had the largest percentage increase in rents. Average monthly rents for smaller complexes also rose during the 2010-2012 period, rising from \$857 to \$893. Two bedroom/two bathroom units had the largest percentage increase in rents (10 percent). A possible explanation for the popularity of two bedroom/two bathroom units in both large and small apartment complexes is that these are the units of choice for the growing number of household affected by the foreclosure crises.

### **Housing Affordability**

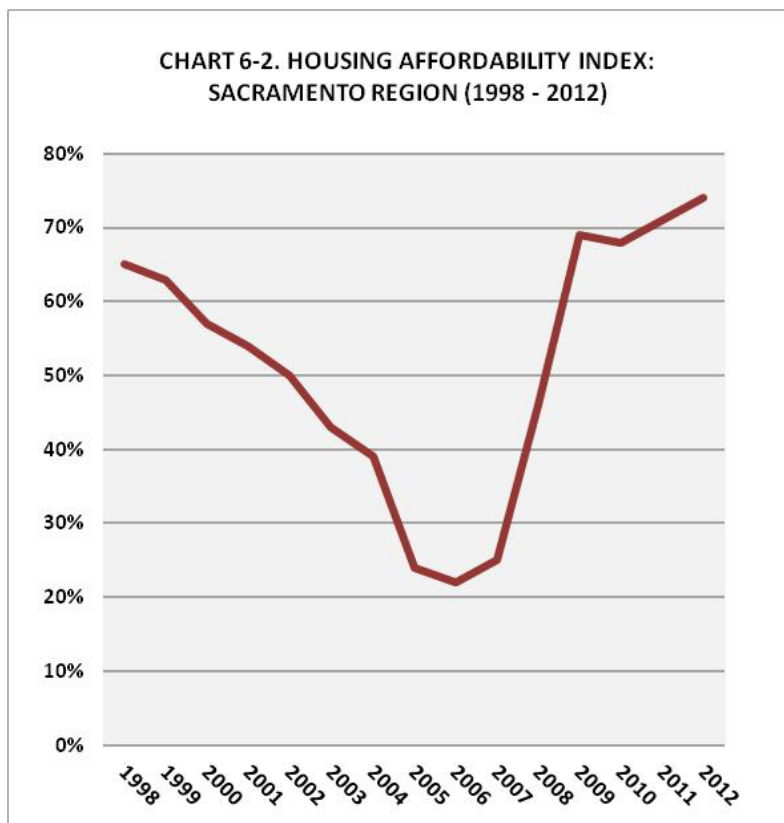
Housing affordability refers to the maximum amount an individual is able to pay for decent, safe, and sanitary housing without sacrificing expenditures on other essential needs. Most housing analysts define "affordable" as housing that can be obtained for 30 percent or less of a household's income. Despite this rule of thumb, housing affordability depends on a household's income, financial circumstances, and composition. For example, a single individual with no long-term debt and an income that exceeds 120 percent of median can well afford to spend in excess of 30 percent of their gross income for housing. A low-income family of five with a car payment might find it difficult to devote even 25 percent of its gross income for housing without foregoing other necessary expenditures.

A household can typically qualify to purchase a home that is two and one-half to three times its annual income, depending on the down payment, the level of other long-term obligations (such as a car loan), and interest rates. In practice, the interaction of these factors allows some households to qualify for homes priced at

more than three times their annual income, while other households may be limited to purchasing homes no more than two times their annual income.

For ownership housing, the trend in housing affordability can be measured by using a housing affordability index. The housing affordability index is a measurement of the percentage of homes that would be affordable to a family earning the median income. It should be noted that the historical trend of housing affordability goes through cycles of increasing to decreasing affordability. Data suggest that the County and region, during the past 15 years, have completed a cycle of affordability with a period of decreasing housing affordability followed by a period of increasing affordability. The Traditional Housing Affordability Index is an affordability index prepared by the California Association of Realtors. The affordability index figures for the first quarter of each year are shown in **Chart 6-2**.

According to **Chart 6-2**, housing affordability decreased almost three-fold during 1998-2007 from 65.5 percent to 25 percent. Housing prices rose rapidly during the housing boom that occurred during this period, vastly outpacing increases in household incomes. When the housing boom ended in 2007, housing prices dropped rapidly while housing affordability increased to pre-housing boom levels. During 2009, the affordability index for the Sacramento region had stabilized but since 2009, the index has been increasing again, though at a much slower rate than during 2007-2009.



Source: California Association of Realtors, 2011.

The following **Table 6-3** shows the affordability of housing in relation to income. In 2007, the average home price of \$322,000 far exceeded what was affordable for all household income levels except for the above moderate-income level. Subsequently, housing prices have become much more affordable to households of all income levels. In 2012, the average home price was \$160,000, a price of which many moderate-income households could comfortably afford. Also, the average home price was within the upper levels of the affordability range for low-income households. The 2012 average rent of \$956 is also affordable for moderate- and low-income households.

<b>TABLE 6-3. AFFORDABILITY OF HOUSING IN RELATION TO INCOME (2012)</b>					
<b>Income Group</b>	<b>Income Range (Family of Four)</b>	<b>Affordable Monthly Rent (1)</b>	<b>Average Rent</b>	<b>Affordable Purchase Price (2)</b>	<b>Average Home Price</b>
Extremely Low	\$0 - \$22,850	\$0 - \$571	\$956	\$0 - \$70,861	\$160,000
Very Low	\$22,851 - \$38,050	\$571 - \$951		\$70,861 - \$117,998	
Low	\$38,051 - \$60,900	\$951 - \$1,522		\$117,998 - \$188,860	
Moderate	\$60,901 - \$91,320	\$1,522 - \$2,283		\$188,860 - \$283,197	

Sources: Hendricks and Partners, 2012. U.S. Housing and Urban Development, 2012.

(1). 30% of Monthly Income

(2). FHA Regular Loan, 6.0%/30-Year Fixed. No other outstanding monthly loan payments, alimony or child support.

Because \$160,000 was the average price of a home in the Sacramento area, there were a large number of homes that were sold for much less during 2012. The Sacramento Bee's Home Sales Database showed that out of 3,700 houses (2 bedrooms or more) that were sold between January and June 2012 in the unincorporated area of the County, over 900 (24 percent) sold for less than \$100,000. These homes would be affordable to low-income households and many would also be affordable to very low-income households.

Unfortunately many households in these income groups would not be able to purchase new homes because of stricter lending protocols. The Sacramento Bee reported that during 2008, lenders denied approximately 32 percent of loan applications in the Sacramento region as compared to 16 percent during the housing boom. The poorer areas of the region had the highest percentage of loan application denials. Also, many potential homeowners had poor credit scores. Some of these low credit scores are the result of the inability to pay off credit card balances while others are the result of foreclosures or short sales. Also, there is competition from investors who could pay cash for many of these affordable homes.

For rentals, an average area market-rate rent of \$956 meant that there were a large number of residential units with lower rents. An apartment rental database showed many two-bedroom rental units in the \$700 to \$850 a month range which would be affordable for low-income households and some very low-income households. However, that same database showed no two-bedroom residential units with rents that were affordable for extremely low-income households.

## HOUSEHOLDS OVERPAYING

As stated previously, a generally accepted measure of housing affordability is that households should not pay more than 30 percent of their annual gross incomes for housing expenses. Expenditure in excess of this percentage is defined as “overpayment”. According to the 2006-2010 American Community Survey (ACS) 5-Year Estimates, approximately 93,000 household, or 39 percent of all homeowners and 58 percent of all renters in the unincorporated County paid 30 percent or more of their gross incomes for housing. Households that are overpaying for their housing are paying 30 to 50 percent of their gross income. Households that are severely overpaying for their housing are paying more than 50 percent of their gross income.

**Overpayment (30 to 50 Percent of Income):** As shown in **Table 6-4**, there is more variation in overpayment rates among the income categories for renters than homeowners. Among renters, the overpayment rate varied between 54 percent for very low-income households and 6.5 percent for above moderate-income households. Among homeowners, the overpayment rate varied between 29.1 percent for low-income households and only 11.4 percent for extremely low-income households. However, as **Table 6-5** will show, a much higher percentage of extremely low-income households were severely overpaying for household expenses. In the very low-income category, over 10,000 homeowner and renter households overpaid for housing expenses and these households comprised 40 percent of all very low-income households. In the low-income category, over 13,300 homeowner and renter households overpaid and these comprised 36 percent of all low-income households.

**TABLE 6-4. OVERPAYMENT BY INCOME AND TENURE  
(PAYING 30-50% OF INCOME ON HOUSING)  
UNINCORPORATED COUNTY (2005-2009)**

Income Category	Owners	Renters	Total Households (Estimate)
Extremely Low ( $\leq 30\%$ AMI)	11.4%	10.4%	2,680
Very Low (30-50% AMI)	19.7%	54.0%	10,330
Low (50-80% AMI)	29.1%	43.1%	13,395
Moderate (80-120% AMI)	18.5%	12.1%	6,970
Above Moderate ( $>120\%$ AMI)	23.8%	6.5%	15,795

Source: U.S. Census Bureau, 2005-2009 American Community Survey 5 Year Estimates  
AMI – Area Median Income

**Severe Overpayment (50+ Percent of Income):** **Table 6-5** shows that severe overpayment rates for both homeowners and renters drop significantly as income increases. In the low-income category, a much higher percentage of homeowners were severely overpaying than renters (28.3 percent versus 6.2 percent). Not surprisingly, severe overpayment rates were highest among homeowners and renters in the extremely low-income category. Among extremely low-income households, there were over 17,500 households that were severely overpaying for housing expenses. These households comprised more than 70 percent of all extremely low-income households. Also, among very low-income households, there



were over 9,000 households that were severely overpaying and these comprised almost 36 percent of all very low-income households.

**TABLE 6-5. SEVERE OVERPAYMENT BY INCOME AND TENURE  
(PAYING 50% OR MORE OF INCOME ON HOUSING)  
UNINCORPORATED COUNTY (2005-2009)**

Income Category	Owners	Renters	Total Households (Estimate)
Extremely Low ( $\leq$ 30% AMI)	63.9%	73.2%	17,636
Very Low (30-50% AMI)	41.7%	32.0%	9,171
Low (50-80% AMI)	28.3%	6.2%	6,411
Moderate (80-120% AMI)	7.7%	1.1%	2,350
Above Moderate ( $>$ 120% AMI)	3.5%	1.1%	2,351

Source: U.S. Census Bureau, 2005-2009 American Community Survey 5 Year Estimates  
AMI – Area Median Income

### OVERCROWDING

Overcrowding is a measure of the ability of existing housing to adequately accommodate residents. The U.S. Census Bureau defines overcrowding as a household that lives in a dwelling unit with an average of more than 1.0 person per room, not including bathrooms, porches, balconies, foyers, halls, or half-rooms. Extreme overcrowding is defined as more than 1.5 persons per room. Too many individuals living in housing with inadequate space and number of rooms can result in deterioration of the quality of life and the condition of the dwelling unit from overuse. Overcrowding results when either the costs of available housing with a sufficient number of bedrooms for a family exceeds the family's ability to afford such housing or unrelated individuals (such as students or low-wage single adult workers) share dwelling units because of high housing costs.

According to 2005-2009 American Community Survey based CHAS data, the overcrowding situation in the unincorporated area of Sacramento County has improved since the 2000 Census. In 2006-2009 the percentage of overcrowded units was approximately 4.2 percent, compared to 7.8 percent in 2000. The percentage of rental units that were overcrowded declined from 13.9 percent to 7.4 percent and the percentage of owner-occupied units that were overcrowded declined from 3.7 percent to 2.3 percent.

A possible explanation for the reduction in overcrowded units since 2000, particularly rental units, is that as housing prices declined due to the region's economic downturn, more large houses became available for large households that were previously living in overcrowded units. **Table 6-6** summarizes information on overcrowding.

**TABLE 6-6. OVERCROWDING BY TENURE -  
UNINCORPORATED AREA (2005-2009)**

	Renters		Owners	
Persons	Number	Percent of Total Rental Units	Number	Percent of Total Ownership Units
1.01 to 1.50	4,410	5.8%	2,310	1.8%
1.51 or more	1,230	1.6%	636	0.5%
Total	5,640	7.4%	2,946	2.3%

Source: 2005-2009 CHAS.

**FUTURE HOUSING CONSTRUCTION NEEDS, 2013–2021**

California Government Code Section 65584 requires that each city and county plan to accommodate a fair share of the region's housing construction needs. In urban areas, state law provides for councils of governments to prepare regional housing allocation plans that assign a share of a region's housing construction need to each city and county. In the six-county greater Sacramento region (comprising the counties of Sacramento, Placer, El Dorado, Yolo, Sutter, and Yuba), the Sacramento Area Council of Governments (SACOG) is the entity authorized under state law to determine the future housing needs for the region. SACOG adopted the Regional Housing Needs Allocation (RHNA) on September 20, 2012. This plan covers a period of 8.8 years from January 1, 2013 through October 31, 2021.

SACOG's methodology for distributing the regional housing need among jurisdictions is based on regional population and housing forecasts developed for its transportation model. The numbers of housing units assigned in the plan to each jurisdiction are goals that are intended to address the minimum new housing construction need from anticipated population growth in the region.

SACOG's allocation methodology assigns the number of units included in the overall regional need to individual jurisdictions based on their percentage of forecasted growth in the region during the first 8.8 years of a 35-year projection period. The distribution of units by income level is assigned using a base-year income distribution, with the goal that each jurisdiction will approach the State Department of Housing and Community Development's (HCD) regional distribution of the average household income over a 50-year time period (2000–2050). This 50-year period uses the housing unit forecasts from the Blueprint Project, supporting policy goals including:

- reaching regional parity,
- promoting infill development,
- encouraging efficient development patterns,
- protecting environmental and agricultural resources, and

- promoting an improved intraregional relationship between jobs and housing.

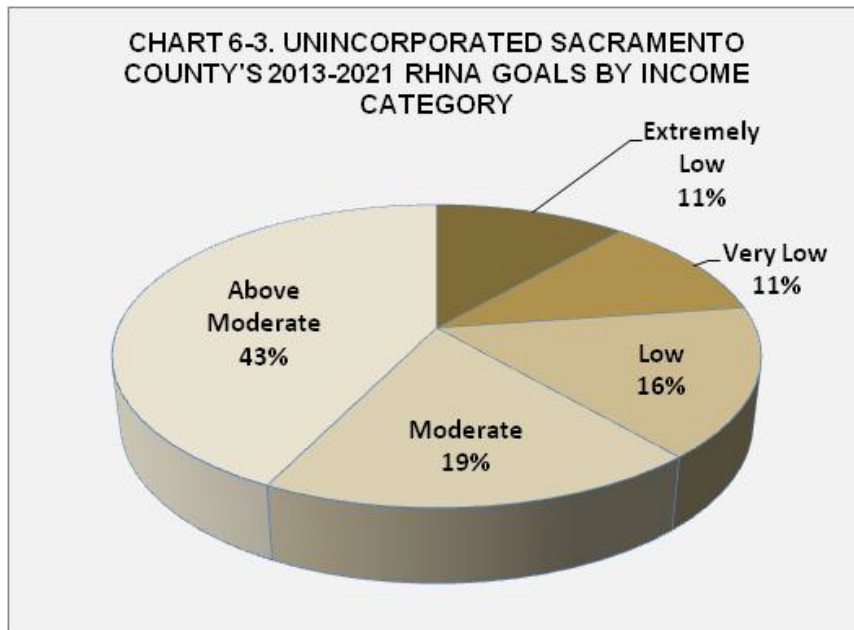
The housing units allocated in the plan to each city and county are considered minimum needs. Most, if not all, jurisdictions have existing unmet housing needs (such as from overcrowding and overpayment) that should be considered during the preparation of a housing element and may result in housing construction objectives that exceed the regional allocation. However, the jurisdiction must use the numbers allocated under the RHNA to identify measures (policies and ordinances) that are consistent with these new construction goals. While the jurisdiction must show how it will provide adequate sites for construction of the required units, it is not obligated to build any of the units itself or finance their construction. It is important to note that neither SACOG nor HCD mandates construction but rather the provision of realistic opportunities.

**TABLE 6-7. REGIONAL HOUSING NEEDS ALLOCATION (2013-2021)  
UNINCORPORATED AREA OF SACRAMENTO COUNTY**

Income Level	Total Need 2013-2021	Annual Need	Percent of Total
Extremely Low Income	1,575	197	11.4%
Very Low Income	1,574	197	11.4%
Low Income	2,208	276	15.9%
Moderate Income	2,574	322	18.6%
Above Moderate Income	5,913	739	42.7%

Source: Sacramento Area Council of Governments, 2012

According to the 2013-2021 SACOG Regional Housing Needs Allocation, the unincorporated area of Sacramento County has a total housing construction need of 13,844 units, which equates to an annual need of 1,731 units. **Table 6-7** shows the unincorporated area of Sacramento County's 2013–2021 planning period allocation. **Chart 6-3** shows the proportion of each income level of the total Regional Housing Needs Allocation (RHNA) for the unincorporated County.



Source: Sacramento Area Council of Governments, 2012.

## SPECIAL NEEDS GROUPS

In addition to the general housing needs discussed in previous sections of this chapter, state law requires that the Housing Element include an assessment of housing needs of special population groups within the County. This section will identify the special housing needs of extremely low-income (ELI) households, the elderly, large-family households, female heads of household, persons with physical and/or mental disabilities, farmworkers, and the homeless.

### EXTREMELY LOW INCOME (ELI) HOUSEHOLDS

The extremely low income group includes households with incomes of 30 percent or less of the median. According to the 2005-2009 CHAS tables, approximately 25,100 households (12.3 percent of the unincorporated County's total households) were ELI households. Of these ELI households, approximately 29 percent were homeowners and 71 percent were renters. These households represented about 49.4 percent of the very low income households in the unincorporated County. The Sacramento Area Council of Governments (SACOG) has projected that during the 2013-2021 planning period, an additional 1,575 ELI households will be added to the existing number of ELI households in the unincorporated County (assuming that 50 percent of projected very low-income households qualify as ELI households).

Approximately 82 percent of ELI households had housing problems, which are defined by CHAS as a cost burden greater than 30 percent of household income, and/or overcrowding, and/or incomplete kitchen or plumbing facilities. Over 70 percent of ELI households paid more than 50 percent of their income for housing while another 11 percent paid more than 30 percent but less than 50 percent of their income for housing. In 2012, the upper threshold of the ELI income category for a family of four was an annual income of \$22,850. Virtually all ELI households are expected to need aid, including housing cost subsidies and social services. The

County's programs for addressing homelessness, public housing, and Housing Choice Vouchers (formerly Section 8), are likely to assist ELI households. In addition to these specific programs, the County's Affordable Housing Ordinance requires the inclusion of units affordable to ELI households in newly approved residential projects.

ELI households often require special types of housing such as single room occupancy units (SROs) and transitional housing. The County's Zoning Code allows the development of these types of facilities. The development of SRO residential units is allowed in multifamily zones and the GC commercial zone subject to development plan review by the Community Planning Director. This is not a discretionary approval process and a formal hearing process is not required. Transitional housing with six or fewer persons is permitted by right in all zones that allow housing. Larger transitional housing facilities are allowed outright or require use permits based on the zoning and the number of proposed residents.

### ELDERLY

The populations for the 55 and above age group and the 65 and above age group have both increased in the unincorporated area of Sacramento County during 2000-2010. Between 2000 and 2010, Sacramento County experienced a 31 percent increase in the population age 55 or more, and a 15 percent increase in the population age 65 or more while the general population increased by 10.6 percent. **Table 6-8** presents data showing the increase in the unincorporated County's population over 55 years and over 65 years of age.

Besides experiencing greater percentage growth than the general population between 2000 and 2010, there was a proportional growth of the senior population. The proportion of the population that is age 55 or more increased by almost 4 percent - from 20.4 percent to 24.2 percent. This was due to the aging of the "baby boomer" population, which is one of the largest population age groups. This proportional growth of the senior population will continue during this Housing Element's planning period as the youngest of the "baby boomers" reach the 55 years old threshold.

<b>TABLE 6-8. UNINCORPORATED SACRAMENTO COUNTY'S INCREASE IN AGING POPULATION (2000-2010)</b>			
	<b>2000</b>	<b>2010</b>	<b>Percent Change</b>
Total Population	501,459	554,554	10.6%
Population 55+	102,463	134,390	31.2%
Population 65+	60,400	69,344	14.8%

Source: U.S. Census, 2000 and 2010 Decennial Census.

A large percentage of the elderly population face special housing challenges related to physical and financial conditions. Older adults struggle with declining mobility and self-care capabilities that create special housing needs and challenges. Many older adults, even those owning their own homes, face financial challenges because of limited incomes from Social Security and other retirement benefits.

Approximately 7.3 percent of senior citizens (65 years and older) in the entire County are living below the poverty level.

In the unincorporated area of the County, a high percentage of homes inhabited by seniors age 65 or older are owner-occupied (76 percent in 2010). Most of the seniors inhabiting these homes are retired and/or are on fixed incomes. As the cost of owning a home continues to rise, senior residents will find it increasingly difficult to meet these costs, and many senior residents may choose to defer the maintenance of their home to save on expenses. Over time, this deferment of maintenance may lead to the dilapidation of many homes owned and occupied by seniors, creating unsafe or unhealthy living conditions.

Many seniors are renters. In 2010, 10,308 households (24 percent of all senior households) with a head of household age 65 or older lived in rental units. These households face a difficult housing situation in terms of unit availability and affordability. Many studio and one-bedroom market rate units in the County are not affordable for low-income seniors who have fixed incomes and are paying for health care, food, and general living expenses.

Based on the previous paragraphs, older adults may need assistance related to:

- repair and maintenance of owned dwelling units,
- modifications to existing homes to better meet mobility and self-care limitations,
- financial assistance to meet rising rental housing costs for those who do not own, and
- supportive services to meet daily needs, such as those provided at assisted care residences.

To meet the needs of seniors who live in their own homes, Rebuilding Together Sacramento (Rebuilding Together) administers the Emergency Repair Program (ERP) that assists seniors in repairing and maintaining their homes. Rebuilding Together administers the program for the Sacramento Housing and Redevelopment Agency. The ERP program is designed to provide grants for emergency/health and safety repairs to owners of single family homes or mobile homes in the county. A maximum grant assistance of \$5,000 can be attained and does not require repayment. The ERP is an implementation program in this Housing Element.

Another common special need for a growing portion of the population age 65 and over is for assisted living facilities that combine meal, medical, and daily living assistance in a residential environment. Several licensed care facilities from the State Department of Social Services were identified as providing services in Sacramento County. **Table 6-9** summarizes the total number of facilities and beds and distributes the facilities based on the number of beds.

**TABLE 6-9. LICENSED ELDERLY CARE FACILITIES FROM THE STATE DEPARTMENT OF SOCIAL SERVICES (2011)**

County	Total Facilities	Facilities With 6 or Fewer Beds	Facilities with More than 6 Beds	Total Capacity	Range of Capacity (Per Facility)
Sacramento County	535	464	71	7,973	2 - 500

Source: California Community Care Licensing Division, 2011.

### LARGE FAMILY HOUSEHOLDS

The California Department of Housing and Community Development defines large-family households as households having five or more persons. Large families have special needs relating to household size and income as they oftentimes require 3 or more bedrooms to avoid overcrowding. Many large families also have low incomes and must devote substantially more than 30 percent of their incomes to secure suitable housing. This combination of large household size and low incomes results in both overcrowding and overpayment for a large percentage of large families.

In 2000, the unincorporated area of Sacramento County had 21,112 large families, representing 11 percent of all households. By 2010, the number of large families increased to almost 27,000, or 13 percent of all households. About half of large families (52.7 percent) own their own homes. However, the percentage of large families that rent has increased by over 4 percent since 2000. **Table 6-10** summarizes information on large families from the Census 2010.

**TABLE 6-10. LARGE FAMILIES IN UNINCORPORATED SACRAMENTO COUNTY - TOTALS & PERCENTAGE OF RENTERS VS. OWNERS (2010)**

Household Size	Total	Owner		Renter	
Five	14,449	7,774	53.8%	6,675	46.2%
Six	6,564	3,432	52.3%	3,132	47.7%
Seven or More	5,798	2,940	50.7%	2,858	49.3%

Source: U. S. Census Bureau, 2010 Decennial Census.

Large families who rent are most likely to experience problems of overpayment and overcrowding because renter households are more likely than homeowners to have low-incomes, and there are fewer rental housing units with three or more bedrooms to meet the space needs of large families. As indicated in **Table 6-10**, the proportion of large families (five or more members) who are renters increase as the family gets bigger. Almost 50 percent of all large families are renters and it is these families that face the most difficulty in finding affordable housing.

### FEMALE HEADS OF HOUSEHOLD

Female heads of households have been steadily increasing in number and as a percentage of total households in Sacramento County. The majority of female-



headed households consist of single women, many of whom are seniors and single women with children. Female-headed households represent a special needs group because they have high rates of poverty or are low-income, often lack access to child care and other supportive services for independent living, and frequently face discrimination in housing (an issue that is addressed separately in Chapter 7, “Nongovernmental Constraints”).

At the time of the 2010 Census, there were 30,429 female-headed households in unincorporated Sacramento County. This total includes 19,407 female-headed households with children under the age of 18 which is 9.6 percent of all households. According to the 2008-2010 American Community Survey 3-Year Estimates, over 35 percent of female-headed households with children in the unincorporated County earned an income below the federal poverty level – a 5-plus percent increase since the 2000 Census. In response to this, the County will continue to support the provision of affordable housing for female headed households with children. Furthermore, the County’s housing policies will encourage the development of high density housing near support services such as child care and grocery stores to better accommodate the needs of female-headed households.

Elderly female householders comprise a special needs subgroup because of their income and age. Most senior female householders living alone have low incomes and often require housing and supportive services to meet their changing physical capacity. The 2010 American Community Survey 1-Year Estimates reported for the entire County that 4,500 senior female households had incomes below the poverty level in 2010, which is approximately 13 percent of all senior female households.

#### **PERSONS WITH DISABILITIES (INCLUDING DEVELOPMENTAL DISABILITIES)**

According to the 2008-2010 American Community Survey 3-Year Estimates, over 13 percent of the unincorporated County’s residents have physical, mental or developmental conditions that affect their abilities to live independently in conventional residential settings. These individuals have mobility impairments, self-care limitations, or other conditions that may require special housing accommodations or financial assistance. According to the Alta California Regional Center, a quasi-public agency that coordinates programs and services for individuals with disabilities in the greater Sacramento region, such individuals can have a number of special needs that distinguish them from the population at large. It is expected that there will be a large increase in the number of individuals with disabilities during the next decade largely due to increasing numbers of senior citizens and individuals who have autistic spectrum disorder.

#### **Persons with Mobility and Self Care Limitations**

Individuals with mobility difficulties (such as those confined to wheelchairs) may require special accommodations or modifications to their homes to allow for continued independent living. Also, Individuals with self-care limitations (which can include persons with mobility difficulties) may require residential environments that include in-home or on-site support services, ranging from congregate to convalescent care. Support services can include medical therapy, daily living assistance, congregate dining, and related services.

According to the 2008-2010 American Community Survey, there are approximately 75,000 persons residing in the unincorporated area of Sacramento County with mobility or self-care limitations that might require special housing accommodations and supportive services. Of those who had disabilities recorded by the American Community Survey:

- about 28 percent had hearing limitation and about 18 percent had sight limitations (sensory disabilities),
- about 20 percent had mental disabilities (cognitive),
- about 50 percent had physical disabilities (ambulatory),
- nearly 40 percent had disabilities limiting the individual's ability to leave the home (independent living), and
- about 20 percent had disabilities affecting an individual's ability to dress, bathe or get around inside their homes (self care).

#### **Persons with Developmental Disabilities**

Pursuant to SB 812 (adopted in 2010) state housing element law was amended to require an estimate of the number of persons with developmental disabilities, along with an assessment of the need and a description of local resources to accommodate the identified need. As defined in Welfare and Institutional Code section 4512, being developmentally disabled means having a disability, including mental retardation, cerebral palsy, epilepsy, and autism, that:

- Is attributable to a mental or physical impairment or combination of mental and physical impairments;
- Is manifested before the individual attains age 18;
- Is likely to continue indefinitely;
- Results in substantial functional limitations in three or more of the following areas of major life activity; a) self care; b) receptive and expressive language; c) learning; d) mobility; e) self direction; f) capacity for independent living; or g) economic self-sufficiency;
- Reflects the individual's need for a combination and sequence of special, interdisciplinary, or generic services, individual supports, or other forms of assistance that are of lifelong or extended duration and are individually planned and coordinated.

The number of persons with developmental disabilities is not recorded in the U.S. Census. According to the U.S. Administration on Developmental Disabilities, an accepted estimate of the percentage of the total population that can be defined as developmentally disabled is 1.5 percent. This equates to 8,318 persons in the unincorporated area of Sacramento County with developmental disabilities based

on the 2010 Census population. Alta California Regional Center which serves individuals with developmental disabilities provides services to 11,718 Sacramento County residents as of October 2012.

Autistic spectrum disorder is the fastest growing category of development disability. Between 1987 and 2007, the total number of individuals with autism statewide increased over 1,100 percent while other developmental disabilities such as mental retardation and epilepsy grew at a much slower pace (100 and 66 percent respectively). As of June 2007, more than 82 percent of all autism cases involved someone aged 19 or younger.

Many developmentally disabled persons can live and work independently within a conventional housing environment. However, some of the developmentally disabled will require supportive housing arrangements because of self-care limitations. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult. As described below under the "Supportive Housing Arrangements" discussion, institutional settings where medical attention and physical therapy is provided will accommodate the most severely affected individuals. These facilities can come in the form of small-scale group homes located in the County's residential neighborhoods.

The County is currently administering a number of programs that serve people with various special needs, including those that have developmental disabilities. For example, the County, through the Department of Human Assistance financially supports a continuum of housing options for persons with disabilities, including accessible independent living, and the establishment of small-scale residential care facilities in residential communities. The County also administers the In-Home Supportive Services program which enables the aged or the disabled to stay in their homes by assisting them to perform activities of daily living.

### **Needed Modification and Accommodation of Homes**

Individuals with disabilities may require financial assistance to meet their housing needs because typically a higher percentage are lower income than the population at large and their special housing needs are often more costly than conventional housing. Some people with mobility and/or self-care limitations are able to live with their families, who can assist in meeting housing and daily living needs. However, a segment of the disabled population, particularly low-income and retired individuals, may not have the financial capacity to pay for needed accommodations or modifications to their homes. In addition, even those able to pay for special housing accommodations may find them unavailable in the County.

To meet this need, Rebuilding Together Sacramento makes rehabilitation funds available to income qualified households for accessibility improvements. The Emergency Repair Program and the Retrofit Assistance Program have been designed in part to address these needs by providing grants to assist disabled tenants to improve their rental units to meet their physical needs.

Although the California Administrative Code (Title 24) requires that all public buildings be accessible to the public through architectural standards such as ramps, large doors, and restroom modifications to enable handicap access, not all available housing units have these features. In addition, there are other types of physical and design modifications that may be necessary to accommodate various types of disabilities.

With the implementation of the 1988 Federal Fair Housing laws, newly constructed multifamily units are to be built to accommodate the disabled population of the community. Apartments and condominiums are now required to be equipped with special features such as ramps and oversized halls, entryways, and bathrooms to increase accessibility for disabled persons. The Americans with Disabilities Act require handicapped access in all public buildings, including multifamily complexes.

While regulations adopted by the State require all ground floor units of new apartment complexes with five or more units to be accessible to persons with disabilities, single-family units have no accessibility requirements. The Americans with Disabilities Act has no special provisions that require the installations of such amenities for single-family units. As the number of persons with disabilities is likely to increase in Sacramento County, special attention should be given to architectural design and hardware that improves access to and within all housing units, especially single-family units. Design standards for accessibility and future adaptability of housing units for persons with disabilities are often referred to as "Universal Design". During the past couple of years, the Department of Community Development has provided brochures on universal design at its permit counters to increase awareness of residential features that improve accessibility for those with disabilities.

### **Supportive Housing Arrangements**

Some categories of disabled persons, including developmentally disabled persons are typically not addressed by Title 24 Regulations. The housing needs of persons with these types of disabilities, in addition to basic affordability, range from needing slight modifications of existing units to the need for a variety of supportive housing arrangements. Some of this population can only live successfully in housing which provides a semi-sheltered, semi-independent living arrangement, such as clustered group housing or other group-living quarters; others are capable of living independently if affordable units are available. The most severely affected individuals may require an institutional environment where medical attention and physical therapy are provided.

Group living quarters for a variety of specific disabled clientele groups have traditionally been found in the County's residential neighborhoods. Consistent with State law, group homes of six or fewer residents are permitted outright in all residential zones, and all commercial zones that allow residences. Group homes in residential neighborhoods are usually large single-family homes that are purchased or leased by the supporting agency and have a small group of disabled clients along with support personnel. Care facilities of seven or more persons are permitted by right or are subject to a use permit based on the zoning and proposed number of clients.

## Ensuring Reasonable Accommodation

Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling. Although the County practices providing reasonable accommodation for housing intended for persons with disabilities, the County does not have a formal policy or procedure for processing such requests. For this reason, the development of a reasonable accommodation ordinance as part of the Zoning Code update will be an implementation program of this Housing Element. The zoning amendments will describe how the County will accommodate requests for exceptions and other special considerations during the planning process.

## FARMWORKERS

Data on farmworkers and farmworker housing is scarce. The State Employment Development Department (EDD) has projected that farmworker employment in Sacramento County will remain at approximately 5,300 workers between 2008 and 2018. This is a change from estimates made earlier in the decade, that indicated that the number of farmworkers in the County was declining.<sup>2</sup> Farmworkers are grouped into two categories: migrant and settled farmworkers. Migrant farmworkers travel from one geographic location to another, depending on where and when farm work is available. Settled farmworkers usually live in rental housing in the community in which they work. Settled farmworkers often live in subsidized housing on a site provided by the farmer. A study commissioned by the U.S. Department of Health and Human Services in 2000 determined that out of a total of 6,115 farmworkers in Sacramento County, 2,831 were migrant workers

In Sacramento County, the vast majority of farmworkers work in the southern portion of the County near the Sacramento–San Joaquin Delta and the City of Galt. If migrant workers are brought into the County through the services of the Employment Development Department, the farmer is required to provide privately financed housing facilities. **Table 6-11** provides information on the number and capacity of farm labor camps in Sacramento County according to the County Department of Environmental Health, which licenses and inspects these facilities. Most farm labor camps are fully occupied only during peak harvest periods and are vacant during the remaining months.

As stated earlier in this section, the State EDD projects that the number of farmworkers in Sacramento County will remain stable between 2008 and 2018. However, according to **Table 6-11**, there has been a significant reduction in the number of active farm labor camps and the annual total number of housed farm laborers.

<sup>2</sup> Sacramento County Department of Environmental Health, personal communication with Anne Frey-Peters, 2012.

**TABLE 6-11. SACRAMENTO COUNTY FARM LABOR CAMPS**

Year	Number of Active Camps	Total Farm Laborers Housed
1999	37	1,174
2003	31	981
2007	25	709
2010	21	767

Source: Anne Frey, pers. comm., Sacramento County Department of Environmental Health, 2012.

In addition to facing a possible shortage of housing in Sacramento County, farmworkers also face other challenges in attaining adequate housing. One challenge is their limited incomes. Farmworkers typically fall within the extremely low- or very low-income groups. The hourly mean wage for a farm worker in the Sacramento-Arden Arcade-Roseville Metropolitan Statistical Area (MSA) is \$9.11 which is about \$19,000 a year. A household earning \$19,000 a year would be in the very low-income category. Another challenge that farmworker households face is overcrowding. Because of their very low incomes, farmworkers have limited housing choices and often forced to double up to afford rents. No local surveys have been taken of farmworker housing, but a 1997 statewide survey conducted by the California Institute for Rural Studies indicated that overcrowding is prevalent and is a significant housing problem that exists among farmworkers. The same survey also indicated that many farmworkers live in substandard housing, including agricultural outbuildings, illegal garage units, and other structures generally unsuitable for occupancy. In response to the lack of adequate housing in Sacramento County, more laborers are commuting from farmworker housing facilities outside of the County by driving or by being transported by bus or van.

To encourage the development of more housing for farmworkers, the County Zoning Code allows agricultural accessory dwellings in all General Agriculture zones by right with one accessory dwelling allowed for every 5 acres in a parcel. Agricultural accessory dwellings are also allowed in Agricultural-Residential zones with a use permit from the Zoning Administrator. Individuals or families who live in agricultural accessory dwellings must earn at least 50 percent of their income from agricultural activities on the parcel where the dwelling is located.

State Health and Safety Code Section 17021.6 precludes a local government from requiring a conditional use permit, zoning variance, or other zoning clearance for farm labor camps consisting of no more than 36 beds in a group quarters or 12 units designed for use by a household. Occupants of these camps could be those who do not work on the property where the employee housing is located. This state law requires that local ordinances consider agricultural employee housing as an activity that does not differ in any way from an agricultural use. The Zoning Code currently does not list farm labor camps in its use tables. There is a program in this Housing Element that will add farm labor camps as a land use in the Residential-Open Space Land Use Table of the Zoning Code. Farm labor camps that have 36 or fewer beds or 12 or fewer units will be an allowed use in General Agriculture zones by right. Larger farm labor camps will require use permits. This is consistent with Health and Safety Code Section 17021.6.

## HOMELESS

Homeless persons are those in need of temporary or emergency shelter as they often lack fixed incomes and regular nighttime residences. Some are in need of short-term (immediate crisis) shelter, while others have long-term (chronic) needs. The homeless represent a broad category including single men and women, couples, families, displaced youths without parents, and seniors. They can also include individuals who are victims of economic dislocation, physically disabled, teen parents with children, veterans, hospital and jail discharges, alcohol and drug abusers, survivors of domestic violence, persons with AIDS, immigrants, refugees, and farm labor workers.

As part of their efforts to continually monitor, understand and appropriately plan for housing and service needs for the homeless population, the City and County through the County Department of Human Assistance (DHA), and in partnership with Sacramento Steps Forward (SSF), undertake a single day (or a “point-in-time”) count of the homeless. SSF is a non-profit agency formed in February 2011 to be the lead agency for homeless issues. The homeless population is varied and complex, and enumerating this population is difficult. The count is conducted for two reasons. First, it is required by the Department of Housing and Urban Development (HUD) as part of the annual application for McKinney-Vento funding. Secondly, the count is conducted as part of the ongoing monitoring for the Ten Year Plan to End Chronic Homelessness. The count relies on a methodology that allows for focused geographic counting and extrapolation of that count to the broader geography of the County. Although DHA has been conducting point-in-time counts since 2003, this research-based methodology was first utilized for the 2007 and 2008 counts.

On January 27, 2011, DHA and SSF conducted a homeless count to determine the size of the homeless population throughout the County in shelters, transitional housing, and on streets. This point-in-time count documented 2,358 homeless individuals, including 584 in emergency shelters, 819 in transitional shelters, and 955 on the streets. Since 2009, the total number of homeless has declined by 15.8 percent with the chronically homeless declining by 24.6 percent and other homeless declining by 14.0 percent. Since 2007, there has been a 50.8 percent reduction in chronic homelessness. However, there has been an increase in family homelessness of 11.2 percent since the 2009 Homeless Count, from 543 in 2009 to 604 in 2011.

At the time of the 2011 count, 67 percent of homeless people had at least one disability, such as mental illness (26 percent) or alcohol/drug dependency (41 percent). About 12.6 percent of homeless people were veterans of the U.S. Armed Forces. These percentages represent significant reductions from the 2009 Homeless Count.

The Ten Year Plan to End Chronic Homelessness focuses on the “housing first” model, which aims to get homeless individuals and families into permanent housing. However, through the Continuum of Care, the City and County also recognize the great need to provide emergency and transitional shelter facilities. A Continuum of Care Report was produced in 2006 that estimated housing needs, the shelter inventory to meet those needs and the unmet need/gap. According to the Report,



there was very large unmet need for homeless individuals (a gap of 2,154 beds or 54 percent of the estimated need) while the situation for homeless families was much better (a gap of 372 beds or 22 percent of the estimated need). The following **Table 6-12** summarizes the Report's findings.

<b>TABLE 6-12: 2006 CONTINUUM OF CARE REPORT</b>				
<b>Homeless Populations</b>		<b>Estimated Need</b>	<b>Current Inventory</b>	<b>Unmet Need/Gap</b>
Beds: Individuals	Emergency Shelter	530	459	71
	Transitional Housing	993	673	320
	Permanent Supportive Housing	2,477	714	1,763
	<b>Total</b>	<b>4,000</b>	<b>1,846</b>	<b>2,154</b>
Beds: Families	Emergency Shelter	151	130	21
	Transitional Housing	469	425	44
	Permanent Supportive Housing	1,063	756	307
	<b>Total</b>	<b>1,683</b>	<b>1,311</b>	<b>372</b>

Source: Sacramento County Department of Human Assistance, 2006.

### Shelter Facilities

Most of Sacramento's emergency shelters, transitional housing, and permanent supportive housing that serve the homeless, AIDS patients and the mentally ill are listed in **Tables 6-13, 6-14 and 6-15**. These facilities serve the homeless throughout Sacramento County, although they are scattered throughout the City and unincorporated portions of the County. In 2011, there were at least 584 emergency shelter beds for individuals and families during the warm weather months, with an additional 75 shelter beds available during the winter overflow period (November to March). Also, in 2011, there were at least 904 beds or units used for transitional housing and at least 366 beds or units for formerly homeless, AIDS patients and the mentally ill. Despite the significant numbers and variety of housing options, shelter providers report serving a growing number of homeless individuals and turning away increasing numbers of homeless persons.

<b>TABLE 6-13. SACRAMENTO EMERGENCY SHELTER FACILITIES (2011)</b>	
<b>Single-Person Shelters</b>	<b>Number of Beds</b>
Diogenes Youth Emergency Shelter	6
Loaves and Fishes - Sister Nora's Place	13
Sac Area Emergency Housing Center - Women's Refuge	12
The Salvation Army - Lodge Program	70
Union Gospel Mission Emergency Shelter	60
Volunteers of America - Men's Shelter	80
Volunteers of America - Open Arms (HIV)	12
Wind Youth Services - Wind House	12
<b>Family Shelters</b>	<b>Number of Beds</b>
Volunteers of America - Family Shelter	62
Interfaith Network Family Promise Center	14
My Sister's House	6
Sac Area Emergency Housing Center - Family Shelter	60
St. John's Emergency Shelter Program	115
Women Escaping a Violent Environment Emergency (WEAVE)	40
<b>Shelter For The Mentally ILL</b>	<b>Number of Beds</b>
Transitional Living & Community Support - Carol's Place	22
<b>Winter Overflow Shelters (Nov. to March)</b>	<b>Number of Beds</b>
Volunteers of America - Winter Sanctuary (Seasonal)	75
<b>Grand Total Shelter Beds</b>	<b>659</b>

Source: Sacramento County Department of Community Development, 2011.

<b>TABLE 6-14. SACRAMENTO COUNTY TRANSITIONAL HOUSING OPPORTUNITIES (2011)</b>	
<b>Single Person</b>	<b>Number of Beds</b>
A. T. Valdez Foundation Transitional Housing	9
AIDS Housing Alliance - Avalon	6
Bishop Gallegos Maternity Home	15
Clean and Sober New Life	20
Clean and Sober New Start	60
Diogenes Youth Services Transitional Housing Program	12
Extended Shelter Program for Women	12
Halycon Place	22
Love Them Both - Sierra House Maternity Home	5
MAAP, Inc. - Mi Casa Recovery Home	18
Restoration House for Parolees	7
Sac Area Emergency Housing Center - Wilma's Place	6
Sac Children's Home Crisis Nursery North & South	50
Sac Cottage Housing Inc. - Quinn Cottages	60
Sac Veterans Resource Center - Jon Oberg Center	22
Sac Veterans Resource Center - Supportive Housing	60
Second Step Transitional Home	3
Transitional Living and Community Support - Palmer House	48
Transitional Living - Clean and Sober Transitional Home	9
Volunteers of America - Transitional Housing for Parenting Women	18
Volunteers of America - Mather Community Campus	200
Volunteers of America - Adolfo Housing for Former Foster Youth	52
<b>Family</b>	<b>Number of Beds/Units</b>
AIDS Housing Alliance - Cornerstone/Hidden Cove	9
Francis House (Vouchers Per Week)	4
Powerhouse Ministries Transitional Center	20
Sac Cottage Housing Inc. - Serna Village	83
Volunteers of America - Mather Community Campus (1)	65
Volunteers of America - Transitional Housing Program for Families (1)	14
Walking the Village Tubman House (1)	4
<b>Total Transitional Beds/Units</b>	<b>904</b>

Source: Sacramento County Department of Community Development, 2011.

(1) Units Converted to Beds - Unit = 2 Beds.

<b>TABLE 6-15. PERMANENT SUPPORTIVE HOUSING FOR FORMERLY HOMELESS, AIDS PATIENTS AND MENTALLY ILL (2011)</b>	
<b>Single Person</b>	<b>Number of Beds</b>
Martin Luther King Jr. Village (1)	80
Sac Area Emergency Housing Center - Casa Serenes	30
Sac Area Emergency Housing Center - Casas de Esperanza	18
Sac Area Emergency Housing Center - Omega Project	15
Transitional Living & Community Support - Downtown Cooperatives	23
Transitional Living & Community Support - Housing Opp. For People with AIDS	9
Volunteers of America - North Highlands Living Center	14
Volunteers of America - Nova House	
<b>Family</b>	<b>Number of Beds/Units</b>
AIDS Housing Alliance - Hidden Cove	6
AIDS Housing Alliance - Colonia San Martin	40
AIDS Housing Alliance - Steven Place	16
Lutheran Social Services - Saybrook	56 (1)
Sac Area Emergency Housing Center - Omega Project	15
Sacramento Area Emergency Housing Center - Friendship Housing	2 (1)
Transitional Living & Community Support - Bell Street Apartments	22
Transitional Living & Community Support - Cardoso Village	20 (1)
<b>Grand Total Permanent Beds/Units</b>	<b>366</b>

Source: Sacramento County Department of Community Development, 2011.

(1) Units

### County Participation in Continuum of Care

As part of its “Continuum of Care” strategy, Sacramento County supports several programs that focus either on providing shelter and services for the general homeless population or specific homeless sub-groups. All of these programs are Implementation programs for this Housing Element.

- Winter Shelter Program – Provides emergency overnight shelter for the County’s homeless when other shelters are filled during the cold winter months. Volunteers of America and Sacramento Emergency Housing Center operate the housing contracts for the County Department of Human Assistance.
- Mather Community Campus – Provides transitional housing, job training, and employment counseling at Mather Field to help homeless people gain employment and long-term independence. Services are provided through contract with Volunteers of America.
- Shelter Plus Care Program – Provides supportive housing for homeless disabled individuals and families.

- LaVerne Adolfo Housing Program – provides housing and services to former foster youth. Lutheran Social Services and Volunteers of America are under contract with the County Department of Human Assistance to provide services.

## CHAPTER 7

# HOUSING CONSTRAINTS ANALYSIS

Governmental and nongovernmental constraints are factors or conditions affecting housing provider's ability to develop a variety of housing types and at a cost that meets the needs of current and future residents. Governmental constraints include fees, time, and costs associated with permit processing, and development regulations. Nongovernmental constraints include factors that are not directly or primarily affected by government activity, such as land and construction costs, environmental conditions, and the cost of financing a home.

Both types of constraints are important, since they not only have the potential to increase the cost of housing, but also the potential to inhibit development, affecting the construction and maintenance of housing. Pursuant to Government Code Section 65583(a)(4) and (5), this section will identify governmental and nongovernmental constraints in Sacramento County affecting housing availability and cost. By identifying these constraints, the County can take a first step towards removing them, and achieving the goals and objectives set forth in this Housing Element.

The analysis in this section has been used to evaluate whether the County has adequate sites to accommodate its share (13,844 units) of regional housing needs (104,970 units) between 2013 and 2021 under the Sacramento Area Council of Governments Regional Housing Needs Allocation (RHNA). The analysis of adequate sites is in Chapter 9.

During the planning period of the last Housing Element, Sacramento County adopted its new 2005-2030 General Plan on November 9, 2011. The County is in the process of undertaking a comprehensive Zoning Code update. On May 28, 2008, the County Board of Supervisors adopted the Interim Multifamily Design Guidelines. The analysis of constraints is based on policies of the new General Plan, current zoning regulations and the Interim Multifamily Design Guidelines.

Because low- and moderate-income households and those with special needs are most affected by changes in housing cost and availability, much of this section focuses on potential constraints to housing for these groups. The most influential governmental and nongovernmental constraints on the availability of housing affordable to these groups in Sacramento County are described below:

- There have been large increases in development impact fees on residential projects since 2002. However, Sacramento County has endeavored to slow down or reverse the increase of impact fees through various efforts. These efforts include: (1) adopting strategies for mitigating the impact of fees on affordable housing such as fee waivers, deferrals and reductions, (2) encouraging development activity in existing urban areas by charging significantly lower development fees for residential development in these areas than for those in new growth areas, and (3) organizing a comprehensive effort to review the County's development fees, costs, standards and policies. This

was a collaborative effort between senior County staff of affected departments and representatives of stakeholders from the development industry. As of December 2011, this review resulted in development cost savings or process improvements in many programs.

- Sacramento County’s development impact fees compare favorably to fees charged by nearby jurisdictions. For example, the cost to develop in North Vineyard Station is less than in competing areas in Elk Grove, West Sacramento and El Dorado County.
- Despite lower home prices, many low- and moderate income households would not be able to purchase new homes because of stricter lending protocols and/or poor credit scores.
- Parking, setback, and on- and off-site improvement requirements could pose a constraint, particularly in infill areas. However, the adopted Interim Multifamily Design Guidelines allow smaller setbacks and reduced parking requirements based on the context of the project.
- County processing time for development applications could also be a constraint. The County has attempted to reduce the constraining effects of its regulations and processing time through various strategies. These strategies include: (1) shifting affordable housing projects to the head of the permit processing line, (2) the establishment of the Project Review Committee (PRC) to identify issues early in the development process, and (3) the adoption of the Multifamily Interim Design Guidelines which allow more permit decisions to be processed administratively. The PRC process has been especially effective in reducing processing times while providing greater transparency and flexibility to the development process.

During the course of public outreach in the update of the Housing Element, representatives of organizations serving various housing and supportive services advocacy groups and commissions, including public agencies and private organizations serving special needs populations (such as homebuilders and designers, lower-income families, homeless, persons with disabilities, seniors, extremely low-income households, and low-wage workers). The County has also conducted extensive public outreach and consultation with organizations interested in housing and supportive services for special needs population through the General Plan and Zoning Code update processes. Input from these organizations and the public has been incorporated into this chapter and is summarized in Chapter 1.

## GOVERNMENTAL CONSTRAINTS

The term “governmental constraints” refers to the policies and regulations of the County that affect housing development. While the County has little influence on market-oriented (nongovernmental) constraints and other potential obstacles such as interest rates, cost of materials, land costs, and labor costs, the County understands the importance of ensuring its land use policies and regulations do not unduly constrain the free operation of the housing market. Oftentimes local



regulations play a legitimate role in protecting the overall public health, safety, and welfare of Sacramento County. However, the application of some regulations may restrict the market's ability to provide a variety of housing types commensurate with local needs.

Governmental constraints may include land availability (as regulated by the County's Land Use Element); zoning and other development regulations; building codes and enforcement; permit processing procedures; fees for permits, development impacts, and environmental mitigation; and County financing limitations.

Though typically uniform across a regional housing market, state and federal regulations in concert with current economic trends can affect the availability of land and the cost of producing housing. While these laws serve legitimate public purposes, their cost impact on housing cannot be ignored. Examples of state and federal regulations that affect the cost and availability of housing include environmental laws (such as CEQA), permit processes, prevailing wage requirements, building standards, workers compensation requirements, and liability and insurance laws. State and federal requirements disproportionately affect the cost and availability of housing affordable to lower income households. Some, but not all, of the cost of housing production added by state and federal regulations is offset by funding and tax incentives from the state and federal governments for affordable housing.

The current environment of scarcity in local government finance results in limited opportunities for the County to fund affordable housing programs and projects from local revenues. Historically, one of the primary methods for generating local revenue is redevelopment, which has been used extensively by the County. This funding source is no longer available due to the dissolution of redevelopment agencies in California (AB1x26, "Dissolution Act"). Financial commitment to affordable housing on the part of the state and federal government remains essential, because the production of most affordable housing requires significant subsidies beyond those that Sacramento County can provide. This section of the Housing Element focuses on key policies and regulations under the County's direct control.

## **RESIDENTIAL DEVELOPMENT UNDER THE GENERAL PLAN**

Both ministerial and discretionary control of residential development is exercised in accordance with the General Plan, community plans, the Zoning Code, specific plans, and other implementing ordinances. An understanding of the County's development regulations requires an understanding of the policy basis for those regulations. This section presents an overview of the County's General Plan and how it affects specific development regulations for governing residential land uses and housing development.

The General Plan, the County's major land use policy document balances the need for available land against the need to provide infrastructure and services efficiently, and the need to protect agricultural and open space resources. The General Plan's objective is to guide development in an efficient and cost-effective manner, while

meeting the need for housing, economic growth, continued working agricultural practices, and habitat protection. The General Plan promotes efficiency by committing to a pattern of land use that provides a concentrated mix of uses in areas where public infrastructure already exists. More concentrated development protects valuable agricultural lands, helps to conserve natural areas and resources, reduces travel distance and air pollution emissions, conserves energy, and enhances the efficiency of infrastructure and services.

As part of the General Plan, the Housing Element seeks to accommodate the County's housing needs for all income levels, and to remove regulatory barriers to meeting those needs, while also contributing to other General Plan goals and objectives for the protection of the environment, health and safety of residents, and the quality of life in Sacramento County.

As fiscal resources allow, the County will commence updating its Zoning Code. Therefore, the constraints analysis is conducted based on the County's current development policies and regulations. Whenever possible, this section describes changes to policies and regulations that could occur under the updated General Plan and Zoning Code and their potential to influence future residential development.

### **2030 General Plan**

Policies in the General Plan's Land Use Element determine the location of new housing opportunities and allowable residential densities. This authority to specify both the location and density of residential development is the most important power available to the County in determining the supply and type of housing developed within its political jurisdiction.

The 2030 Sacramento County General Plan (General Plan) was adopted by the Board of Supervisors on November 9, 2011. This policy document establishes a framework for long-term guidance for the community's growth. As a result, all land use regulations, actions or approvals must be consistent with general plan policies; however, the general plan may be amended to respond to unforeseen changes or needs and to reflect current land use capabilities.

### ***Growth Accommodation***

Recognizing that growth will occur in both urban and rural settings, the County's strategy includes multiple growth management strategies. The General Plan's Land Use Element identifies four strategies that will guide future growth in the County through 2030, including future housing development. These four strategies focus on infill development in existing unincorporated communities, build out of planned communities (some of which are currently being developed), re-use of older commercial corridors, and development in new growth areas—either areas designated as such by the General Plan 2030 (West of Watt) or areas where new growth is allowed based on meeting certain criteria.

- **Buildout of infill sites.** One of the County's key objectives is to encourage buildout of vacant and underutilized infill parcels at existing zoned densities. It

is acknowledged that individual projects may be approved at higher or lower densities based on their community and site suitability.

- **Buildout of planned communities consistent with their approved plans.** These communities include Easton, East Antelope, Elverta, Florin Vineyard, North Vineyard Station, and Vineyard Springs. **Figure 7-2** shows the locations of these planned communities.
- **Re-use of older commercial corridors.** These corridors will include a mix of retail, employment, and housing. Older commercial corridors targeted for re-use by the County include Franklin Boulevard, Stockton Boulevard, Fulton Avenue, Howe Avenue, Watt Avenue, North Watt Avenue, Manzanita Avenue, Greenback Lane, Auburn Boulevard, Folsom Boulevard, Fair Oaks Boulevard, and Florin Road. As of November 2012, the Fulton Avenue, Fair Oaks Boulevard, West Auburn Boulevard, Old Florin Town, North Highlands Town Center and North Watt corridor plans have been adopted by the Board of Supervisors. Higher residential density and intensity strategies are now being implemented along these corridors. **Figure 7-3** shows the County’s commercial corridors.
- **New Growth Areas.** The updated General Plan anticipates there will be new proposed communities with a mix of housing, jobs, and retail development configured in a more compact and transit supportive manner. One potential area for new development is the West of Watt area which is designated as a new growth area in the General Plan. Other proposals for new communities in areas currently not available for urban development will need to meet certain criteria in order to have their applications accepted and their projects approved by the Board of Supervisors. These new proposals are in the Jackson Highway Corridor and in North Natomas.

### ***Urban Policy Area and Urban Services Boundary***

The Urban Policy Area (UPA) and the Urban Services Boundary (USB) are the backbone of Sacramento County’s urban planning philosophy. These growth boundaries are intended to protect the County’s natural resources from urban encroachment, as well as to limit costly sprawling development patterns. While the USB is intended to be a permanent boundary, the UPA is adjusted incrementally as needed to ensure that the County can accommodate anticipated growth over the next 25-year planning cycle and is reserved for future urbanization. The UPA should only be adjusted when found to be consistent with policies included in the General Plan’s Land Use Element. As a result of the adopted 2005-2030 General Plan, the County expanded the UPA to include the West of Watt new growth area while maintaining the Urban Service Boundary (USB) at its current location. **Figure 7-1** shows the current UPA boundary which includes the West of Watt area, and the USB boundary.

### ***Expansion of UPA***

According to the updated General Plan, a request to expand the UPA can only be approved when found to be consistent with General Plan policies pertaining to expanding or amending the UPA. These policies require that any application for

UPA expansion must meet a set of criteria for the acceptance of the application and another set of criteria for the approval of the application. For the acceptance of applications for UPA expansion, the County Board of Supervisors must find that the proposal meets the following criteria:

- Parallel processes to expand UPA and prepare Master Plans
- Submittal of a Project Justification Statement and Outreach Plan
- Proximity to existing urbanized areas
- Logical, comprehensive, and cohesive planning boundaries

Subsequent to acceptance of an application to expand the UPA, the County must determine whether the proposed project will be planned and built in a manner that meets another list of ten planning criteria. These include:

- Vision for connection to other adjacent existing and potential future development areas
- Having a variety of housing types and densities
- Design guidelines, development standards and/or similar assurances that will require high-quality development
- Having a minimum percentage of proposed dwelling units to be developed at a density of at least 20 dwelling units per acre (This minimum percentage will equal or exceed 90 percent of the County's Regional Housing Needs Allocation percentage for lower income households)
- Pedestrian- and transit-oriented design

In addition to meeting the list of ten planning criteria, an application to expand the UPA must show that it meets the requirements of one of two alternative performance metrics:

- Alternative #1 – Criteria-Based with Point System
- Alternative #2 – VMT/Greenhouse Gas Emissions Reduction Metric

The criteria-based alternative also has a set of planning criteria with points assigned based on the extent of meeting the intent of each criterion. A project application must meet the minimum requirements for each criterion and qualify for a minimum of 18 points (out of a possible 24) per the criteria. The VMT/Greenhouse Gas Emissions Reduction alternative requires that a proposed project would either be built in a manner that results in 14 or less vehicles miles travelled (VMT) per resident per day or the equivalent Green House Gas emission per resident (13 or less pounds).

At this point, it is too early to determine whether these new policies for expanding the UPA will act as constraints to new housing development in the unincorporated

County. If projects cannot meet the criteria for project acceptance and/or project approval, then the new policies could be considered a constraint to housing growth. However, at the time of the adoption of the 2030 General Plan, there were applicants of master plan projects who were confident that they could meet the criteria for UPA expansion.

It is most likely that rather than being constraints to housing development, the establishment of the criteria will result in increased housing opportunities in new communities. One criterion requires the provision of housing for households of all income levels, particularly lower income households. Another criterion requires that a project must accommodate at least 90 percent of the obligation per RHNA for lower income households. Finally, achieving the performance metrics will require more compact development with greater housing densities which increases the number of houses that can be built in a development.

Figure 7-1

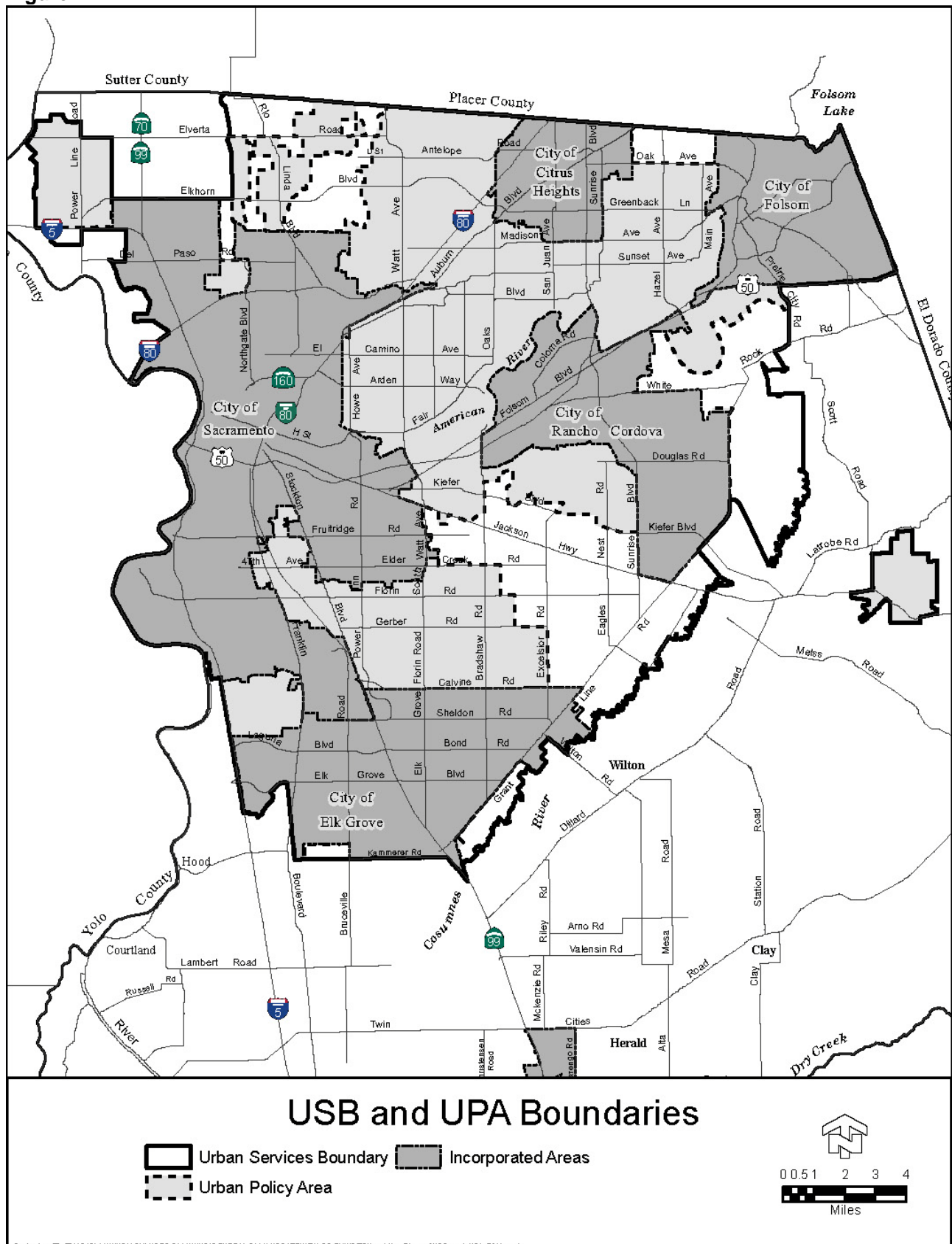
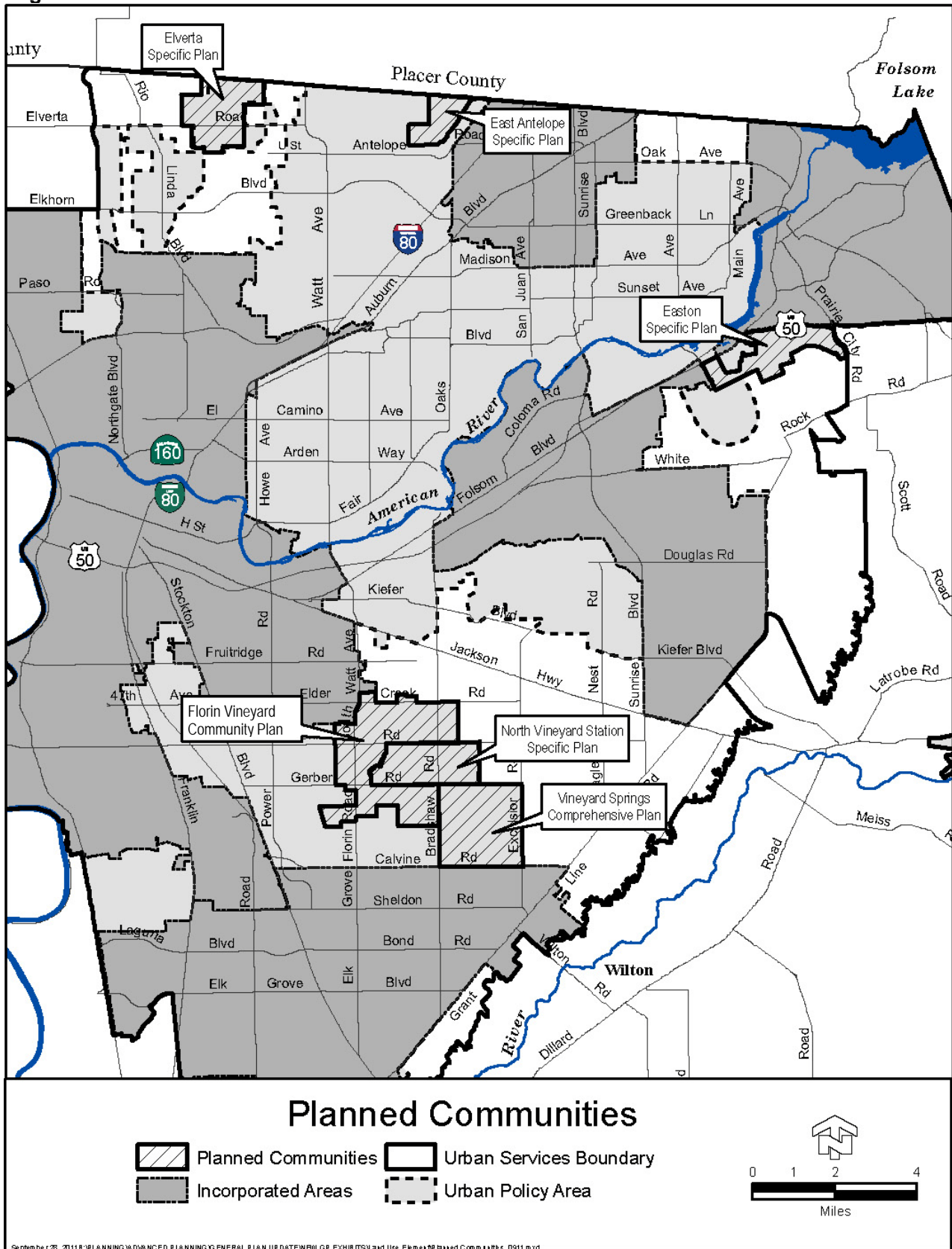




Figure 7-2



### **Figure 7-3**

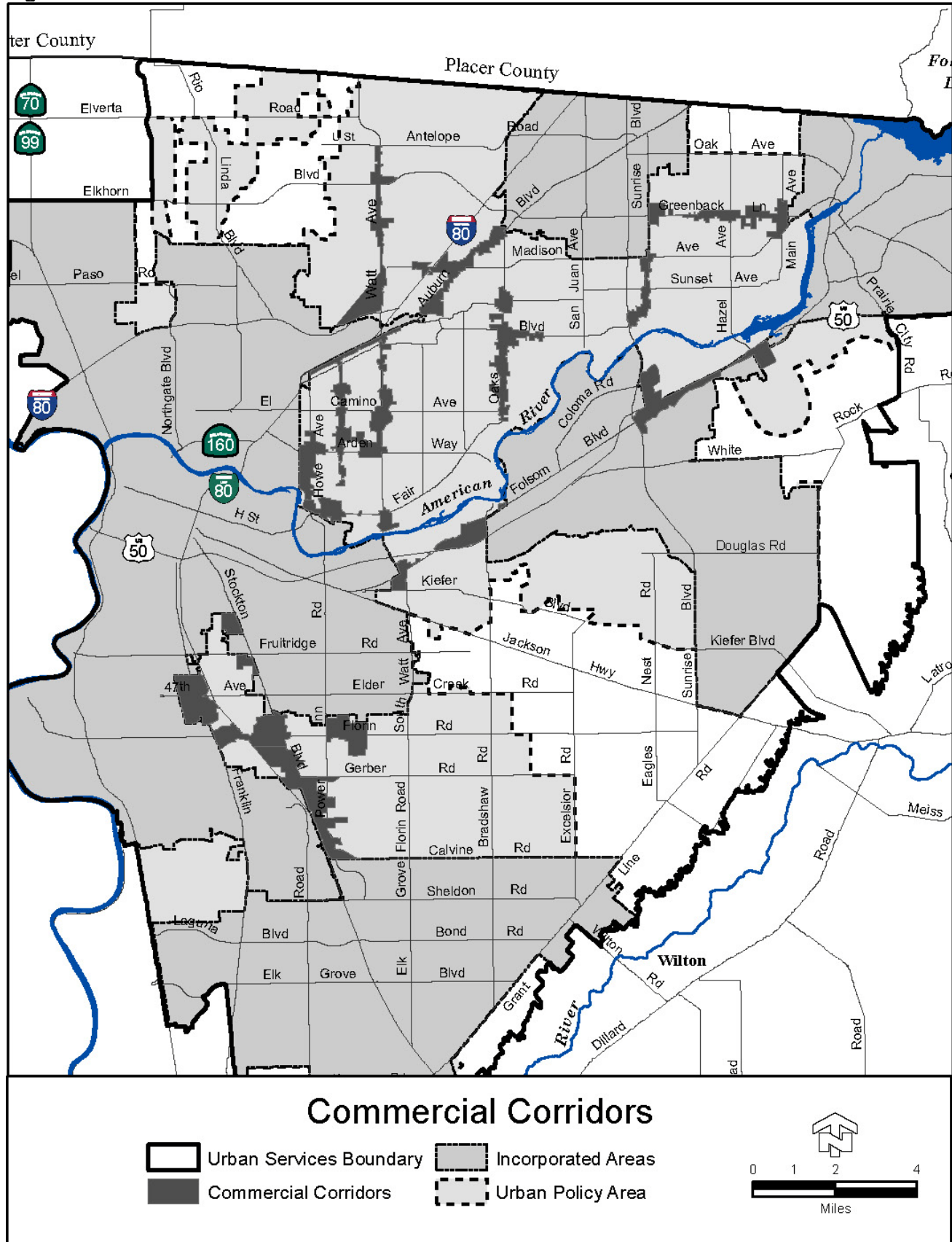
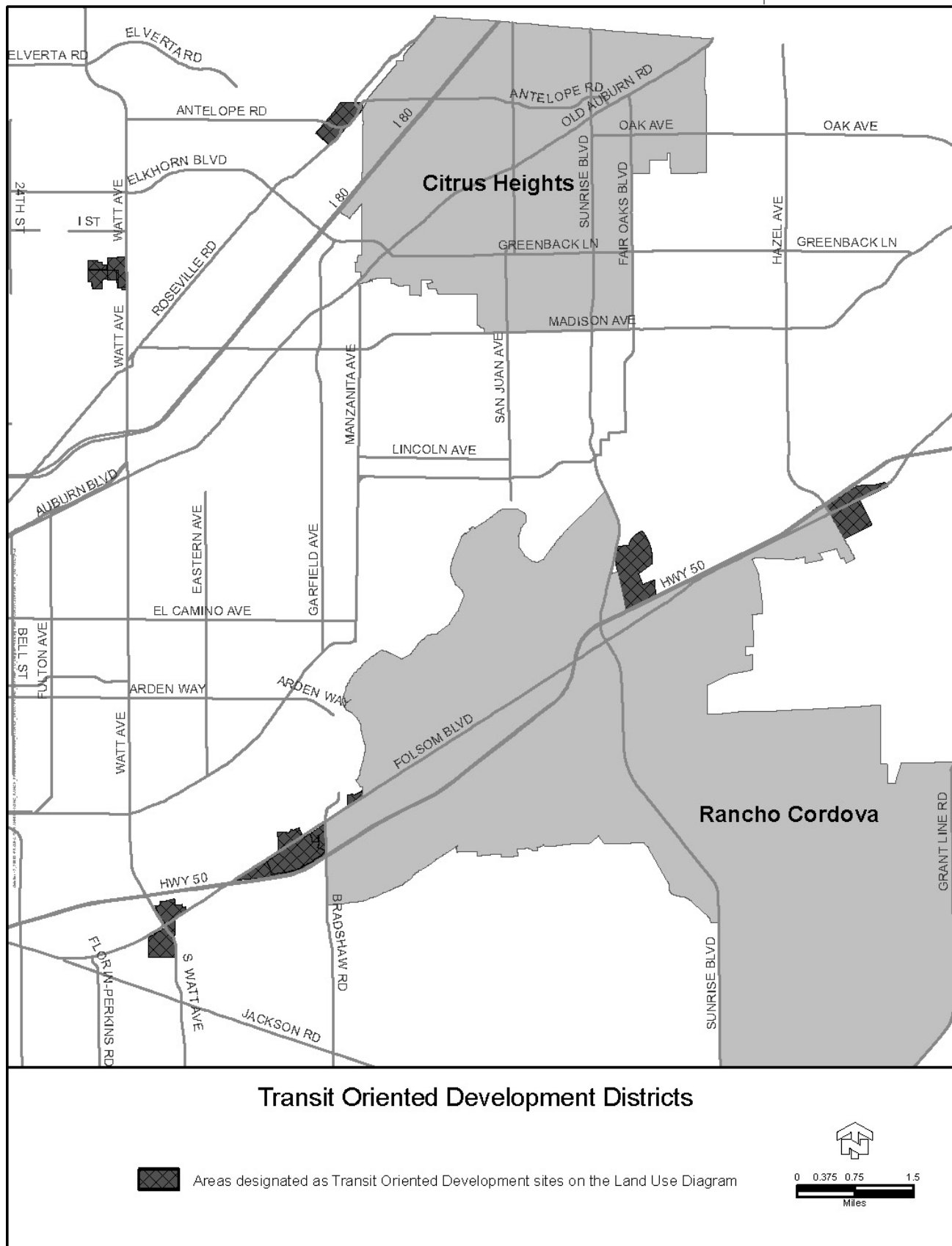




Figure 7-4



### ***Rural Growth Strategy***

The County's rural growth strategy is based on the historical rate of Agricultural-Residential development (1 to 10 acre parcels) and assumes that this rate will continue through 2030. The updated General Plan anticipates the continued existence and/or expansion of existing Agricultural-Residential communities such as areas now surrounded by urban uses (small areas in Fair Oaks, South Sacramento, and North Highlands), in the path of urban development (Rio Linda, Orangevale, and Sheldon), and well beyond the USB (Wilton, Alta Mesa, Clay, and Herald).

### **Growth Management and Design**

Through this strategy, the County will reduce the impacts of development by emphasizing compact growth and quality development that reflects the character and identity of established neighborhoods and communities. The Growth Management Strategy addresses how and where growth will be accommodated, but also includes strategies that address the design, type and form of future development.

The County has embarked on several efforts to address the quality and design of development. The corridor plans described above will address the form and function of re-use and infill in these areas. The criteria and performance metrics for the expansion of the Urban Policy Area addresses project quality and design. The County has also adopted design guidelines for commercial and mixed-use development that are being applied to developing areas as well as infill areas of the County. Finally, the County will restart work on updating its Zoning Code. This process includes the preparation of residential and neighborhood design guidelines that will address multifamily, mixed-use residential, small-lot single-family, and other single-family development. The County expects that the updated Zoning Code will include a mixed-use zoning district, which the County lacks at present. The areas of policy focus include:

- neighborhood compatibility;
- the creation of “complete” communities with a mixture of housing of various types, retail, and employment uses;
- mixed-use, compact development along commercial and transportation corridors;
- energy efficient development;
- transit-oriented development and communities;
- walkability and neighborhood accessibility; and
- housing affordability and mixed-income housing opportunities.

### ***Built Environment Preservation and Enhancement***

Each of the County's unincorporated communities has special needs and offers unique opportunities. Addressing these needs and by efficiently utilizing vacant and underutilized lands to accommodate future economic and population growth are two primary objectives of the General Plan update. This strategy recognizes that each of the County's unincorporated communities has special needs and offers unique opportunities.

### **General Plan Land Use Categories**

The Land Use Element and Land Use Diagram (2011) in the General Plan designate specific areas within the unincorporated County for residential development. To accommodate a variety of housing types as required by housing element law, the Land Use Element and Diagram promote managed and efficient growth in the County's urban and rural communities. Urban communities are substantially developed with a variety of residential land uses, such as low-, medium-, and high-density residential development. These areas are served by, or are planned to receive, such urban infrastructure as public water service, collection and treatment of wastewater, storm drainage, arterial streets, and transit service within the planning period.

Urban communities will accommodate the great majority of new residential development in the unincorporated area. The County's rural communities have historically served as a focus of activity for surrounding agricultural areas, providing agricultural-residential housing on 1- to 10-acre lots that rely on individual wells and septic systems. The General Plan includes policies that will help accommodate rural residential demand within existing rural communities, with limited expansion into adjoining lands. This land use strategy will maintain active agricultural lands, and protect and conserve open space and natural resources.

Residential land use designations are described in more detail in this section. These designations are illustrated on the County's Land Use Diagram, and provide for a variety of types of residential development within urban and rural communities.

### ***Residential Categories***

**Agricultural-Residential.** The Agricultural-Residential designation provides for rural residential uses, such as animal husbandry, small-scale agriculture, and other limited agricultural activities. This designation is typical of established rural communities, and densities between 1 and 10 acres per unit are allowed, resulting in a development density of 2.5 to 0.25 persons per acre.

**Low Density Residential.** The Low Density Residential designation provides for predominantly single-family housing with some attached housing units (such as duplexes and halfplexes). It allows urban densities between one and 12 dwelling units per acre. Typical low-density development includes detached single-family homes, duplexes, triplexes, four-plexes, townhomes, lower density condominiums, cluster housing, and mobile home parks.

**Medium Density Residential.** The Medium Density Residential designation provides for attached units, including apartments, condominiums, and townhouses along transit corridors and throughout the urban area. These uses are appropriate near commercial areas, transportation and transit corridors, and employment centers. This designation establishes urban densities between 13 and 30 dwelling units per acre.

**High Density Residential.** The High Density Residential designation includes higher density units, primarily along transit corridors. High-density development includes multi-floor apartments and condominiums, including mixed-use developments. High-density uses are appropriate within the central portion of intensive commercial areas, along transit/transportation corridors and stops, and near major employment centers. This designation establishes urban densities ranging between 31 and 50 dwelling units per acre.

#### ***Mixed Use Categories***

**Transit Oriented Development.** The General Plan has a Transit Oriented Development or TOD mixed-use land use designation. Areas designated as TOD's call for high-intensity, mixed-use development close to public transit services. These developments emphasize neighborhood support services at street level, with other employment along the transit trunk and feeder line networks. The mix of uses can occur within a TOD in a variety of ways; office or residential uses can be included in the same building or possibly above retail.

TODs are expected to be between 20 and 160 acres in size with residential densities in the core ranging from 7 to 50 units per gross acre, with a minimum average varying on the basis of location and transit facility status. The secondary areas surrounding the TOD cores are to have a minimum average density of 6 dwelling units per acre.

The suggested minimum and maximum percentages for various land uses in a TOD are presented in the following table. Because there are many combinations of uses possible, the land use emphasis in TODs can vary considerably.

Land Use	Minimum %	Maximum %
Commercial	10%	30%
Office	20%	60%
Residential	20%	60%
Public	10%	30%

**Figure 7-4** show light rail transit oriented development districts as identified by the County.

**Mixed Use Corridor.** The General Plan includes a second mixed use category known as “Mixed Use Corridor.” The Mixed Use Corridor designation covers 15 commercial corridors targeted by the County for revitalization with retail, employment, and residential uses that are both compact and transit oriented. Reinvestment in these

identified corridors is a key strategy to enhance existing communities, achieve the County's smart growth objectives, and accommodate the County's growth allocation in a compact manner (as defined by the SACOG Blueprint Vision). The County has been initiating individual planning processes for these corridors to plan for improvements in a holistic manner, with a specific focus on implementation. As of late 2012, six corridor plans have been adopted: Old Florin Town, Fulton Avenue, Fair Oaks Boulevard, West Auburn, North Highlands Town Center and North Watt Avenue.

***"Holding" Land Use Category – Urban Development Area***

The Urban Development Area (UDA) designation indicates where the County will conduct studies leading to the appropriate configuration of urban land uses for the area. These are areas that will be converted to urban uses to accommodate the growth that is projected to occur during the 25 year planning period. One area is shown as a UDA on the Diagram – the West of Watt area (between McClellan Park and Watt Avenue North). Urban development and/or rezones cannot occur in these areas until a master plan has been approved and the UDA designation has been removed. Recently a master plan which included transit oriented development and other mixed use areas was adopted by the County in the Easton area (south of Highway 50 between Rancho Cordova and Folsom).

**COMMUNITY PLANNING AREAS AND COMMUNITY PLANS**

**Community Plans**

The 2011 General Plan update includes an explanation of the County's urban growth strategies, which includes accommodating development in existing communities through infill in the community's commercial corridors and in planned communities through new large developments. The latter strategy includes both the build out of previously planned "new" communities and new communities that are currently being planned.

There are distinct, identifiable communities within both the urban and rural portions of Sacramento County. While the General Plan outlines countywide goals and objectives for the general nature and direction of urban development, it was recognized that community/neighborhood level policies were needed to effectively identify and address the problems and needs of distinct communities. To fulfill these needs, a community planning program was initiated in 1975. Sacramento County prepared community plans to provide more specific local planning than found in the General Plan.

These community plans could be described as community preservation and infill plans, rather than new growth plans, as they seek to protect existing community character while allowing for infill development to varying degrees in older communities. Several of these communities, included Citrus Heights, Elk Grove, and Rancho Cordova later incorporated and included former community plan areas as part of the new cities.

Not every unincorporated community has an adopted community plan. However, for planning purposes, the County has identified 25 community planning areas. These are described below.

### ***Twenty-Five Community Planning Areas***

The county area was divided into 25 community planning areas for the purpose of analysis and community planning. Seven of the community planning areas are entirely located within the cities of Citrus Heights, Elk Grove, Folsom, and Sacramento. Another seven community planning areas include portions of four cities (Galt, Elk Grove, Rancho Cordova, and Sacramento). The City of Isleton is located entirely within the Delta community planning area. The County's land use authority does not apply to any incorporated jurisdictions.

The County has adopted community plans to guide development for 12 of the unincorporated community planning areas. **Table 7-1** lists the community plans. A community plan was recently adopted for the Florin-Vineyard Area in 2010 where most of it is in the Vineyard community planning area while a small portion is in the South Sacramento community planning area. Two communities, Arden-Arcade and Carmichael, also adopted community action plans in 2006. Four specific plans have been adopted in the county: East Antelope (in 1995), Mather (in 1997), North Vineyard Station (in 1998) and Elverta (in 2007). A comprehensive plan was adopted in Vineyard Springs in 2000.

<b>TABLE 7-1. COMMUNITY PLAN STATUS (COMMUNITY PLANS IN UNINCORPORATED COUNTY)</b>	
<b>Community</b>	<b>Last Adopted</b>
Antelope	1985
Arden-Arcade	1980
Carmichael	1975
Cordova	2003
Delta	1983
Fair Oaks	1975
Florin-Vineyard	2010
North Highlands/Foothill Farms	1974
Orangevale	1976
Rio Linda/Elverta	1998
Southeast	1976 (Map Only)
South Sacramento	1978
Vineyard	1985

Source: Sacramento County Department of Community Development, 2011.

The goals and objectives outlined in each community plan are developed through a collaborative County/citizen effort. Development proposals within a community plan area must be consistent with both the community plan and the General Plan.

Community plans are more specific than, and represent a refinement of, the policies in the General Plan, but must be consistent with those policies.

Closely tied to the County’s community planning approach is the designation of Community Planning Advisory Councils (CPACs). These Councils comprise of community residents who advise the Sacramento County Board of Supervisors on planning and development matters such as community plan amendments, zoning matters, subdivision requests, and use permits. The role of CPACs is described in greater detail in the Development Review and Permit Processing section later in this chapter.

## ZONING AND SUBDIVISION ORDINANCES

Sacramento County exercises ministerial and discretionary authority over the residential development process by implementing zoning and subdivision ordinances. These ordinances establish development standards to regulate all residential construction within the County. **Tables 7-2** and **7-3** provide a summary of the County’s residential development standards.

The County adopted these development standards to ensure that minimum levels of design and construction quality are maintained, and that adequate levels of infrastructure improvements are provided. While these standards generally apply to all developments, standards can be modified using special development permits to accommodate projects that are unique or provide special housing arrangements. For example, the zoning ordinance permits density bonuses to lower income housing developments, and also permits the relaxation of standards related to parking, setbacks, lot site, and lot coverage (sections 110-110 through 114 of the Zoning Code). Allowing flexibility within the County codes and ordinances is intended to reduce development costs. The County Zoning Code also allows for the more efficient use of land by allowing variances to typical size, height, and bulk requirements for conventional dwellings as a combination of different land uses that complement each other, contrary to existing zoning regulations.

Although the County codes and ordinances are flexible to allow for varying housing types and densities, the codes and ordinances can potentially act as a constraint on the construction of affordable housing, particularly on housing for very low- and low-income households. The County has proactively reduced the potentially constraining effects of its regulations through informal preferential processing for affordable housing projects. New design guidelines for multifamily and mixed-use projects increase the number of permit decisions that can be made administratively, and provide greater flexibility to vary from the strict application of zoning standards. In addition, the County has restarted the process of updating its Zoning Code. One goal of the revised code will be to reduce the potentially constraining effect of the requirements on low-income housing.

**Table 7-4** summarizes permitted and conditional uses in residential zones, while **Table 7-5** summarizes residential permitted and conditional uses in nonresidential zones.



### County Zoning Requirements

As demonstrated in the County's land use inventory, multifamily and commercially zoned sites have the greatest potential to accommodate housing affordable to very low- and low-income households. This is particularly true if financial subsidies are provided to a developer and/or affordable housing is included as part of a large, master planned development with a range of housing types and costs. Although the County has sufficient land zoned to accommodate housing affordable to lower income households, Planning and Environmental Review Division staff remains diligent to ensure the application of specific zoning requirements do not affect the feasibility of producing affordable housing.

TABLE 7-2. ZONING CLASSIFICATIONS AND RESIDENTIAL DEVELOPMENT STANDARDS

Zoning Classification	Type of Use	Maximum Number of Units Per Acre	Minimum Lot Size (Square Feet)	Minimum Lot Width (Feet)
RD-1	Single-family	1	1 Acre	75
RD-2	Single-family	2	20,000	75
RD-3	Single-family	3	10,000	65
RD-4	Single-family	4	8,500	65
RD-5	Single-family	5	5,200 (Interior Lot) 6,200 (Corner Lot)	52 62
	Duplex		8,500	80
RD-7	Single-family	7	4,000 (Interior Lot) 5,200 (Corner Lot)	40 52
	Duplex		6,200 (Interior Lot) 8,500 (Corner Lot)	62 80
RD-10 RD-15 RD-20 RD-25 RD-30 RD-40	Single-family	10 15 20 25 30 40	4,000 (Interior Lot) 5,200 (Corner Lot)	40 52
	Duplex		6,200 (Interior Lot) 7,200 (Corner Lot)	62 72
	Multi-family		5,200 (Interior Lot) 6,200 (Corner Lot)	52 62

Source: Sacramento County Zoning Code, 2011.

TABLE 7-3. RESIDENTIAL DEVELOPMENT STANDARDS

Minimum Front Yard Setback	Minimum Rear Yard Setback	Minimum Side Yard Setback (1)	Maximum Height of Buildings	Minimum Distance Between Buildings/Open Space Requirements	Off-Street Parking Requirements	Standard Street Width	Curbs and Gutters
<b>Single Family/ Duplex (1)</b> 1. For attached sidewalks, not less than 24 ft measured from the right-of-way 2. For detached sidewalks, not less than 24 ft for livable area of the house and/or porches from right-of-way. 3. If sidewalks do not exist, not less than 24 ft. from the right-of-way <b>Multifamily</b> 1. 20 ft for Category 1 projects 2. 15 ft for Category 2 projects 3. 12 ft for Category 3 projects	<b>Single Family/ Duplex</b> 1. Lots equal to, or more than 125 ft in depth—25 ft 2. Lots less than 25 ft in depth—20% of the average depth 3. In no event shall rear yard setbacks be less than 10 ft for one-story buildings and 15 ft for two-story buildings 4. Main building, may project into rear yard, if equal area is provided within buildable portion of lot <b>Multifamily</b> 1. 20 ft for Category 1 and 2 projects 2. 15 ft for Category 3 projects	<b>Single Family/ Duplex (1)</b> 1. One- or two-story building—5 ft 2. Three-story buildings—25 ft 3. Zero lot line allowed with provisions 4. Corner lots, a side street yard—16.5 ft from the back of the right-of-way <b>Multifamily</b> 1. 5 ft for one-, two- or three-story building for Category 1 projects 2. 5 ft for one-story building and 15 ft for two to four-story building for Category 2 projects. 3. 5 ft for one- and two-story building and 15 ft for three-story or higher building for Category 3 projects	<b>Single Family/ Duplex (1)</b> 1. 30 ft and 2 stories 2. 40 ft and 3 stories with special provisions <b>Multifamily</b> 1. 45 ft ridge line and three stories for Category 1 projects. 2. 45 ft ridge line and four stories for Category 2 projects 3. 150 ft. ridge line and five stories+ for Category 3 projects	<b>Single Family/ Duplex</b> 1. 10 ft between one-story and two-story structures 2. 30 ft between one- or two-story structures and three-story structures 3. 50 ft between three-story structures <b>Multifamily</b> 1. Minimum 30% open space for Category 1 and 2 projects 2. Minimum 20% open space for Category 3 projects	<b>Single Family/ Duplex</b> 1. Not less than two spaces 2. Spaces may be in a garage or carport of dust free surface 3. Minimum 9 ft in width and 19 ft in length <b>Multifamily</b> 1. 1 space per studio or one-bedroom unit in Category 1, 2 and 3 projects 2. 1.5 spaces for two-bedroom units for Category 1 and 2 projects and 1 space for Category 3 projects 3. 0.5 vehicle space per unit for Category 1, 2 and 3 projects	1. 32 ft street width, 5 ft attached sidewalk or 5 ft. detached sidewalk with 6 ft landscape strip for minor residential streets serving less than 400 units 2. 38 ft street width, 5 ft. attached sidewalk or 5 ft. detached sidewalk with 6 ft. landscape strip for primary residential streets serving more than 400 units but less than 700. 3. 48 ft street width with 5 ft. detached sidewalk with 8 ft. landscape strip for collector streets serving more than 700 units 4. 60 ft street width with 5 ft. detached sidewalk with 8 ft. landscape strip for major collector streets	1. For single-family residential subdivisions, roll curb required 2. For multifamily developments, vertical curb required

Sources: Sacramento County Zoning Code, 2011; Sacramento County Interim Multifamily Design Guidelines, 2008; Sacramento County Street Improvement Standards, 2009.

(1) Category 1 Projects – located in areas with mostly very low and low density residential units, rural residential areas, and large single-family estate lots with adjacent agricultural lands.

Category 2 Projects – located in areas with mostly low density and medium density residential uses (7-15 units per acre).

Category 3 Projects – located in areas mostly urban in character with surrounding high density residential uses (15+ units per acre) as well as commercial, mixed use or industrial uses.

(2) Zoning amendment is proposed to apply old development standards (20 ft front yard, 12.5 ft side yard) to existing residential developments.

TABLE 7-4. PERMITTED AND CONDITIONAL RESIDENTIAL USES IN RESIDENTIAL ZONES

Dwelling	Low Density				Medium Density			High Density		
	RD-1	RD-2	RD-3	RD-4	RD-5	RD-7	RD-10	RD-15/20	RD-25/30	RD-40
Single-family (excluding mobile homes)	X	X	X	X	X	X	X	X	X	X
Single-family (over two stories or 30 ft.)	CUP	CUP	CUP	CUP	CUP	CUP	X	X	X	X
Duplex and halfplex				X	X	X	X	X	X	X
Two family, more than two stories or 30 feet					CUP	CUP	X	X	X	X
Multifamily apartments							CUP	DPR	DPR	DPR
Condominiums	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Townhouse, row house, or cluster development	CUP	CUP	CUP	CUP	CUP	CUP	CUP	DPR	DPR	DPR
Residential care home for more than six children or adults (1)	CUP	CUP	CUP	CUP	CUP	CUP	CUP	X	X	X
Boarding house							CUP	DPR	DPR	DPR
Child day care center for more than eight children	CUP	CUP	CUP	CUP	CUP	CUP	X	X	X	X
Family day care home (2)	X	X	X	X	X	X	X	X	X	X
Accessory guest houses or employee quarters	CUP	CUP	CUP							
Mobile homes, as primary residence on a single lot with approved foundations system	X	X	X	X	X	X	X	X	X	X
Residential accessory dwelling (3)	X/CUP	X/CUP	X/CUP	X/CUP	X/CUP	X/CUP	X/CUP	X/CUP	X/CUP	X/CUP
Single room occupancy residential units								DPR	DPR	DPR
Convalescent hospital, adult day health center, congregate care facility	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP
Social rehabilitation center	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP	CUP

Source: Sacramento County Zoning Code, 2011.

- (1) Permitted not to exceed 20 persons receiving care in the RD-15/20, RD-25/30 and RD-40 zones without a conditional use permit. Permitted for over 20 persons receiving care subject to issuance of a conditional use permit by the Zoning Administrator.
- (2) Permitted not to exceed 12 persons including those receiving daily care and children of the resident family who are under 12 years of age. Permitted for over 12 persons subject to the issuance of a conditional use permit by the Zoning Administrator.
- (3) Accessory dwellings less than 400 square feet in size are allowed without a conditional use permit on residential lots with greater than 10,400 square foot net area.

X-permitted use

Blank-not permitted

DPR-development plan review

CUP-conditional use permit

TABLE 7-5. PERMITTED AND CONDITIONAL USES IN NONRESIDENTIAL ZONES

Dwelling	Business and Professional Office Zone (BP)	Shopping Center(SC)	Limited Commercial (LC)	General Commercial (GC)	Commercial Recreation (CO)	Delta Waterways and Highway Travel Commercial (DW, TC)
Apartment-Multiple Family Dwellings (1)	CUP	DPR/CUP	DPR/CUP	CUP		
Condominiums	CUP	DPR/CUP	DPR/CUP	CUP		
Social Rehabilitation Center	CUP		CUP	CUP		
Travel Trailer/RV Parks				CUP	CUP	X
Residential Care Homes for Adults (or Children)	X	X	X	X	CUP	
Emergency Shelters (2)				X		
Single Room Occupancy Residential Units				DPR		
Congregate Care Facilities	CUP	X	X	X	X	

Source: Sacramento County Zoning Code

(1) Less than 150 units are permitted in SC and LC zones with Development Plan Review. More than 150 units or 20units/acre (not within 1/4 mile from transit transfer center or trunk line stop) requires a CUP.

(2) Emergency Shelters are also permitted in the Light Industrial (M-1) zone.

X-Permitted Use

Blank-Not Permitted

DPR-Development Plan Review

CUP-Conditional Use Permit

***Density***

The County's multifamily zones permit densities of up to 40 dwelling units per acre (up to 50 units per acre in urban mixed-use zones) before density bonuses. This is a sufficient range of densities to permit the construction of various types of affordable housing. Also the Interim Multifamily Design Guidelines allow some multifamily projects to exceed Zoning Code standards based on the context of the projects. For example, there is no upper limit on density for multifamily projects on residential sites that are mostly surrounded by RD-20 or higher density residential, commercial, or industrial zoned properties.

***Parking***

Parking requirements add to the cost of development because of land requirements for parking spaces and access, the cost of parking structures in high-density multifamily projects, and the cost of paving. If a high ratio of parking is required, a developer may not be able to achieve the number of dwelling units otherwise permitted by zoning without constructing multistory buildings.

In an effort to provide some regulatory relief, the adopted Interim Multifamily Design Guidelines permits three- and four-story multifamily structures on some sites and five or more stories on other sites based on the surrounding zoning. As a result, the land needed to accommodate required parking will not prevent a developer from achieving the maximum density permitted under the County's Zoning Ordinance (30 or 40 units per acre, depending on the zoning district). Even if a proposed residential project contains a high percentage of two- and three-bedroom units, 40 units per acre could easily be accommodated within a three-story structure with sufficient space for parking, landscaping, common areas and recreation spaces, and utility buildings.

In addition to allowing higher structures on some sites to provide more flexibility in meeting parking requirements, the Interim Multifamily Design Guidelines have parking standards for multifamily dwelling units (e.g., apartments, condominiums, townhomes, row houses, and cluster developments) that represent a significant reduction from current Zoning Code standards. The following standards supersede those in the Zoning Code and will allow more flexibility in the site designing of multifamily projects in addition to reducing development costs.

- 1 parking space per studio unit and 1 or 1.5 spaces per one-bedroom unit based on the zoning of surrounding properties. The Zoning Code requires 1.5 parking spaces for all studio and one-bedroom units.
- 1.5 or 2 parking spaces per two or more bedroom unit based on the zoning of surrounding properties. The Zoning Code requires 2 parking spaces for all two or more bedroom units.
- 0.6 guest parking spaces per unit. The Zoning Code has the same standard.
- Parking requirements are reduced for those projects that are within ¼ mile of a light rail station or BRT stop.

Parking for multifamily projects may be provided in open areas, which reduces the land needed for parking and its cost. The cost impact of required parking on

affordable housing projects can be mitigated through financial subsidies and/or reductions in parking allowed under the County's density bonus ordinance, which permits regulatory incentives (such as parking reductions) in addition to, or instead of, a density bonus.

For single-family detached dwellings, duplexes, halfplexes, and mobile homes on individual lots, at least two parking spaces are required for each dwelling unit. The parking spaces may be within a garage, under a carport, on an open dust-free surface, or any combination thereof. The County has found that these minimum parking requirements do not pose a constraint, even on smaller lots, since homebuilders typically provide at least two covered parking spaces in new homes as a matter of convention.

For residential care homes providing care for six or more adults, 1.5 parking spaces must be provided for every six adults receiving care in the home. Boarding houses and group care facilities with sleeping rooms must provide at least one parking space for every two occupants. These ratios are consistent with actual parking demand experienced by the County for such uses, and do not impose an unreasonable constraint since the additional parking may be uncovered.

### ***Lot Coverage***

Lot coverage requirements range from 40 percent to 75 percent in the single-family residential districts. According to the Interim Multifamily Design Guidelines, multifamily buildings may cover 70 percent to 80 percent of the site, based on the surrounding zoning. These lot coverage ratios are sufficient to achieve maximum unit densities permitted by County zoning, plus density bonuses. In fact, it is unlikely that a multistory residential development would exceed 50 percent lot coverage, even in consideration of common areas and recreation and utility buildings.

### ***Lot Size Requirements***

Minimum lot sizes range from 4,000 square feet for a single-family home on a lot in zones RD-7 through RD-40 to 1 acre in the RD-1 zone. For a multifamily project, the minimum lot size is 5,200 square feet. Minimum lot size requirements do not impose an unreasonable constraint to the production of affordable housing in relation to the size of vacant lots/parcels remaining for residential development. The minimum single-family lot sizes permitted by the County are less than in many comparable urban and suburban locations. The minimum lot sizes required for multifamily housing allow the use of small, infill lots for multifamily development.

### ***Unit Sizes***

The County does not impose minimum dwelling unit sizes in its single-family or multifamily zones.

### ***Height***

In zones RD-1 through RD-7, no single-family residential building can have a maximum height greater than two stories, or 30 feet without the approval of a conditional use permit. In zones RD-10 through RD-40, three story residential buildings are a permitted use. Maximum densities in these residential zones range from 10 to 40 dwelling units per acre. Since the County allows lot coverages from 70 to 80 percent in multifamily zones, three stories are sufficient to achieve these



densities, plus allowed density bonuses, for affordable housing projects with a mix of unit sizes.

Pursuant to the Interim Multifamily Design Guidelines, the height limit for multifamily projects is based on the zone of the surrounding properties and the width of the street. This provides more flexibility than the prescriptive requirements in the Zoning Code. For example, if a site is mostly surrounded by any combination of RD-1 through RD-5, and if the street width is less than 80 feet, then there is a two-story height limit. This height limit can be increased to three-stories if the street width is greater than 80 feet. However, if a site is mostly surrounded by any combination of RD-7, RM-1, RM-2, RD-10, and/or RD-15 zoned properties, and the street width is less than 80 feet, then the height limit is three stories. If the street width is greater than 80 feet, the height limit is increased to four stories. Multifamily projects on sites mostly surrounded by RD-20 and higher density residential, commercial, or industrial zoned properties have no height limit.

### ***Yards and Setbacks***

Since the last Housing Element, the Zoning Code standards for single-family homes have been amended to accommodate detached sidewalks which are required now on all County collector, arterial and thoroughfare streets. It is important to note the new standards are not more restrictive than the old standards for the reason that front yard requirements were not increased. For example, in the single-family zones, there must be a front yard setback of not less than 24 feet on lots with attached sidewalks. Assuming that the sidewalk is 4 feet wide, this leaves a 20 foot front yard. This is consistent with the old Zoning Code standard. On lots with detached sidewalks, the front yard setback is the same, but the planter median strip between the sidewalk and the curb will reduce the yard area between the house and sidewalk. Forthcoming Zoning Code amendments will make the new standards applicable only to new developments; the old standards will be applicable to existing developments.

Single-family homes are subject to a rear yard of not less than 25 feet for lots of 125 feet or more and not less than 20 percent of the average depth of the lot for lots of less than 125 feet. There must be a side yard of 5 feet for one- or two-story buildings, and 25 feet for three-story buildings.

Currently the Zoning Code requires a 31-foot front yard setback for multifamily projects. Also, for two story structures, there is a 100 foot setback requirement from single-family zones. These and other standards can pose a serious constraint to multifamily projects, particularly small, multifamily projects on infill lots. However, the adopted Interim Multifamily Design Guidelines supersede the Zoning Code. Under these Guidelines, setback requirements have been reduced for both multifamily and mixed-use developments based on the zoning of surrounding properties. Front yard setbacks can be as low as 12 feet (with allowed 6 foot encroachment by open porches or balconies). Side yard setbacks can be reduced to 10 feet for one and two-story apartments and rear yard setbacks can be reduced to 15 feet with a 6 foot encroachment area.

### ***Residences in Commercial Zones***

The County's Zoning Code allows various types of residential uses in commercial zones as summarized in **Table 7-5**. Multifamily uses are permitted in the Business

and Professional Office (BP) and General Commercial (GC) zones subject to the approval of a conditional use permit by the Planning Commission. In the Shopping Center (SC) and Limited Commercial (LC) zones, multifamily uses are permitted with up to 80 dwelling units, subject to development plan review by the Community Planning Director; with 81 through 150 units, subject to development plan review by the Planning Commission; and with over 150 units, subject to issuance of a conditional use permit. Maximum allowed residential density in these zones is 20 dwelling units per acre, but the density could be increased to 40 dwelling units per acre if the site is located within ¼ mile of a transit transfer station or trunk line stop.

As part of the Zoning Code update, the County will create new mixed-use zones for its commercial corridors and for neighborhood and regional centers.

### ***Second Residential Units***

The Zoning Code allows several types of accessory residential dwellings with a conditional use permit, when these structures are incidental to a primary residence located on the same lot or parcel. This includes guesthouses, accessory mobile homes, and residential accessory dwellings. The County requires a minimum lot size of 10,400 square feet for second units, and one habitable residential accessory structure is permitted per lot. One parking space per second-unit bedroom must be provided, although these spaces need not be covered. Front, rear, side, and side-street yard setbacks of the zone apply, and a minimum of 10 feet is required between a separate accessory dwelling and the primary residence. Unless otherwise approved, an accessory unit should not exceed one story, or 16 feet in overall height.

The County allows second units of up to 400 square feet in all residential zones with a building permit (subject to the minimum lot size of 10,400 square feet). Larger second units (up to 1,200 square feet) are subject to approval of a use permit. The County has revised its regulations for accessory dwellings in response to Assembly Bill 1866 and has changed regulations that were identified as potential constraints on the development of second units in the 2002 Housing Element. There is an implementation program in this Housing Element to reduce the minimum lot size for an accessory dwelling.

The County is promoting the use of accessory residential dwellings through the Planning and Environmental Review Division website. The website lists the benefits that these dwellings can provide for landowners and renters. Development standards are also provided. Recently, a technical assistance manual was prepared that has information on designing, constructing and renting accessory dwellings. There is a link to this manual at the Planning and Environmental Review Division website.

### ***Single Room Occupancy (SRO) Residential Facilities***

The Zoning Code allows the development of, or conversion of buildings to SRO residential units in the RD-20, RD-25/30, RD-40, and GC zones subject to development plan review by the Community Planning Director. The Zoning Code provides development standards relating to common facilities, facility size, security, manager's office, parking, and development plan review. The County's zoning standards provide considerable flexibility to developers in constructing SRO units,

which are often an affordable housing alternative for low-wage workers. There is no indication these standards pose a constraint.

### ***Residential Care/Assisted Living Facilities***

State-licensed residential care homes for six or fewer persons are a permitted by right in all residential zones, and all commercial zones that allow residences. The County does not distinguish or regulate occupancy any differently than for other households. Larger residential care facilities (seven or more) are permitted as conditional uses in the AG through RD-10 zones, subject to development plan review by the Community Planning Director and subject to the same development standards as the single room occupancy residential facilities. Facilities of seven to 20 residents are also permitted without a conditional use permit in the RD-15 through RD-40 zones, and facilities of 20 or more are allowed in these zones subject to a conditional use permit approved by the Community Planning Director. All types of residential care facilities are allowed by right in commercial zones that permit residences. The County's requirements for residential care facilities allow for a wide range of group homes in every zone that permits residences and significant opportunities for such uses to be permitted by right (without a conditional use permit) in many residential and commercial zones. Even those zones that require conditional use permits for large group homes allow for ministerial review by the director.

### ***Homeless Shelters***

The Zoning Code provides for the development or conversion of emergency shelters in the General Commercial (GC) and Light Industrial zones (M-1) zones as permitted uses. Emergency shelters must comply with specified development standards. The standards for emergency shelters are the minimum necessary to ensure the health and safety of the occupants and reasonable transportation access to and from the facility. The zoning districts in which emergency shelters and transitional housing may be located provide adequate opportunities to locate such facilities on vacant sites or through the conversion or redevelopment of existing land uses.

County standards ensure that emergency shelters can locate in the unincorporated area under reasonable requirements. These standards are as follows:

- (1) Emergency shelters must comply with development standards for institutional uses (Section 320-01 of the County's Zoning Code), such as minimum lot area, parking for staff, setbacks, and height limits
- (2) These uses are subject to development plan review and approval by the Community Planning Director before issuance of a building permit or occupancy permit. The director's review focuses on the following issues:
  - provision of telephone(s) for use by clients,
  - on-site personnel during hours of operation when clients are present,
  - adequate interior and exterior lighting,
  - secure areas for personal property, and

- recommendations from the Sheriff's Department before approval of development plans.

- (3) Off-street parking must be provided in the ratio of one space for every 10 adult beds, plus an additional space designated exclusively for the manager. All parking is required to be off-street and on-site.
- (4) A maximum of 100 beds may be provided in any single emergency shelter. A use permit by the Board of Supervisors is required to exceed the 100-bed limit. (Note: the maximum number of beds does not apply in situations of disaster or catastrophic conditions).
- (5) Facilities must establish, maintain, and post set hours for client intake/discharge.

Emergency facilities must be located within one-half mile of a designated transit corridor or existing bus route. If a facility is not within one-half mile of a transit corridor or bus route, evidence must be provided to the Planning and Environmental Review Division, in conjunction with development plan review, that transportation will be provided by the management of the site between the facility and a transit corridor or bus line.

There are location restrictions for certain emergency shelters that do not apply to other uses in the same land use zone. Shelter programs serving single adults must be more than 1,000 feet from any other similar program, a public park, a public or private K-12 school, an indoor or outdoor recreational facility primarily designed to serve persons under 18 years old, a child care facility or a single-family residential zone. The 1,000 feet is measured from along the most direct public pedestrian route between the emergency shelter and the listed uses. If a shelter serving single adults is within 1,000 feet of the listed uses, then a use permit must be approved by the Board of Supervisors.

There is sufficient land available for emergency shelters even with the location restrictions. **Tables C-29** and **C-30** in Appendix C contain lists of the parcels where only a development plan review is required for an emergency shelter.

### ***Transitional Housing***

Depending on the type of services provided, transitional housing is treated either as standard multifamily development, or as a congregate care facility under Section 130-48.7 of the Zoning Code. Congregate care facilities are allowed in Commercial Recreation (CO), SC, LC, and GC commercial zones by right and in the BP zone with the approval of a conditional use permit. According to the County Zoning Code, these facilities are residential complexes that offer independent living accommodations oriented to the particular needs of a segment of the population and include a variety of common facilities, equipment, or services available to the tenants. As a minimum requirement, a congregate care facility must maintain congregate cooking and dining programs and may also offer a variety of congregate recreation, social, transportation, health maintenance or counseling programs.

***Neighborhood Preservation Area (NPA)***

Some areas of the County have unique social, architectural, environmental, or other characteristics that require special regulations not found in the basic land use zones. These can be protected and preserved by the use of an NPA zone applied to an underlying zone. There are 21 NPA's in the unincorporated County. The NPA's include special regulations applied within the district in lieu of the requirements contained in the zone or zones with which the NPA zone is combined. The NPA zone may specify the extent of yard areas, lot area, lot width, public street frontage requirements, height limitations, or other development standards. The intent of this strategy is to preserve neighborhoods with unique features and characteristics by implementing regulations and standards developed and contained in the NPA ordinance. The County can use the process of establishing NPA standards to ensure that such standards do not violate state or federal requirements for affordable or special needs housing or create unreasonable constraints on the development of such housing.

***Special Planning Area (SPA)***

The SPA zoning designation is designed to regulate property in areas that have unique environmental, historic, architectural, or other features that require special conditions not provided through standard zoning regulations. This designation is often used to provide for a greater range or mixture of uses in an area than would be permitted in the standard land use zones of the Zoning Code. Special conditions and regulations, such as a list of permitted uses, performance and development requirements relating to yards, lot area, intensity of development on each lot, parking, landscaping, and other design standards are defined in the SPA zone, as established by ordinance. There are 48 SPA's in the unincorporated County.

Depending on the specific requirements, the SPA designation could also function as a constraint on the development of low- and medium-cost housing. In practice, the use of this designation has not constrained the provisions of affordable housing because most of the SPAs designated by the County provide for greater flexibility in the application of zoning standards. As with Neighborhood Preservation Areas, the County can use the process of establishing SPA standards to ensure that such standards do not violate state or federal requirements for affordable or special needs housing or create unreasonable constraints on the development of such housing.

***Open Space***

The County Zoning Code designates 17 Open Space zones 14 of which are Agricultural, two are Recreational, and one is Urban Reserve. In addition, several combining land use zones are designated as Open Space, including Flood Combining, Planned Development Combining, Parkway Corridor Combining, and Food Processing. The Zoning Code also includes a variance procedure to govern the issuance of variances in open space zones. This zoning does not appear to be a constraint at this time or over the balance of the SACOG regional housing allocation period (through 2021) in view of other available land for development of multifamily housing available to low-income families.

### Affordable Housing Ordinance

On December 1, 2004, the County adopted an ambitious Affordable Ordinance which requires developers of new residential developments in the unincorporated County to include an affordable housing component in their developments. The Affordable Ordinance was subsequently amended to address various issues. The current Affordable Ordinance requires:

- Fifteen percent of a project's total units to be affordable: three percent affordable to extremely low income households, six percent affordable to very low income families and six percent affordable to low income families.
- Projects with less than 100 units pay an in-lieu fee, while projects of over 100 units either dedicate land to SHRA and pay an affordability fee or construct rental or for-sale affordable units on or off site equal to fifteen percent of the total units.

Given the loss of redevelopment, Affordable Ordinances are one of the few remaining tools that local government have left to support provision of affordable housing. However, three key factors have emerged since 2004 that have prompted the County to reevaluate the Affordable Ordinance: a) recent State court decisions; b) the economic downturn, and; c) complexity of implementing the current Affordable Ordinance

- a) Recent State Court Decisions: Two recent court decisions (Palmer vs. the City of Los Angeles, and The Central California BIA vs. the City of Patterson) may have significant implications for all inclusionary housing ordinances in the State, including the County's Affordable Ordinance:
  - *Palmer*: The Court of Appeal found that inclusionary ordinances violate the Costa-Hawkins Act when they require affordable housing in rental developments. As a result, inclusionary ordinances may be prohibited from limiting/restricting rental rates unless public assistance is provided to the project.
  - *Patterson*: The decision suggests that inclusionary ordinances may be viewed as "exactions" that must be justified by nexus studies which show there is a reasonable relationship between the affordable housing requirement(s) and the impact of the development.

The County is reviewing the outcomes of these court decisions and their potential impacts on the County's Affordable Ordinance. Additionally, the County will conduct a residential nexus study to demonstrate the effect of market-rate residential development on the demand for affordable housing. This study will inform amendments to the Affordable Ordinance (an outcome of the Patterson court case). The County's nexus study is expected to be completed in spring 2013.

- b) Economic Downturn: Since adoption of the Affordable Ordinance, the housing market experienced an unprecedented economic downturn which exposed two weaknesses in the Affordable Ordinance:
- The Affordable Ordinance is entirely dependent on continued market rate residential development. If market rate development is not occurring, fees are not being generated and land is not being dedicated to support production of affordable housing. Economic fluctuations and uncertainty in the housing market make it difficult to predict how many affordable units will be built and what fees will be collected pursuant to the Affordable Ordinance. However, the need for additional affordable housing remains (and may even increase) during economic downturns as memorialized in HCD's recently released technical assistance paper titled, "State of Housing in California 2012: Affordability Worsens, Supply Problem Remain". This disconnect is of great concern and is currently being analyzed by the four State housing agencies/departments as part of the "2012 Affordable Housing Cost Study". Findings and outcomes of this study are scheduled to be released in mid-2013.
  - Increased development costs associated with the Affordable Ordinance (required affordability fees, land dedication, and/or construction of affordable units) could impact project feasibility in the current and projected future market through 2021. The County recently conducted a multi-year effort to review all fees, costs and standards associated with market rate development to reduce the overall cost burden for projects.
- c) Complexity of Implementing Current Affordable Ordinance: The Affordable Ordinance as currently written is very complex, in part due to providing a multitude of options. However, this complexity has made it difficult for County and SHRA staff to implement the Affordable Ordinance and has caused confusion in the market due to lack of certainty. Reducing complexity and providing more certainty will be a goal for any future amendment to the Affordable Ordinance.

The County is committed to addressing the housing needs for the lower income households even though State housing law does not require a jurisdiction to have an affordable housing program or ordinance. In light of the recent court cases, coupled with current and projected economic conditions through 2021, the current Affordable Ordinance needs to be amended. The County will conduct a comprehensive and thoughtful analysis of the Ordinance to determine how it could be revised to be a more viable affordable housing tool. The County will take a strategic and common sense look at various housing practices being successfully implemented in other jurisdictions around the State. Any subsequent amendments to the Affordable Ordinance should provide both for-and non-profit housing developers with a realistic and reasonable affordability framework that will encourage and facilitate the production of housing affordable to lower income households.



In addition, the County is proposing an incentive-based housing program. The overarching goal is to craft and adopt a program (in concert with the Housing Element update) that will provide a suite of incentives (including higher densities and regulatory relief) without impacting or constraining market based development during the forthcoming 2013–2021 planning period. See Chapter 8 for a detailed description of the proposed Housing Incentive Program (HIP).

### **Building Codes**

Building codes establish minimal standards and specifications for structural soundness, safety, and occupancy. State law (California Code of Regulations, Title 24) requires cities and counties to adopt minimum residential construction standards based on industry uniform codes. The latest version of Title 24 includes the 2010 California Green Building Standards Code. This Code includes adopted mandatory building regulations for all new construction to achieve reductions in greenhouse gas emissions, energy consumption and water use. New requirements include a 20 percent reduction in indoor water use for all new buildings. In addition to meeting the requirements of the state law, local governments enforce other state requirements for fire safety, noise insulation, soil reports, earthquake protection, energy conservation, and access for the physically disabled.

Enforcement of the County building codes is performed on a systematic basis by referral from the Environmental Health Department and fire department or field inspectors and by complaint. The County regulations on building construction adhere to the most recently approved edition of the California Building Standard Code (CBSC), the Uniform Mechanical Code, the Uniform Plumbing Code, and the National Electrical Code. Only two County amendments to the codes have been adopted, neither one adding significantly to the cost of a housing unit. The first amendment requires gravel to be placed under concrete slabs for drainage purposes. The second amendment requires a 100-ampere (amp) main disconnect in all residential structures.

The Sacramento County Building Permits and Inspection Division, within the Department of Community Development, is primarily responsible for enforcing building codes. Building code enforcement is conducted through scheduled inspections of new construction, remodeling, and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. The usual process after the receipt of a complaint is to conduct a field investigation. If the complaint is found to be valid, voluntary compliance is elicited through a combination of letters and phone calls and/or site visits. In extreme cases where deficiencies are severe and appeals for voluntary solutions to alleviate problems are unsuccessful, the County may declare the unit as a safety and health hazard and legal compliance may be forced through action taken by the County Counsel's office.

The County's adopted uniform codes related to building are reviewed by the State and do not significantly affect the cost of housing. In some instances, adopting new codes may reduce the overall cost of residential construction by, for example, allowing for new cost-saving construction techniques or materials usage.



Enforcement of building codes is also typical of all California jurisdictions and, therefore, is not a significant governmental constraint.

### **On- and Off-Site Improvement Requirements**

#### ***Street, Sidewalk, Curb, and Gutter Requirements***

The County has changed its street development standards since the adoption of the previous Housing Element. Current standards are as follows:

- 32-foot street width with 5-foot attached sidewalk or 5-foot detached sidewalk separated from the curb by 6-foot landscaped buffer for minor residential streets serving less than 400 units.
- 38-foot street width with 5-foot attached sidewalk or 5-foot detached sidewalk separated from the curb by 6-foot landscaped buffer for primary residential streets serving more than 400 units but less than 700.
- 48-foot street width with 5-foot sidewalk separated from the curb by 8-foot wide landscaped buffer for collector streets serving more than 700 residential units.
- 60-foot street width with 5-foot sidewalk separated from the curb by 8-foot wide landscaped buffer for major collector streets.

In pedestrian districts (as identified in the Pedestrian Master Plan), the required sidewalk width is 8 feet. Also, commercial corridors may require higher-level of development standards which may include additional rights-of-way and wider sidewalks to encourage greater use by community residents.

### **Water and Sewer Connections**

For sewer service, the developer must construct all lines within the subdivision and pay a trunk connection fee to the local sanitation district per dwelling unit. Fees vary within the County based on the location of the development, the specific water or sewer district that is to serve the development, and the type of development (single- or multifamily). In addition to the connection fee, the developer must pay a fee to the regional sanitation district for each single-family unit constructed. If the development is located in an area of the county where annexation to the sanitary district becomes necessary, an additional annexation fee is required. Water fees also vary depending on the exact location of the lot and the water purveyor providing the service. The County's service providers do not restrict the number of water or sewer connections, but the County does not have a formal structure to grant priority to connections for affordable housing units.

### **PERMIT AND DEVELOPMENT IMPACT FEES**

Permit and development impact fees are necessary to finance the government services and public facilities that new residential developments require. Development impact fees have a direct affect on housing affordability. Many variables affect the total amount of development-related fees charged by the

County for a particular residential project. A sampling of variables include, but are not limited to, the following: (1) requisite land use entitlement, (2) infrastructure improvements, (3) special districts, (4) housing type, and (5) project size and lot/unit square footage.

Development permit/impact fees generally fall into the following three categories: (1) fees that cover direct County services, (2) development impact fees collected for the County and special districts that are used to finance the cost of major capital improvements or mitigate project-related impacts, and (3) fees collected by the County for services provided by other governmental agencies. For example, the County's Planning and Environmental Review Division collects fees for State Department of Fish and Game to cover the cost of project review/habitat loss.

On average, permit and development impact fees range from \$39,301 to \$91,558 per single-family home and \$24,102–\$55,591 per unit in a multifamily development in unincorporated Sacramento County. These fees represent a significant increase in cost (more than 100 percent) since 2002. Sacramento County has adopted several strategies for mitigating the impact of fees on affordable housing. Fee waiver/deferral strategies are described below. The County is also committed to increasing infill development activity, and infill areas have some of the lowest fees in the County. Developers in infill areas are charged significantly lower sewer connection fees than developers in new growth areas.

### **Project Application Fees**

In addition to fees associated with providing essential public services and infrastructure improvements to support new residential development, the County charges fees for processing land use entitlement requests. These fees are intended to cover the County's costs of reviewing and preparing recommendations on variety of minor and major development proposals. The Planning and Environmental Review Division's goal is to be substantially self-sufficient for certain activities. **Table 7-8** summarizes the Division's fee deposits as amended in April of 2011. Actual fees charged often match the deposit amount but there are situations where the fees exceed the deposit. It is important to note Planning and Environmental Review Division staff has consulted with affected groups, including building industry representatives, in revising these amounts.

### **Specific Development Fee Deferral Programs**

Examples of area-specific financing plans include the Antelope Public Facilities Financing Plan Development Impact Fee Program (Antelope Fee Program), the Mather Field Public Facilities Financing Plan, the North Vineyard Station Specific Plan Development Impact Fee Program (NVS Fee Program), and Vineyard Public Facilities Financing Plan Development Impact Fee Program (Vineyard Fee Program). All of these programs help fund various levels of roadway and transit improvements, water supply and drainage facilities, parks, and library facilities. The County typically collects impact fees at the time of building permit issuance rather than upfront or at project initiation. Deferment of fees can be a significant benefit to project developers.

***Affordable Housing***

The Affordable Housing Fee Deferral and Waiver Program, adopted by the Board of Supervisors in 1996, is intended to encourage development of affordable housing projects. The program allows for the deferral and/or waver of residential development fees for eligible low- and very-low income housing projects constructed in the unincorporated area. The following fees are eligible for a fee deferral and/or wavier:

- Antelope Public Facilities Financing Plan Area Fees
- North Vineyard Station Specific Plan Area Fees
- Vineyard Public Facilities Plan Area Fees
- Sacramento County Transportation Development Fees

Eligibility Criteria: Proposed projects must meet the definition of a “Qualified Residential Development Project”. For example, at least 10% of units within a project must offered at rents affordable to very-low income households (as defined in Health & Safety Code Section 50105, including but not limited to an income limit of 50% of area median income, adjusted for family size and revised annually); or 49% of the units must be affordable to low income households (as defined in Health & Safety Code Section 50079.5, including but not limited to an income limit of 80% of area median income, adjusted for family size and revised annually).

Fee deferrals require an application (available on the County’s website), a \$1,000 application fee, a Certification Letter from the Sacramento Housing and Redevelopment Agency, a preliminary title report, payment of 10 percent of the fees, and execution of an agreement, promissory note and deed of trust which may be subordinated to construction and acquisition financing. Fees are deferred to the close of escrow for each lot or 24 months from execution of deferral agreement, whichever is less. Interest penalties apply if deferred fees are not paid within the maximum fee deferral period.

Fee waivers require the same items as fee deferrals with the exception of payment of 10 percent of the fees. Fees become payable and interest penalties apply if the project does not provide the affordable housing units promised during a 24-month period and there is an annual cap for waivers.

***Non-Affordable Housing***

Sacramento County’s Non-affordable Residential Fee Deferral Program: This program, adopted by the Board of Supervisors in 1997, helps to incentivize and encourage new residential development. Excluding the administrative components, the following fees are eligible to be deferred:

- Antelope Public Facilities Financing Plan Area Fees
- North Vineyard Station Specific Plan Area Fees
- Vineyard Public Facilities Plan Area Fees
- Sacramento County Transportation Development Fees

Participation in this program requires a project proponent to complete and submit an application (available on the County’s website), an execution and recording of an

agreement against the property, a non-refundable administrative processing fee of \$350.00 per building permit, and a payment of 10 percent of anticipated total fees. The fee deferral period, fee increases and interest penalties are described below as follows:

- Fees for single-family homes are deferred to the close of escrow for each lot or 15 months from date of issuance of permits, whichever is less.
- Fees for multi-family residential projects can be deferred to the close of permanent loan financing or 15 months from date of issuance of permits, whichever is less.
- Fees deferred must be paid at the rates applicable at the time of payment and are, therefore, subject to any rate increase/decrease adopted during the deferral period.
- Interest penalties apply if deferred fees are not paid within the maximum fee deferral period.

### **Transportation Development Fees**

The Sacramento County's Department of Transportation (DOT) administers a suite of funding sources to finance transportation improvement projects and programs. These sources include federal, state and local funding programs that allocate funds through direct subventions, formula allocations, competitive grants and earmarks. Two of the development related funding programs include the Sacramento County Transportation Development Fee Program (SCTDF) and the Sacramento Countywide Transportation Mitigation Fee (SCTMF). The SCTMF is collected by the County for the Sacramento Transportation Authority.

The SCTDF Program was enacted in 1988 and funds improvements to the County's major roadway, transit, bicycle and pedestrian facilities needed to accommodate travel demand generated by new land development in the unincorporated portion of Sacramento County through 2032. The intent of the fee program is to provide an equitable means of ensuring that future development contributes their fair share of regional transportation improvements, so the County's General Plan Circulation policies and quality of life can be maintained.

In December of 2008, the Board of Supervisors approved a comprehensive update to the SCTDF including the adoption of new fee rates, district boundaries, and capital improvement program. The fee structure applies to nine districts encompassing the entire unincorporated area, each with its own fee schedule. Funding allocation criteria is based on project need and the availability of revenues within the program and fee revenue availability is dependent upon the level of development activity. The per unit cost for single family development ranges between \$576 (North Vineyard Station) to \$3,329 (District 3); the per unit fee for multifamily development ranges between \$322 and \$2,031. It is important to note that these fees are part of a fee implementation phasing plan. In an effort to not unduly constrain new residential development, the Board of Supervisors adopted this phasing plan. At present, these SCTDF fee rates are applied at 33 percent of the new fee rate. The fee rates will be adjusted in March 2013 to 67 percent and then finally to 100 percent in March of 2014. Also, County DOT offers a 10 percent

reduction in fees for projects that include units that are affordable to lower income households.

In 2004, a 30-year extension to the Measure “A” transportation sales tax was approved by the local electorate. In addition to the sales tax extension, voters adopted the SCTMF which establishes a uniform development fee to be collected by all Sacramento County jurisdictions on new building permits. The SCTMF and Measure “A” sales tax extension went into effect on April 1, 2009. The fee studies and nexus analysis for the SCTMF were developed and adopted by the Sacramento Transportation Authority (STA). The County collects the fees with the issuance of new building permits in accordance with an agreement with the STA which defines all requirements associated with the collection, administration and use of the SCTMF. The per unit cost for single family projects that cater to senior households is \$832; \$1,040 per unit for market rate single family homes. The per unit cost for multifamily projects that cater to senior households is \$624; \$728 per unit for market rate projects. These fees, as cited, are applicable through June 30, 2012 and are updated annually.

### **Sewer Connection Fees**

The Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD) work in tandem to collect and treat wastewater. SASD is primarily responsible for collection at the local level, while SRCSD is a regional provider and is responsible for the larger conveyance pipes, known as interceptors, and wastewater treatment.

The SASD charges sewer impact fees to any customer connecting to the sewer system. The fair-share contribution cover costs associated with planning, design, construction, installation, administration, debt services, and other related costs for the District’s sewer collection system. SRCSD and the SASD Sewer Ordinances defines uniform requirements for design, construction, and use of the sewer collection system; provides for the enforcement of these requirements, establishes penalties for violations; and defines responsibility for sewer collection system maintenance. The Ordinance’s nine key objectives are:

1. To protect the sewer collection system from damage;
2. To maintain the health and safety of the public and the safety of District employees assigned to operate and maintain the sewer collection system;
3. To enhance the environmental quality of the District service and its surroundings;
4. To provide for control of the quantity and rate of flow of residential, commercial, and industrial discharges into the sewer collection system;
5. To protect and regulate operation of the sewer collection system and to establish enforcement procedures and penalties for violations to this Sewer Ordinance;
6. To define which discharges are permissible and which are prohibited to the District sewer collection system;
7. To establish how and when rates and fees are calculated and collected;
8. To establish necessary agreements for use of the District sewer collection system and to establish the authority to execute these agreements; and

9. To provide design and construction standards and specifications to ensure District assets are consistently and cost-effectively designed and constructed.

Two factors determine SASD's connection fee amounts, whether the subject parcel was legally created prior to July 1, 2003, and whether the site is located within the confines of a defined "relief" or "expansion" area. Generally, relief areas are defined as build out or urbanized areas, such as Citrus Heights, Orangevale, Arden Arcade and Carmichael. The bulk of the expansion areas are located south of Highway 50. Connection fees for single-family uses on sites created prior to the July 1<sup>st</sup> date are \$2,000 per unit in relief areas and increase to \$2,500 per unit in expansion areas. The post-July 1, 2003 fee structure changes to a per acre calculation; \$12,000 per acre in relief areas and \$15,000 per acre in expansion areas. Fees for connection to multifamily projects are imposed solely on a per net acre basis; \$12,000 per acre in relief areas and \$15,000 per acre in new growth areas.

The SRCSD also charges sewer connection impact fees. Working under the regulatory provisions set forth in a 1996 Master Interagency Agreement, the district's connection charge for single family development in new growth areas is \$7,450 per dwelling and \$2,800 per unit for infill projects. Multifamily development receives a 25 percent reduction in fees. The per dwelling unit charge in new growth areas is \$5,587.50 and \$2,100 for infill projects.

Deferral and Waivers: Both SRCSD and SASD administer fee deferral and fee waiver programs. These programs are intended to encourage the construction of residential developments within both Districts' service areas, more specifically the construction of residential projects that provide units with affordable rents or affordable housing costs for low-income households in the District's service area. Affordable housing developers are eligible for up to a 20 percent reduction and/or deferral of fees via these programs.

### **Drainage Fees**

Drainage facilities and maintenance within the unincorporated area of Sacramento County are provided by the Drainage Division of the Sacramento County Department of Water Resources. The Drainage Division facilitates the construction of drainage facilities, is responsible for the maintenance of drainage facilities, and provides minor improvements to existing facilities. Funding sources differ for construction and maintenance of drainage facilities. Construction of facilities is often financed by property owners. Drainage fees are collected at the time the property is developed and such funds are used to construct trunk drainage facilities. The current drainage fees are based on the zone of the new residential development (Zone 11A, 11B or 11C), when the development was approved and the density of the development. Taking these factors into account, drainage fees for a new residential dwelling in the unincorporated County can vary greatly, from \$600 for a multifamily unit in Zone 11B (Arden Arcade, Carmichael, Fair Oaks, Orangevale) on a lot recorded before the adoption of the 2004 Fee Plan to over \$12,000 for a single-family unit in Zone 11A (Vineyard, South Sacramento) on a acre lot that was subdivided after the adoption of the 2004 Fee Plan.

## School Facilities Fees

Because Sacramento County will experience residential growth during the planning period of this Housing Element, new school facilities to serve elementary, middle, and high school student populations need to be constructed and existing facilities need to be expanded. Traditionally, school facilities were built using funds derived from the state. However, the rapid growth of the school age population has outpaced the availability of funds needed for additional classrooms, teachers and supplies. California law authorizes school districts to charge fees, set at a level per square foot prescribed by state law, for new residential and commercial/industrial developments. Prior to the County issuing building permits, the developer must obtain a certificate of mitigation by paying the school fees to the local school district.

Some school districts with large increases in their student population have also instituted a Mello-Roos Financing District. The Mello-Roos district allows, after voter approval, fees to be levied on all existing and new developments to pay off a fixed new bond that has been issued for school facilities. Fees charged to property owners to repay the bond vary according to the types of development.

School impact fees for a 2,000 square-foot single-family home in unincorporated Sacramento County range from \$4,280 to \$12,580, depending on the school district and location.

**Tables 7-6** and **7-7** provide a sampling of the County's service-related and infrastructure improvement fees of four specific areas, South Sacramento, Carmichael, East Antelope, and the North Vineyard Station area.

TABLE 7-6. SACRAMENTO COUNTY DEVELOPMENT IMPACT FEES - SINGLE FAMILY				
	South Sacramento	Carmichael	East Antelope	North Vineyard Station
<b>Estimated fees for a 2,000 square-foot single-family residence on a 0.2 acre lot, RD-5</b>				
Building Permit Processing/Plan Check Fees	5,505.92	5,505.92	5,505.92	5,505.92
<b>Broad-Based Development Impact Fees</b>				
Sewer-CSD-1 or local	2,400.00	2,400.00	3,000.00	3,000.00
Sewer - SRCSD or regional	2,800.00	2,800.00	7,450.00	7,450.00
Water	2,800.00	4,439.65	6,866.00	13,638.00
Drainage	2,959.20	2,020.00	2,849.00	2,959.20
Roadway and Transit	4,080.80	4,256.78	3,481.79	1,556.17
Parks (Quimby, in-lieu, etc.)	876.00	1,775.00	1,040.00	1,460.00
Fire Protection/public safety	1,824.00	1,824.00	1,824.00	1,824.00
Schools facilities mitigation	8,640.00	4,280.00	12,580.00	8,640.00
Affordable Housing in-lieu fee	10,000.00	10,000.00	10,000.00	10,000.00
<b>Area Specific Development Impact Fees</b>				
Roadway/traffic	NA	NA	9,986.40	19,109.80
Transit	NA	NA	NA	751.00
Parks	NA	NA	4,381.00	5,153.40
Library	NA	NA	NA	806.80
Water Mitigation	NA	NA	21.00	NA
Drainage Mitigation	NA	NA	37.60	5,985.00
Administration	NA	NA	NA	1,291.00
<b>Total Single-Family Fees</b>	<b>\$41,885.92</b>	<b>\$39,301.35</b>	<b>\$69,022.71</b>	<b>\$89,130.29</b>

Source: Sacramento County Department of Community Development, 2011.



TABLE 7-7. SACRAMENTO COUNTY DEVELOPMENT IMPACT FEES - MULTIFAMILY

	South Sacramento	Carmichael	East Antelope	North Vineyard Station
<b>Estimated fees for a 3,600 square-foot multifamily building (4 units) on a 0.2 acre lot, RD-20</b>				
Building Permit Processing/Plan Check Fees	6,599.08	6,599.08	6,599.08	6,599.08
<b>Broad-Based Development Impact Fees</b>				
Sewer-CSD-1 or local	2,400.00	2,400.00	3,000.00	3,000.00
Sewer - SRCSD or regional	8,400.00	8,400.00	22,350.00	22,350.00
Water	2,900.00	8,670.33	6,860.80	39,970.00
Drainage	3,582.00	2,416.00	3,385.80	3,582
Roadway and Transit	10,321.40	10,750.80	5,905.04	4,161.32
Parks (Quimby, in-lieu, etc.)	2,928.00	5,900.00	2,840.00	4,880.00
Fire Protection/public safety	3,728.50	3,728.50	3,728.50	3,728.50
Schools facilities mitigation	15,552.00	7,704.00	18,000.00	15,552.00
Affordable Housing in-lieu fee	40,000.00	40,000.00	40,000.00	40,000.00
<b>Area Specific Development Impact Fees</b>				
Roadway/traffic	NA	NA	29,959.20	42,572.40
Transit	NA	NA	NA	6,979.20
Parks	NA	NA	11,302.98	13,398.60
Library	NA	NA	NA	2,097.20
Water Mitigation	NA	NA	54.18	NA
Drainage Mitigation	NA	NA	40.98	7,212.20
Administration	NA	NA	NA	3,252.40
<b>Total Multifamily Fees</b>	<b>\$96,410.98</b>	<b>\$96,568.71</b>	<b>\$154,026.56</b>	<b>\$219,334.90</b>

Source: Sacramento County Department of Community Development, 2011.

TABLE 7-8. SACRAMENTO COUNTY PLANNING ENTITLEMENT DEPOSIT AMOUNTS (1)						
APPLICATION TYPE (2)		TOTAL DEPOSIT		APPLICATION TYPE (1)		TOTAL DEPOSIT
GENERAL PLAN AMMENDMENT		27,082		ZONING INTERPRETATION		1,880
Residential to Commercial/Industrial		4,377		SPECIAL DEVELOPMENT PERMIT-PC		12,681
Agricultural to Urban		7,156		SPECIAL DEVELOPMENT PERMIT-BS		15,852
COMMUNITY PLAN AMENDMENT		20,581		added to other entitlement		3,487
COMMUNITY PLAN AMENDMENT & REZONE		23,657		SPECIAL REVIEW OF PARKING-PC		10,090
REZONE		23,336		PARKING REVISION "X" EASEMENTS/ACCESS		561
SPECIFIC PLAN INITIATION		12,056		SPECIAL REVIEW OF PARKING-ZA		3,316
VARIANCE-ZA		6,697		EXCEPTION-SRC		4,519
VARIANCE-BS		12,308		EXCEPTION-ZA		3,135
DEVELOPMENT PLAN REVIEW-PLAN DEPT		4,323		EXCEPTION-PC		6,672
DEVELOPMENT PLAN REVIEW-SINGLE FAMILY		3,123		EXCEPTION-BS		8,677
Each Additional lot		1,353		PARCEL MAP-SRC		8,972
DEVELOPMENT PLAN REVIEW-PC		11,107		PARCEL MAP-PRJ		11,622
DEVELOPMENT PLAN REVIEW-BS		13,938		PARCEL MAP-BS		14,180
MATHER DESIGN REVIEW-MINOR PROJECTS		939		PARCEL MAP RESUBMISSION-SRC		7,245
USE PERMIT/FENCE-ZA		1,735		PARCEL MAP RESUBMISSION-BS		11,322
USE PERMIT-ZA		6,999		PARCEL MAP EXTENSION-SRC		7,354
USE PERMIT-PC		13,489		PARCEL MAP EXTENSION-BS		11,428
USE PERMIT-BS		17,315		SUBDIVISION TENTATIVE MAP-BS (1-25 Lots)		18,397
USE PERMIT-CONDO CONV-PC		14,598		PARCEL MAP WAIVER-CONDO-PC		5,938
USE PERMIT-CONDO CONV-BS		17,685		SUBDIVISION TENTATIVE MAP-PRJ (1-25 Lots)		15,412
TEMPORARY USE PERMIT		253		26-100 lots-additional fee		1,845
TEMPORARY CONCESSION		1,519		Each 100 over first 100-additional fee		1,018
TEMPORARY MOBILE HOME		1,966		26-100 lots-additional fee		1,721
TEMPORARY SUBDIVISION SIGN		1,519		Each 100 over first 100-additional fee		1,048
CERTIFICATE OF NONCONFORMING USE		1,014		SUBDIVISION RESUBMISSION-PC (1-25 Lots)		10,563
ZONING ORDINANCE AMENDMENT		16,417	26-100 lots-additional fee		1,313	
ZONING AGREEMENT AMENDMENT		14,269	Each 100 over first 100-additional fee		776	

**TABLE 7-8. SACRAMENTO COUNTY PLANNING ENTITLEMENT DEPOSIT AMOUNTS (CONTINUED)**

APPLICATION TYPE (2)	TOTAL DEPOSIT	APPLICATION TYPE (1)	TOTAL DEPOSIT
SUBDIVISION RESUBMISSION-BS (1-25 Lots)	13,516	TRANSPORTATION SYSTEM PLAN/RES PLAN	1,321
26-100 lots-additional fee	1,313	TRANSPORTATION SYSTEM PLAN-PLAN	2,642
Each 100 over first 100-additional fee	776	TRANSPORTATION SYSTEM PLAN-PC	7,578
SUBDIVISION EXTENSION OF TIME-PRJ	10,565	TRANSPORTATION SYSTEM PLAN-BS	10,084
SUBDIVISION EXTENSION OF TIME-BS	13,541	TSM PLAN ANNUAL REPORT	1,014
SUBDIVISION VESTING MAP (1-25 Lots)	19,350	AFFORDABLE HOUSING PLAN (< 20 units)	1,208
26-100 lots-additional fee	1,313	AFFORDABLE HOUSING PLAN (> 20 units)	4,959
Each 100 over first 100-additional fee	776	DETERMINATION OF SITE SUITABILITY	2,854
RESUBMISSION OF VESTING MAP (1-25 Lots)	14,606	ZONING ADMINISTRATOR'S ACTION	1,333
26-100 lots-additional fee	1,845	BOARD REVIEW	7,018
Each 100 over first 100-additional fee	1,307	PLANNING REVIEW	155
EXTENSION OF VESTING MAP-BS	14,206	RECLAMATION REVIEW	13,913
BOUNDARY LINE ADJUSTMENT	4,523	PRE-APPLICATION MEETING	784
BOUNDARY LINE ADJUSTMENT-STAFF LEVEL	1,881	DESIGN REVIEW-DISCRETIONARY	1,821
STREET DEDICATION	8,477	DESIGN REVIEW-NON-DISCRETIONARY MINOR	816
LOT REDUCTION PERMIT-PRJ	6,634	DESIGN REVIEW-NON-DISCRETIONARY MAJOR	2,680
LOT REDUCTION PERMIT-BS	9,336	COUNTY INITIATED	
WILLIAMSON ACT APPLICATION	6,994	DEPOSIT FOR FINDINGS	5,572
WILLIAMSON ACT WITHDRAWAL	11,162	APPEAL TO BOARD/ZONING APPEALS	4,344
WILLIAMSON ACT NONRENEWAL	1,014	APPEAL TO PLANNING COMMISSION	4,474
DEVELOPMENT AGREEMENT	16,051	APPEAL TO BOARD OF SUPERVISORS	5,351
DEVELOPMENT AGREEMENT AMENDMENT	9,730	APPEAL OF PLAN DIRECTOR'S DECISION	1,878
DEVELOPMENT AGREEMENT ANNUAL REVIEW	7,568	APPEAL OF EIR DETERMINATION	2,093

Source: Sacramento County Department of Community Development, 2011

(1) Deposit amount and actual fees charged are usually the same. However, there are situations where the actual fees are more than the deposit amount.

(2) BS = Board of Supervisors; PC = Planning Commission; PRJ = Project Planning Commission; SRC = Subdivision Review Committee; ZA = Zoning Administrator

## REVIEW/COMPARISON OF THE EXISTING IMPACT FEE STRUCTURE WITH OTHER JURISDICTIONS

In November and December of 2011, the County Engineering Division (County Engineering) conducted a comprehensive review of development fees, costs and standards. This review had multiple purposes and desired outcomes. First, to identify the general costs associated with development in Sacramento County. Secondly, to identify whether there is a need for a systematic change to the development cost structure. The ultimate outcome was to identify processes that would create a more viable/appropriate fee structure.

The measures of success for this effort are the scope and levels of changes in the programs, reductions in fees and costs, and measured increases in building permit activity in the County. It is recognized that there are other economic factors well beyond the scope of County Engineering efforts that will impact the issuance of permits.

**Table 7-9** shows some of the development fees that were reduced as a result of County Engineering's effort. Most of the fees pertain to new growth and specific plan areas.

<b>TABLE 7-9. PERCENTAGE REDUCTION OF FEES AS RESULT OF REVIEW OF STANDARDS, FEES AND COSTS</b>	
<b>Fee</b>	<b>Measured Reduction</b>
New Growth Area Transit Fees	29 - 39%
North Vineyard Station Roadway Fees	27%
North Vineyard Station Supplemental Drainage Fee	24%
Sacramento County Transportation Development Fee (Countywide)	18 - 39%
Swainson's Hawk Mitigation Fee (Countywide)	34%
Vineyard Roadway Fees	6%

Source: DSSC Staff Report for Board of Supervisors, December 14, 2011.

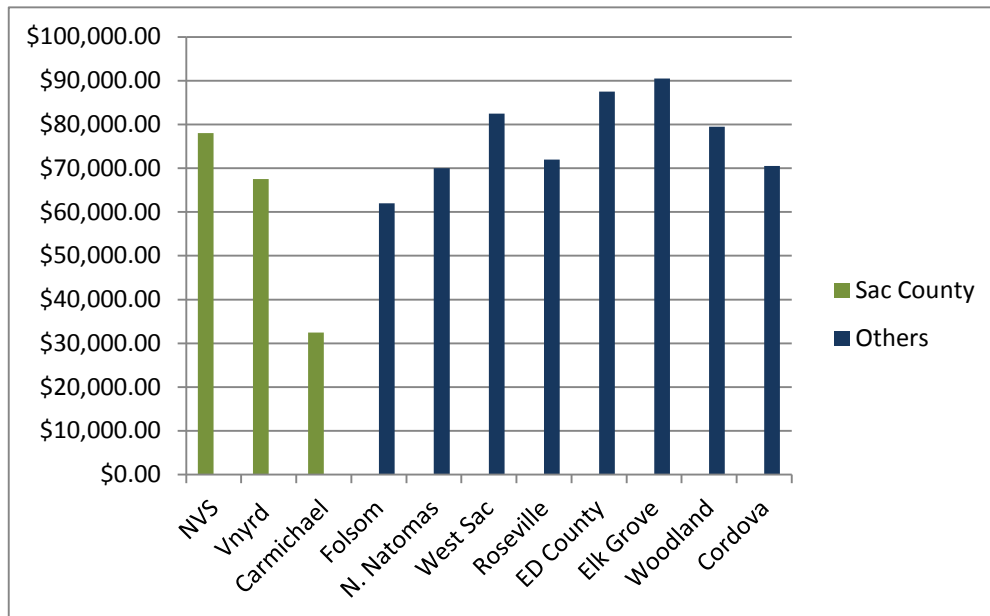
County Engineering's review also included an assessment of building permit activity in the County and a comparison of development-related fees in surrounding jurisdictions. One of the most compelling findings is that for the most part Sacramento County's fees are comparable, or in some cases less than those imposed by surrounding jurisdictions. For example, while still high, the cost to develop in North Vineyard Station is less than in competing areas in Elk Grove, West Sacramento, and El Dorado County. The cost to develop in Vineyard is less than most competing development areas and the cost to develop in infill areas such as Carmichael is less than any competing area.

### Development Fees in Other Jurisdictions

A comparison of current residential impact fees within the region is shown in **Chart 7-1**. While there are similarities between the jurisdictions planning processes, the environmental review and public works department roles vary considerably and are

not noted. The table compares the fees charged by the County with fees charged by nearby jurisdictions for typical entitlements required for residential development.

**Chart 7-1. Comparison of Development Fees**



Source: DSSD Presentation to County Board of Supervisors, December 14, 2011.

## DEVELOPMENT REVIEW AND PERMIT PROCESS

Sacramento County is proposing to update its Zoning Code during the planning period of this Housing Element. The Zoning Code update is a response to the 2007 Development Code Diagnosis Report which analyzed the County's Zoning Code and permit procedures.

Among the major findings and recommendations of the Development Code Diagnosis Report, as they relate to housing cost and availability, are:

**Draft Clear, Objective Approval Criteria for All Procedures.** The proposed Zoning Code should have clear, objective approval criteria for all types of land use decisions which will ensure consistent decision-making by the various bodies.

**Clarify Review and Decision-Making Responsibilities.** The proposed Zoning Code should clearly identify who specifically is empowered to make what types of land use recommendations and decisions. **Table 7-9** summarizes the County's current planning entitlement procedures which are described in greater detail in this section.

<b>TABLE 7-10. SUMMARY OF REVIEW AND DECISION-MAKING RESPONSIBILITIES</b>	
<b>Procedure</b>	<b>Process Summary</b>
General Plan Amendment, Code Text Amendments, Rezones	Review/Recommendation -PRC -CPAC -Planning Commission  Decision -Board of Supervisors
Development Agreements	Initial Review Recommendation -Director  Review/ Recommendation -Planning Commission  Decision -Board of Supervisors
Conditional Use Permits	Review/Recommendation -PRC -CPAC -Planning Commission (if Board of Supervisors is final hearing body)  Decision -Board of Supervisors (if so designated in use tables, or if filed with other application requiring hearing before Board, or if application does not comply with certain policies); OR -Planning Commission (unless otherwise noted above)
Lot Reduction Permit Special Development Permits	Review/Recommendation -PRC -CPAC -Planning Commission (if Board of Supervisors is final hearing body)  Decision -Board of Supervisors (if so designated in use tables, or if filed with other application requiring hearing before Board, or if application does not comply with certain policies); OR -Planning Commission (unless otherwise noted above)
Sign Permit	Review/ Decision -Director
Temporary Use Permit	Review/ Decision -Chief Building Inspector (for Temporary Construction Trailer or Commercial Coach); OR Director (for all other applications)
Development Plan Review	Review/ Recommendation -PRC -CPAC  Decision - Planning Commission (for multifamily projects with 80+ units or if entitlements are included requiring a hearing before the Planning Commission); OR -Another body (if so designated by an applicable zoning agreement)
Tentative Parcel Map	Review/ Recommendation -PRC -CPAC Decision -Subdivision Review Committee
Parcel Maps	Approval -Board of Supervisors
Tentative Subdivision Maps	Review/ Recommendation -PRC -CPAC -Subdivision Review Committee

	Decision -Board of Supervisors (if called out for special processing); OR -Planning Commission (all other applications)
Subdivision Maps	Approval -Board of Supervisors
Vesting Maps	Review/ Recommendation -PRC -CPAC -Subdivision Review Committee -Planning Commission (if application includes community plan amendment) Decision -Board of Supervisors
Boundary Line Adjustments	Review/ Decision -Director (for applications with no change in density); OR -Subdivision Review Committee (all other applications)
Certificate of Nonconforming Use	Review/ Decision -Director
Density Bonuses for Lower and Very Low Income Households	Review/ Decision - Planning Commission
Variances	Review/ Recommendation -PRC -CPAC Decision -Zoning Administrator (unless application goes before Planning Commission or Board of Supervisors)
Exceptions	Review/Recommendation -PRC -CPAC Decision -Board of Supervisors (unless application goes before the Planning Commission)

## PERMIT PROCESSING TIMES

The time it takes to review and approve a residential development proposal can increase the cost of construction due to inflation and the developer's carrying costs during this period. The County has monitored the length of time it takes to process several different types of applications, from General Plan amendments to use permits. **Table 7-11** provides an estimated time for completion for types of requests received by the Planning and Environmental Review Division.

The County must comply with procedural requirements set forth in state law for environmental review, subdivision review, and planning actions, including General Plan amendments, rezoning, and use permits. State law establishes hearing requirements, review periods, public notification, and time limits for various actions with which local governments must comply. The requirements are not only mandatory but must be completed in a specific order. The complexity of each individual project can influence processing time as staff may take more time to review projects requiring environmental documentation.

The County has adopted several strategies to reduce approval times for residential development proposals and the impact that lengthy approval processes has on development costs. These strategies include using administrative review and approval for certain types of development proposals, permitting multifamily and special needs housing by right (without a conditional use permit) in specified zones, adopting specific conditional use permit criteria to reduce uncertainty in the decision-making process, and establishing the Project Review Committee to identify

issues early in the process (described in more detail below). Also the Community Councils were discontinued which has resulted in reduced processing times.

<b>TABLE 7-11. PLANNING APPLICATION PROCESSING TIMES</b>	
<b>Application</b>	<b>Estimated Time for Completion</b>
General Plan Amendment- Board of Supervisors	12-24 months
Community Plan Amendment and Rezone- Board of Supervisors	12-18 months
Rezone- Board of Supervisors	6-7 months
Tentative Subdivision Map-Planning Commission	6 months
Parcel Map-Subdivision Review Committee (SRC)	4 months
Conditional Use Permit-Planning Commission	5-8 months
Conditional Use Permit- Zoning Administrator	3 months
Temporary Use Permit-Zoning Administrator (Medical Hardship Mobil Homes)	2 months
Variance- Zoning Administrator	3-6 months
Development Plan Review- Planning Commission	5 months
Development Plan Review- Staff Level	90 days
Boundary Line Adjustment	1-2 months

Source: Tricia Stevens pers. comm. Sacramento County Department of Community Development, 2012.

To minimize disruptions in the project review process, staff works with the applicant to achieve a completed application that conforms to the various procedural, design, and zoning requirements. Processing times vary depending on the size and complexity of the project, the completeness of the application, and the conformance of the project to the Zoning Code requirements. This process often takes place before the formal submittal of an application and review period begins.

Factors that could alter the review and approval time for a project include:

- volume of applications;
- number of general inquiries (phone, front counter, correspondence);
- extent and detail of code requirements;
- timelines for public notice (state law and Zoning Code);
- time and extent of noticing desired by some members of the community;
- concurrent special projects;
- subjective review issues (building and site design);
- level of community involvement and interest; and



- preparation time for agenda item staff report and length of the review chain.

### ***Permit and Entitlement Process for Typical Residential Projects***

In most cases, the construction of single-family residence is subject to the issuance of a building permit provided the zoning and parcel lots are in place. However, there are certain areas in the County where an applicant will have to attain additional entitlements such as development plan reviews or use permits. This raises the cost of development for the applicant but not to a significant degree. For example, an applicant constructing a residence in the Parkway Corridor overlay zone that is also visible from the American River Parkway will be required to pay fees for a staff level development plan review. This planning entitlement is relatively inexpensive compared to other entitlements (see **Table 7-8**) and usually takes 3 to 4 months to attain.

Multifamily projects are typically subject to a development plan review, design review using the adopted Interim Multifamily Design Guidelines, and issuance of building permits if the zoning is in place. Projects that have 80 units or less are required to attain a “staff level” development plan review while projects comprised of 80 units or more are subject to the approval of a development plan review by the Planning Commission. A staff level development plan review takes significantly less time and money to attain than that reviewed by the Planning Commission. Design review is included in development plan review.

Project applications are initially reviewed by the Project Review Committee (PRC) which can identify potential problems early in the development process. Design review may initially increase the entitlement processing time for a multifamily project but the potential improvement of the project’s design increases public acceptance and reduces the length of the public hearing process. Staff gives priority and special handling to affordable housing projects in order to meet funding deadlines.

### ***Streamlining Process and Project Review Committee***

The County now implements a Development Streamlining Process to reduce permit processing times for residential and nonresidential projects. This effort involves County staff and private industry representatives. The goal is to help move customers from project concept to building occupation smoothly while meeting the County’s regulatory responsibilities. The cornerstone of the Development Streamline Process is the Project Review Committee (PRC), which identifies project issues very early and throughout the process. This committee is comprised of County officials from agencies that are involved in the development process. A private industry representative is the chairperson of the PRC. It has been estimated that the PRC has reduced average processing time for projects by 60 days. There are three components to PRC review.

- Initial review to identify any potential problems.
- Review of conditions of approval.

- Troubleshooting when needed.

Another key feature of the Development Streamlining Process is the Zoning Code update program. This program has been partially implemented through the adoption of the Interim Multifamily Design Guidelines which allows more permit decisions to be non-discretionary and so reduces processing times. The Zoning Code update program will be implemented further through the comprehensive update of the Zoning Code that will reduce the complexity of processing requirements. The development and adoption of the updated Code is an implementation program in this Housing Element.

### ***Community Planning Advisory Councils (CPAC)***

The County established CPAC's in several unincorporated communities to facilitate and invite direct citizen participation in the planning process involving the present and the future development policies affecting their community. The councils provide a forum for the review of proposed amendments to plans, zoning matters and use permits. The councils are advisory only to County agencies. The council's geographical area of responsibility corresponds to the community planning areas established by the County. There are 14 CPACs. CPAC review is advisory only, and the County tries to reduce additional delay by scheduling the CPAC review concurrently with staff review of applications.

## **SPECIAL PERMIT PROCEDURES AND REQUIREMENTS**

The County Zoning Code has provisions for several types of special permits. These include a density bonus, variance, conditional use permit, lot reduction permit, special development permit, exception, and mobile home certificate of compatibility.

### **Density Bonuses for Affordable Housing**

Sacramento County provides additional incentives for the production of affordable housing for lower-income and senior households through density bonus provisions on the Zoning Code (sections 110-110 through 114 of the Code). These incentives seek to address the cost and other impacts of the County's development regulations on the production of affordable housing. Under the County's density bonus program, an applicant proposing to construct a specified percentage of affordable housing can receive approval for additional dwelling units beyond the number otherwise allowed by the Code. The County will also consider additional incentives that can help reduce the cost of building affordable housing, such as reduced parking requirements or flexibility in other development standards.

State law (California Government Code, section 655915) was amended in 2004 and 2005 to require a "sliding scale" of density bonuses based on the percentage and targeted income level of affordable housing units. The number and types of additional incentives that cities and counties were required to offer was also expanded. Sacramento County has not yet updated its density bonus provisions to comply with current state law. To comply with State law, the County will need to amend the Zoning Code. The proposed amendment is included as an implementation program in this Housing Element.

## Variances

Variances can be granted for special circumstances that are unique to a property. These special circumstances can include size, shape, topography, location, surroundings, or the location of heritage or landmark trees. The strict application of zoning requirements would deprive a property of privileges enjoyed by other properties in the vicinity and under identical zone classifications. Variances help mitigate potential constraints that could result from the strict application of County zoning standards.

## Conditional Use Permits

Conditional use permits (CUP's) are required to insure the proper integration of uses that may be suitable only in certain locations or zoning districts because of their special nature and/or potential for becoming nuisances. They may also only be suitable when such uses can be controlled or designed in a particular manner. Details regarding permitted and conditional residential uses for each zone are provided in **Tables 7-4** and **7-5**. The County uses the conditional use permit process to establish building standards and reasonable use conditions, not to regulate the users or occupants.

Potential concerns addressed by the use permit include factors such as noise, dust, dirt, litter, fumes, odors, vibrations, and traffic congestion. Conditional uses are those that need special review to determine their compatibility with the surrounding area and to establish special conditions to maintain harmony with the neighborhood.

The County's CUP process gives three different entities decision-making responsibility over CUP applications: the Zoning Administrator, the Planning Commission and the Board of Supervisors. The Zoning Administrator typically hears smaller scale and non-controversial projects such as requests for accessory dwellings and deviations from required fence height. As projects become more complex and controversial, they are heard by the Planning Commission and/or Board of Supervisors (e.g., CUP's for gas service stations).

The resulting multiple levels of responsibility are complex and can lead to inconsistent decisions. Among the streamlining options suggested in the Diagnosis Report for the current Zoning Code are: 1) maintain the current system, but adopt standard approval criteria, 2) assign one hearing body with the authority to decide all CUPs, and 3) assign the decision on CUPs for those projects that need other permits to the highest decision-making authority associated with those permits. As part of the Zoning Code update, the County will review its criteria and decision-making authority for CUPs to clarify and streamline the approval process.

The County may require guarantees in the form of bonds, cash deposits or other evidence of good faith to secure compliance with imposed conditions. Such conditions may include but are not limited to:

- dedication of right-of-ways;

- improvements of vehicle access to the subject property to County standards;
- regulation of the placement of the use or building on the subject property;
- regulation of height, number of stories;
- regulation of the nature, hours of operation, extent of use; and
- regulation of landscaping for the protection of adjoining and nearby properties.

### Exceptions

The County may grant exceptions to the strict application of its development standards as set forth in the Zoning Code (sections 110-50 through 110-54) to the extent such exceptions are expressively authorized by specific code provisions and specific conditions enumerated in the code are met. Exceptions are typically considered for the following: minimum lot or minimum lot width requirement, requirements for public street frontage, and multifamily development standards. Exceptions provide a way to mitigate constraints imposed by the strict application of zoning standards.

### Special Development Permits

The intent of a Special Development Permit is to balance opportunities for greater creativity and flexibility in design while still providing adequate protection of the environment and the health, safety and comfort of local residents. A Special Development Permit may be issued to: 1) encourage a creative and more efficient approach to the use of a specific area of land, 2) maximize the choice in the type of environment available to residents in the unincorporated area of Sacramento County, 3) encourage more efficient allocation and maintenance of private open space by redistributing overall density, and 4) provide economy in housing opportunities. Applications for special development permits are typically heard by the Planning Commission.

The County anticipates that the Zoning Code update will include several features that allow for much of the flexibility that now requires a special development permit. Among these features will be:

- design guidelines for residential and mixed-use development to permit design flexibility;
- new mixed use zoning districts; and
- corridor plans, some of which may include form-based development guidelines and standards that allow considerable flexibility in project design, layout, and use.

## PROPOSED ZONING CODE UPDATE AND THE INTERIM MULTIFAMILY DESIGN GUIDELINES

As described previously in this chapter, the County has restarted a comprehensive update of its Zoning Code that will combine development standards, design quality standards, and sustainability standards. When adopted, the updated Zoning Code will better and more effectively facilitate residential infill development and multifamily housing development through these new standards and guidelines and the creation of several new mixed-use zones.

As an interim step, the County has adopted guidelines for multifamily and small-lot single family development that are anticipated to facilitate the development of these types of housing. Among the changes are:

- The guidelines allow increases in density and building height for multifamily properties surrounded by higher density residentially and non-residentially zoned properties. For example, multifamily properties that are mostly surrounded by RD-7 through RD-15 zoned properties are allowed to build at densities of up to 30 dwelling units per acre and up to 45 feet to the ridgeline of the roof (55 feet if adjacent to a street 80 feet or more wide). Multifamily properties that are mostly surrounded by RD-20 and higher density residentially zoned properties and/or non-residentially zoned properties have no upper limit on density and can build up to 150 feet to the ridgeline of the roof (no upper limit on height if adjacent to a street 80 feet or more wide).
- The guidelines allow reduced set-backs through set-back averaging and “stepping down” of multi-story buildings adjacent to single-family homes. For example, the minimum required separation between a multifamily building of two or more stories and an adjacent single-family home is reduced from 100 feet to a maximum of 50 feet. However, multifamily structures may be “stepped back” to further reduce the minimum required distance from single-family homes, to as little as five feet for the first story, 15 feet for the second story, and 25 feet for the third story.
- The guidelines permit zero front-, rear- and side-yard setbacks for higher density multifamily projects mostly surrounding by RD-20 or higher density residentially zoned land or non-residentially zoned land.
- The guidelines reduce off-street parking requirements for multifamily development from 1.5 spaces per unit for one-bedroom units to one space per unit for projects mostly surrounded by RD-20 or higher density residentially zoned land and/or non-residentially zoned land. The new standards also reduce off-street parking requirements from two spaces per unit for two-bedroom and larger units to 1.5 spaces per unit for residential projects mostly surrounded by RD-7 or higher residentially zoned land and/or non-residentially zoned land. In addition, the new standards require only one parking space per studio or efficiency unit. Finally, required off-street parking for some multifamily projects has been reduced by 0.5 per unit if the project is within ¼ mile of a light rail or bus rapid transit (BRT) stop.

- The guidelines allow exceptions to development standards and design guidelines to be approved by the Community Planning Director for projects with 80 or fewer dwelling units.

In conclusion, the combination of the new standards in concert with greater flexibility will help to encourage and facilitate new multifamily development in the unincorporated area of the County.

## **DESIGN REVIEW**

The purpose of design review is to:

- create a sense of place in the County's mixed-use, commercial and business districts;
- create mixed-use, commercial and business districts that are designed to promote the safety and convenience of pedestrians;
- promote high quality design; and
- promote compatibility between new development and surrounding development.

Design review is required for discretionary projects that require one or more entitlements or approvals, such as a conditional use permit, variance, exception, development plan review, special development permit, or public works project approval. As of August 8, 2011, a design review deposit of \$1,821 is required for discretionary projects which include multifamily projects and small-lot or cluster single-family subdivisions. These projects are reviewed using the Multifamily Residential Design Guidelines described above.

Although a fee is charged for design review and design review requirements include some general standards for materials and construction quality which have the potential to increase costs, these are offset by a more streamlined process, increased administrative approval, and a more streamlined process for public commenting. Also, there will be less restrictive development standards which will enable developers to add more residential units to their projects. The Design Review Administrator (DRA) and an administrative Design Review Advisory Committee (DRAC) review projects for Design Review conformance. Design review is a staff-level process that occurs concurrently with other permit approvals. Applicants whose projects require design review first meet with the DRA in a pre-application meeting. After this meeting, the applicant submits application to the Planning and Environmental Review Division for processing. The DRAC review occurs during the normal project review process. The DRA and DRAC then prepare conformance recommendations that are include in the project staff report to the review authority.

## **HOUSING FOR PERSONS WITH DISABILITIES**

Individuals with disabilities face special challenges in obtaining suitable and affordable housing, as noted in Chapter 6. Sacramento County has proactively taken

a number of steps to meet the needs of persons with disabilities and to ensure that County regulatory requirements encourage and facilitate housing opportunities for such individuals. For example, the County has adopted programs to provide alternative housing for various special needs individuals, used a neighborhood/community-oriented planning approach to identify potential barriers to access for persons with disabilities, and encouraged developers to locate housing near services for persons with disabilities, public transit, and commercial services.

The County's efforts to meet the needs of persons with disabilities fall under four categories of action: (1) provision of reasonable accommodations; (2) zoning and land use regulations; (3) permit processing requirements; and (4) building code enforcement.

### **Disabilities Advisory Committee**

Sacramento County's Disability Advisory Committee (DAC) was established to advise the Board of Supervisors on issues pertaining to the disabled community and relating to County compliance with laws and regulations under the Americans with Disabilities Act (ADA) and the Building Code (California Code of Regulations, Title 24). At least half of the 17 members of the DAC must be persons with a disability and are drawn from organizations serving persons with disabilities or from the public. Appointed members have an interest in and/or knowledge of disability issues and are drawn from organizations serving persons with disabilities or from the public. The DAC participated in identifying information, issues, policies, and actions to address the housing, accessibility, and supportive service needs of persons with disabilities during the update of the County's Housing Element.

DAC responsibilities include:

- evaluating accessibility of County facilities, employment, services and programs;
- submitting recommendations for appropriate modifications to improve accessibility;
- acting as a liaison with community groups, government agencies, and individuals in addressing disability issues related to the Sacramento County;
- presenting educational workshops on disability issues; and
- serving as the Voters Access Advisory Committee for the County.

The Physical Access Subcommittee is among DAC's working subcommittees. Its mission is to ensure that all County facilities and/or County supported programs are accessible to individuals with disabilities and to review County enforcement and propagation of standards that inhibit the access of persons with disabilities. Another subcommittee, the Housing Subcommittee, works to identify accessible housing issues, evaluate feasible solutions, and highlight successful models for consideration and determination by the Board of Supervisors. The process includes communication and participation with other individuals, groups, and agencies.



### **Process for Reasonable Accommodations**

Sacramento County provides reasonable accommodations for persons with disabilities to allow equal access to County services and facilities and equal participation in public processes. Individuals with disabilities or their representatives (e.g., family members, caretakers, legal guardians, conservators) can request free of charge, special accommodations at the County’s public counter or make an advance request for such accommodations through one of several communications channels offered by the County. A County staff person at the public counter will determine the nature of the need and ensure that persons requesting accommodations will have reasonable access to the requested services of the responsible County department. The County follows this same accommodations process for persons with special needs who desire to participate in public events in County facilities (such as public hearings and meetings).

The County also offers reasonable accommodations for persons with disabilities in its approach to zoning and building regulation. As a general practice, the County allows zoning and building code exceptions to individuals who request variances for access accommodations or other disabilities needs for themselves or the disabled person they represent. The County provides public information at its permit counter that summarizes the process for requesting variances from codes and standards to accommodate the needs of persons with disabilities. No specific ordinance outlining reasonable accommodations for the development approval process exists. However, there is an implementation program in this Housing Element to develop an ordinance that will delineate how the County will accommodate requests for exceptions and other special considerations during the planning process.

### ***Group Homes and Residential Care Facilities***

As noted above, the County has provided a number of exceptions and variance procedures to zoning and land use requirements to accommodate the needs of persons with disabilities. In addition to building modifications to accommodate disabilities, the County has permitted exceptions to parking, setback, and other zoning standards for housing oriented to persons with disabilities. The County allows residential care facilities, boarding homes, second units, SROs, and other types of special needs housing in a wide range of zones, often without the need for conditional use permits, to meet the needs of persons with disabilities.

The County also allows a variety of special needs housing to meet the needs of persons with disabilities in its residential and commercial zones. The County permits, or conditionally permits, the following types of residential uses for persons with special needs and/or disabilities:

- Institutional uses such as convalescent hospitals, skilled nursing or intermediate care facilities, adult day health centers and congregate care facilities are permitted in the Urban Reserve, AR-1 through AR-10 zones, and RD-1 through RD-40 zones, subject to a conditional use permit.
- Typically, entitlement requests for transitional and supportive housing are not differentiated from applications for standard multifamily development.



- In accordance with state law, group homes of six or less children or adults are permitted by right in single-family residential neighborhoods (AG-20 through 160, AR-1 through AR-10 and RD-1 through RD-10). Group homes of twenty or less children or adults are permitted by right in multifamily zones (RD-15 through RD-40). The County does not restrict small group homes other than requiring compliance with the same zoning standards as any residential use.
- Large group homes of six or more children or adults are conditionally permitted in single-family residential zones and are either subject to approval by the Zoning Administrator or Planning Commission depending on the number of residents. Large group homes of more than twenty children or adults in multifamily zones are subject to approval by the Zoning Administrator. Exceptions are permitted by the County for parking, setback, retrofitting, and other accommodations to meet the needs of persons with disabilities. The County's conditional use permit process requires that the applicant for a large group home comply with zoning standards for the district in which the proposed use will be located. The County makes every effort to focus the public debate on zoning and other development standards issues, not on the characteristics of the residents.

#### ***Building Codes and Universal Design***

As required by state law, Sacramento County uses the most current edition of the California Building Standards Code (CBSC), as approved and modified by the State Building Standards Commission. The County has not adopted local amendments to the CBSC affecting the ability of persons with disabilities to obtain reasonable accommodations or exceptions to meet their special housing or supportive service needs.

The County does not currently require universal design for single-family residential structures. Universal design includes features for handicapped accessibility or visitability. Some universal design elements are required in multifamily structures for compliance with state and federal standards for handicapped accessible units. As part of its strategy for addressing the needs of persons with disabilities, the County has encouraged universal design concepts to be incorporated in new homes by providing information on universal design at the Planning and Environmental Review Division and the Building Permits and Inspection Division permit counters.

### **NONGOVERNMENTAL CONSTRAINTS**

Nongovernmental constraints can increase the cost of housing production. These constraints are oftentimes market-driven and generally outside direct government control. However, local governments can adopt programs and processes to off-set these constraints by creating preconditions that encourage and facilitate development of a mix of housing types at various levels of affordability. For example, Sacramento County has identified sites that are suitable and are appropriately zoned, amended the Zoning Code to provide favorable residential development standards, and implemented a transparent and expedited permit review and approval process, via the new Project Review Committee (PRC).

The following is an analysis of County-specific housing cost components including the raw cost of low and high density zoned land, construction costs, and the availability of financing.

### Residential Land Cost

Unincorporated Sacramento County is nearly 1,000 square miles in size and home to both large-scale suburban (e.g. Arden-Arcade, Carmichael, and Fair Oaks) and rural (e.g. Delta, Wilton, and Herald) communities. Based on desirability (i.e. marketability) and availability of services, residential land costs can vary greatly. Since the County's 2008 housing element update, land costs in many communities within the unincorporated area (and the entire State) have declined to new lows. consult with the County's Real Estate Division, a conversation with local real estate brokers, and a check of February 2012 listings on Loopnet.com revealed that low density and medium zoned property is being listed at between \$19,000 and \$36,000 per acre.

Loopnet's February 2012 listings included a variety of vacant multifamily zoned land (15-20 du/ac), ranging in size from 0.46 acre to 5.5 acres, with asking prices between \$102,000 and \$174,240 per acre. These price points are representative of the region's significant downturn in the residential real estate market. A comparison of asking prices during the prior planning period indicates multifamily zoned land was in the \$380,000 to \$1.3 million per acre range.<sup>1</sup>

### Residential Construction Costs

Commensurate with the decrease in land costs since the 2008 housing element update, residential construction costs are on the decline in the Sacramento region. Anecdotally, the U.S. Census Bureau considers construction spending as a "principle economic indicator". The Bureau's February 2012 news report stated that overall residential construction spending during the last quarter of 2011 rose nationwide.

According to the County's Building Inspection Division (and consistent with International Code Council (ICC) estimates), the construction cost for a single family home is approximately \$102.00 per square foot. **Table 7-12** includes a breakdown of the costs associated with the habitable portion of a structure, plus garage, outdoor area, and impact fees. As indicated, raw construction costs for a 1,900 square foot single family home is approximately \$215,000. It is important to note that local development/impact fees (e.g., roadway, school, water, sewer, fire protection) can add 20 to 40 percent to the final per unit costs depending on the host of factors including, but not limited to community-specific infrastructure needs, special district fees, and project size. A detailed discussion and analysis of development impact fees for new growth areas, newly developing areas, and existing infill areas are included in this chapter.

Multifamily construction came to a near standstill in Sacramento County in 2010, with only 81 units completed. No new multifamily units were permitted in the first quarter of 2011. See **Table 7-13** for a breakdown of costs for a typical 3-bedroom,

<sup>1</sup> Sacramento County Housing Element 2008-2013, pp. 7-51.

1,000 square foot multifamily unit. For the scenarios described in **Tables 7-12** and **7-13**, the per unit cost for multifamily housing is approximately 56 percent less than the single family example. However, the per square foot costs only differs by 6 percent.

**TABLE 7-12. CONSTRUCTION COSTS FOR SINGLE-FAMILY DWELLING (2012)**

	Square Footage	Per Square Foot Construction Cost	Total Cost
Single Family Dwelling	1,900	\$101.95	\$193,705
Garage	440	\$39.61	\$17,428
Porch/Patio	150	\$27.42	\$4,113
			<b>\$215,246</b>

Source: Sacramento County Department of Community Development, 2012

**TABLE 7-13. CONSTRUCTION COSTS FOR MULTIFAMILY DWELLING (2012)**

	Square Footage	Per Square Foot Construction Cost	Total Cost
Multifamily Dwelling Unit	1,000	\$93.65	\$93,650
Balcony	100	\$27.42	\$274
Garage	200	\$27.42	\$548
			<b>\$94,472</b>

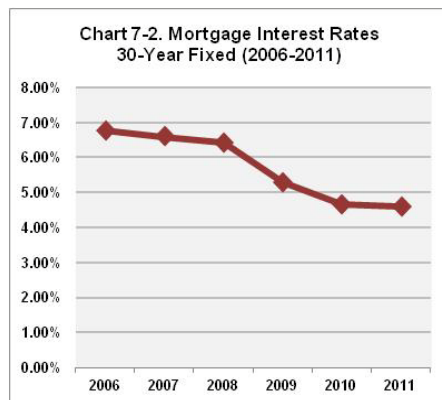
Source: Sacramento County Department of Community Development, 2012

## INTEREST RATES AND OTHER MARKET FACTORS

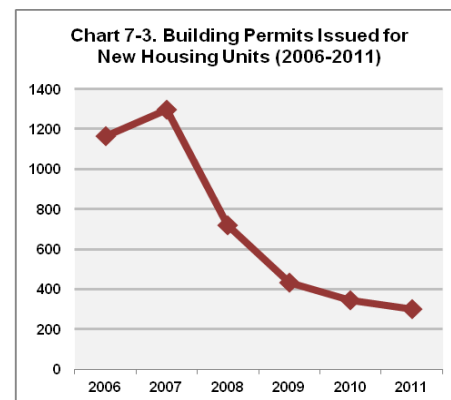
### Interest Rates and Home Sales

Because of the crises in the credit and lending markets, the mortgage industry is in a time of transition and sometimes, fiscal contradiction. While prospective residential buyers in the Sacramento region generally do not encounter difficulty in obtaining conventional financing, the mortgage market and lending practices have changed dramatically. For example, while interest rates are at all-time lows and many in the residential development community continue to be cautiously optimistic about improving market trends, lenders have had to tighten their loan and lending protocols. The demand for ownership housing is still down and the consensus among industry leaders is that near-term home sales will not reach anywhere near the record levels of 2004, 2005 and 2006.

Historically, substantial changes in mortgage interest rates have correlated with swings in home sales; when mortgage interest rates decline, home sales increase. However, because of the economic downturn coupled with stricter lending protocols, home sales have declined despite near record low mortgage interest rates. **Charts 7-2** and **7-3** show the interest rates on mortgage payments with the number of building permits issued for new housing between 2006 and 2011.



Source: Mortgage News Daily, 2011.



Source: Sacramento County Dept. of Community Development, 2011.

### Home Loans for Low-Income Households

During the final quarter of 2011, a 30-year fixed-rate mortgage (FRM) ranged between 3.97 and 7 percent, with an average of 0.8 point for the week ending December 5, 2011. For comparison purposes, the 30-year FRM averaged 4.77 percent at the end of 2010. Securing the lowest interest rate is largely a function of the borrower's credit rating and terms of the down payment. Financing costs currently contribute about \$30,000 to \$40,000 toward the price of a \$200,000 single-family home.

Lower income households may bear the biggest brunt of the new and stricter lending protocols. However, while the redevelopment portion of the Sacramento Housing and Redevelopment Agency (SHRA) was dissolved in 2012, the agency will continue to offer homebuyer assistance programs including, but not limited to their Mortgage Credit Certificate (MCC), Downpayment Assistance (DPA), First-time Homebuyer (FTHB) programs and providing technical assistance via their "approved lenders" list.

Financial assistance at the state level is provided by the California Housing Finance Agency (CalHFA), which offers a "first mortgage" program for properties located in federally designated targeted areas and is designed for low- and moderate income homebuyers. CalHFA also administers their own downpayment assistance program that provides a deferred-payment junior loan of an amount up to the lesser of three percent (3%) of the purchase price or appraised value to assist with down payment and/or closing costs.

### Discrimination and Predatory Lending

Equal access to credit is a key step in purchasing a home or obtaining financing for necessary home maintenance and repair. Discrimination that is not based on income or credit worthiness can prevent a potential homebuyer from purchasing a home. In order to identify current discrimination in home loan lending in Sacramento County, the Sacramento Housing and Redevelopment Agency (SHRA) periodically updates its Analysis of Impediments to Fair Housing (AI). In September

2010, SHRA released its latest AI.<sup>2</sup> The previous AI was released in 2004. The AI used Home Mortgage Disclosure Act (HMDA) data collected in 2007 – data which reflects the tightening of credit standards due to the beginning of the housing crises.

Two of the AI measures of fair-lending performance are:

- The extent to which certain minority borrowers are denied for home loans as compared to non-Hispanic White home applicants.
- The extent to which certain minority borrowers are more likely to receive higher-cost loans (sub-prime) than non-Hispanic White borrowers.

According to the AI, minority applicants were more likely to be denied for home loans than non-Hispanic White applicants in Sacramento County. During 2007, Black and Hispanic home loan applicants had denial rates of 40.2% and 38.3% respectively compared to 24.6% for non-Hispanic White home loan applicants. Without more details to allow for a comparison of credit scores, current debts and debt capacity, the types and locations of homes being purchased, and other factors, it is difficult to pinpoint the reasons for this disparity in loan approval rates. Nevertheless, nationally, multiple studies have shown that even where income is held constant across racial and ethnic groups, minorities experience higher denial rates.<sup>3</sup>

The AI also concluded that minority borrowers in Sacramento County were generally more likely to receive higher-cost loans. During 2007, Hispanic and Black borrowers were about 2.5 times more likely as non-Hispanic White borrowers to have higher cost loans. Normally, higher cost loans compensate lenders for the higher risk associated with borrowers with imperfect credit histories. However, even when controlling for gender and income levels, minority borrowers receive a disproportionately large amount of high-cost loans than is justified by creditworthiness and other housing market factors. Previous studies conducted by the National Community Reinvestment Coalition and others suggest that minorities are, in fact, receiving a disproportionately large amount of high-cost loans, after controlling for creditworthiness and other housing market factors.<sup>4</sup>

### Higher Cost Loans and Foreclosures

Traditionally lower income communities in California are targeted and flooded with high cost, subprime credit. During the housing boom during the mid-decade, there was an explosion in the proliferation of subprime lending in lower income-income neighborhoods. Much of this activity could be labeled “predatory lending” – defined by the federal government as lending involving deception or fraud, manipulation of borrowers through aggressive sales tactics, or taking unfair advantage of a borrowers lack of understanding about loan term. This disproportionately threatens low income and minority loan applicants. These practices are often combined with loan terms that are abusive or make the

<sup>2</sup> Analysis of Impediments to Fair Housing Choice, Steven J. Sacks, AI Consultant under contract to Project Sentinel, September 2010.

<sup>3</sup> See e.g. National Community Reinvestment Coalition, Income No Shield Against Racial Differences in Lending II, A Comparison of High-cost Lending in America’s Metropolitan and Rural Areas, July 2008; Joint Report of the National Council of Negro Women and National Community Reinvestment Coalition, Income No Shield, Part III, Assessing the Double Burden: Examining Racial and Gender Disparities in Mortgage Lending, June 2009 (Income No Shield III).

<sup>4</sup> Income No Shield III, p. 3.

borrower more vulnerable to abusive practices. A review of refinance lending, where most predatory lending occurs, revealed that nearly 45 percent of Black borrowers and over 31 percent of Hispanic borrowers had subprime loans compared to 19 percent of White borrowers.

This predatory lending activity in lower income neighborhoods contributed to the severity of the foreclosure crises that started in 2008. A recently completed study conducted by the Center for Responsible Lending (“CRL”) on foreclosures in California provides overwhelming support in concluding that the foreclosure crises had its beginnings in abusive lending practices concentrated in the subprime and Alt-A mortgage markets. Also the study concluded that the impact of the crises is being, and will continue to be, disproportionately borne by minority neighborhoods as a result of the extent to which high cost mortgage lending was targeted to those neighborhoods during the housing boom years.<sup>5</sup>

### **Fair Housing Enforcement**

The 2010 AI documented the continued need for fair housing enforcement activities in Sacramento County. The Sacramento Housing and Redevelopment Agency provides county-wide fair housing services through its partnership with the Pacific McGeorge Housing Mediation Center (HMC). HMC provides free mediation services for qualifying low-income parties involved in landlord-tenant conflicts. Mediation is a voluntary and confidential process which allows the parties, with the help of a mediator, to work out a solution to their problems without going to court. The Sacramento Housing and Redevelopment Agency (SHRA) may also refer individuals to the U.S. Department of Housing and Urban Development's Office of Fair Housing and Equal Opportunity (FHEO) and/or Legal Services of Northern California (LSNC).

A prerequisite for effective fair housing enforcement is educating the public on housing discrimination and the process for reporting violations. To facilitate this, both SHRA and the Sacramento County Department of Community Development have links to the Human Rights/Fair Housing Commission on their websites. Also, County staff will distribute information on fair housing at public locations such as community centers, libraries and County Service Centers. This information will be printed in several different languages.

### **The Foreclosure Crises**

The growing use of alternative mortgage products has allowed more individuals to qualify for home loans—many of these were lower income minority residents as described in a previous section. Loans with low initial payments often had provisions for substantial payment increases after several years (usually between 1 and 3 years). These loan products enticed many investors into the single-family market in the Sacramento region. The increasing availability of these loan products also allowed homebuilders to qualify many more households for home purchase and provided more business opportunities for virtually every profession linked to the homebuilding and residential real estate markets (mortgage brokers, real estate agents, title companies, etc.).

<sup>5</sup> Center for Responsible Lending. *Dreams Deferred: Impacts and Characteristics of the California Foreclosure Crises*, August 2010 (Dreams Deferred Report).

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

Many borrowers who purchased homes before 2005, particularly those with subprime loans, found that they owed more on their homes than their homes were worth. The changing mortgage market also affected borrowers without subprime loans in more expensive housing markets in California. In these more expensive markets (including parts of the Sacramento region), borrowers have to qualify for “jumbo” loans—relatively large loans that are not federally backed.<sup>6</sup> Individuals who previously could qualify to purchase high-priced homes with jumbo loans have found it increasingly difficult to find willing lenders.

The confluence of flattening or declining home prices and the growing number of subprime and alternative loans resulted in a spike in notices of default on home loans beginning in 2007. A notice of default is the first step in the foreclosure process. Since 2007, approximately 67,500 homeowners in the Sacramento region lost their homes to foreclosure since 2007. This is about 8.5 percent of all households in the region. The rate of defaults eventually slowed down as troubled subprime and alternative mortgages are resolved either through the refinancing, the sale of homes with troubled mortgages (often by banks), or foreclosures. However, foreclosure activity picked up again in 2011 with an accompanying rise in notices of default. This may portend another wave of defaults and foreclosures in the region.

Neighborhoods are impacted by the existence of a large number of foreclosed homes. Foreclosed homes remain vacant for long periods which results in yards and structures that are not maintained. These properties become eyesores and lower a neighborhood’s property values.

To assist homeowners who are on the verge of defaulting on their mortgages, the Sacramento Housing and Redevelopment Agency (SHRA) supports local HUD approved counseling agencies which provides default/foreclosure counseling to homeowners. To assist neighborhoods impacted by foreclosed homes, SHRA is administering a \$22.5 million grant from HUD under the Neighborhood Stabilization Program to eliminate neighborhood blight resulting from vacant, foreclosed homes.

## GEOLOGICAL FEATURES

Another factor adding to overall residential development costs are the constraints associated with natural and geological features of the area. In several areas of the

<sup>6</sup> A jumbo mortgage is a loan amount above conventional conforming loan limits set by Fannie Mae (FNMA) and Freddie Mac (FHLMC), federally chartered financial institutions that purchase the bulk of residential mortgages in the U.S. They set a limit on the maximum dollar value of any mortgage they will purchase from an individual lender. This limit, as of 2006, was \$417,000 in most states (including California). Jumbo mortgages apply when FNMA and FHLMC limits don’t cover the full loan amount. Other large investors (insurance companies, banks, investment funds, etc.) will provide financing for jumbo mortgages at an interest that is often substantially higher than for conforming mortgages.



County, hillsides and rocky soils require special grading techniques (e.g., blasting of rock) and design considerations. Vernal pools and marsh and riparian habitats must be protected from encroachment by residential development. Any mitigation measures necessary to protect unique environmental constraints will add to the cost of development. In addition, construction in floodplains can require costly assessments for necessary levee repairs and/or construction features designed to minimize flood risk. Large areas of the undeveloped unincorporated County are subject to such costs, including vernal pool areas in the eastern portion of the County and floodplains in the western portion of the County.

## **PUBLIC CONCERNS ABOUT HIGHER DENSITY AND AFFORDABLE HOUSING**

Affordable housing projects, as with other land use entitlement projects, are typically subject to review by citizen boards or public officials during hearings for project approvals. Because of public concerns about higher density and affordable housing, often referred to as a “Not in My Backyard” or NIMBY syndrome, project denials or costly delays can occur. Development in general evokes fears of more congested streets and a rising need for new infrastructure facilities such as schools. In particular, affordable housing development can evoke fears of decreased property values and increased crime rates and may be acting as a constraint to the provision of some types of housing. Significant empirical evidence suggests that these public fears do not reflect reality for the well designed and managed developments typical of most new affordable housing. The public perception remains, however, and must be addressed each time a new proposal for lower income housing is submitted to the County.

The County will seek to balance the need for public participation with its potential to impact housing development through clearer development standards, design guidelines, and permit processes and approval criteria in the updated Zoning Code.

## **CONCLUSION**

A number of potential governmental and nongovernmental constraints have been described in this chapter. Potential governmental constraints on the availability and cost of housing in Sacramento County include: permit processing procedures, approval times, and permit and development fees and assessments. Analysis in this chapter reveals the processes, fees and standards are no more onerous than those found in surrounding jurisdictions.

This Housing Element includes strategies to reduce or remove the identified constraints. The County periodically reviews the processing of permits to minimize processing as a constraint. The Project Review Committee, which identifies potential problems early in the development process, has significantly reduced planning entitlement processing times. The Interim Multifamily Design Guidelines have provided more flexibility in the design of multifamily projects and have reduced parking, setback and height restrictions for many projects.

Nongovernmental constraints, including public concerns about higher density and affordable housing, tighter lending requirements due to the mortgage crises, and the continuing foreclosure crises also act as constraints on the provision of housing. The ability of the County to reduce nongovernmental constraints is limited though.



Policies and programs have been developed in this Housing Element to address governmental and non-governmental constraints on housing and are described in Chapter 3.

**CHAPTER 8:****DENSITY AND AFFORDABILITY ANALYSIS**

The County's land inventory consists of a combination of unconstrained multifamily and commercially zoned sites that are both available and suitable to accommodate the future housing needs of lower income households. To address the "inventory of adequate sites" provision of the housing element, the statute allows jurisdictions to either include an inventory of sites at sufficient densities (i.e., default density, per Government Code Section 65583.2 (c)(3)(B)(iv)) that are available and suitable (e.g., of sufficient size and unconstrained) within the planning period to accommodate the development of housing affordable to lower income households, or prepare an analysis that demonstrates the available sites are, due to variety of factors, suitable to encourage and facilitate such development. This default density provision is the result of collaborative-based housing element reforms in 2004. The resulting legislation (AB 2348) amended the law to create an alternative to preparing and including an oftentimes unquantifiable site suitability analysis.

One significant change since the County's 2008 Housing Element update is the increase in the "default densities" considered appropriate to accommodate and encourage the development of future housing opportunities for lower income households. According to 2010 census data, the population of the 4-County Sacramento Metropolitan Statistical Area (MSA) has topped 2,000,000. Therefore, pursuant to Housing Element law (Government Code section 65583.2 (c)(3)(B)(iv)), the County is now defined as a "metropolitan county and subject to a "default density" of 30 dwelling units per acre; a 50% increase of the 20 dwelling units per acre standard in effect in 2008.

However, relying on the 30 du/ac default density provision is not a viable or realistic option for Sacramento County as the majority of the sites in the 2013-2021 inventory, deemed suitable to accommodate the housing needs of lower income households, are zoned at densities in the 20 dwelling units per acre range. Concern regarding the usefulness of the 30 du/ac default density option resonates among many other cities and counties in the region. This regional concern was clearly expressed during a December 15, 2011 SACOG Board hearing. During the discussion of the preferred RHNA methodology, Board members, consisting of local elected officials, repeatedly indicated the 30 du/ac default density is both unrealistic and unachievable (at this time) and directed staff to start developing recommendations for future legislative amendments.

Given a variety of factors, described in detail in the following pages, residential densities ranging from 17-22 dwelling units per acre are sufficient to accommodate the County's share of the regional housing need for lower income households during the 2013-2021 planning period. In an effort to validate market needs and conditions. County staff conducted the following:

- Reviewed recently updated General Plan policies regarding preservation of existing multifamily development opportunities along with those that

promote the development of new opportunities that can accommodate the future housing needs of lower income households,

- Identified recently completed affordable developments in the unincorporated area of the County and selected incorporated communities,
- Interviewed developers regarding current affordable housing development trends; and
- Assessed the relationship between specific densities and densities ranges and affordable multifamily housing products likely to be developed in both the suburban and rural portions of the County.

## **RD-20 SUITABILITY ANALYSIS**

As provided for in housing element law (Government Code section 65583.2(c)(3)(A)), rather than relying on the 30 dwelling unit per acre default density provision to accommodate the County’s need for housing units affordable to lower income households, the County has prepared an analysis of existing RD-20 zoned vacant parcels demonstrating how the adopted densities accommodate this need.

As further cited in the statute, “the analysis shall include, but is not limited to, factors such as financial feasibility, market demand, or information based on development project experience within a zone or zones that provide housing for lower income households”.

### **Financial Suitability**

In an effort to gauge the relationship of residential development capacity/density on the per unit cost of an affordable housing project, staff of the Sacramento County Department of Community Development reached out to local housing developers. During the Fall and Winter of 2011, County staff had a number of conversations with local and regional for- and non-profit housing developers. It was acknowledged that during the housing boom of the mid-2000s, higher densities helped to facilitate and encourage affordable housing opportunities. Specifically, increasing the number of dwelling units per/acre within a typical single- to three-story multifamily project reduces the per unit housing cost, helps off-set project related costs (with the increased rental revenues from additional units), and in some cases allows deeper income-specific targeting. However, given that two key residential development cost factors (e.g., land and construction costs) are at historic lows, it is logical to presume that overall projects costs, at least in the near term, will follow suit and also be at all-time lows.

Staff from both for- and non-profit housing developers were consistent in identifying the same five key factors that currently determine bottom line residential development costs. These include: (1) the depletion of once plentiful government sponsored funding programs (i.e., Redevelopment Agency, HUD, CalHFA, and HCD), (2) site location and acquisition, (3) required off-site/infrastructure improvement requirements, (4) local development fees, and (5) market dynamics within the community (i.e., will the units be more affordable than those found in a market rate project?). According to one non-profit developer, their

preferred site development scenario oftentimes calls for providing as many on-site amenities (e.g., a community room, day care, and/or recreational facilities) as possible, rather than building out at maximum density. While allowable density was not identified as being a key factor (in the current market) in making an affordable housing project pro forma reconcile, it was mentioned that sometimes a piece of a project's funding/financing package does not come to fruition and it would be extremely beneficial to have the option and flexibility to add additional units during the approval process.

This approach to site design and density is consistent with policies in the Land Use element of the General Plan. The General Plan, in new Policy LU-120 (Land Use) requires robust growth management strategies in new master plan areas that seek to expand the County's Urban Policy Area (UPA). Specifically, this policy contains provisions that call for the use of density criteria (CB-1), on-site amenities (CB-2), mixed use development opportunities (CB-3), and proximity to transit and employment (CB-4 and 5). Additionally, the General Plan contains new infill and commercial corridor strategies that promote mixed use development along the County's commercial corridors. Specifically, LU-11 encourages medium and high density residential development along selected commercial corridors.

The significance of the current housing market financial reset and need to ground-truth existing residential development conditions and protocols is further evidenced by the "2012 Affordable Housing Cost Study". This study is being co-sponsored by the four State housing agencies: the California Tax Credit Allocation Committee, California Debt Limit Allocation Committee, the Department of Housing and Community Development, and the California Housing Finance Agency. In November 2011, a 21-member "Housing Cost Advisory Committee" was established to analyze the numerous factors that contribute to the cost of affordable housing. The study will include a collection of cost data, development trends, and a comparative analysis of affordable vs. market rate development. An additional component of the study is to develop policy recommendations for the evaluation, monitoring and containment of these development costs to better promote the supply of affordable housing. Results of the study are scheduled to be released in late 2012 or early 2013.

In sum, based on comments and input from those in the for- and non-profit development community, it appears that in today's sluggish housing economy providing an affordable housing product is largely a function of economics, financing, and local regulatory requirements **and much less dependent on residential development capacity**. For example, input from local development practitioners indicates that there is a point at which high density housing development reaches a level of diminishing return. In other words, as overall project costs increase (largely a function of prescriptive development standards), a developer is likely to find a need to reduce the number of units affordable to low income households in order to forestall a negative return on the overall investment. Therefore, it is important to note that while the default density option added greater flexibility in addressing the "adequate sites" requirement in housing element law, it is essentially population-based and does not (nor was it designed to) take into account the severe housing market downturn that both the Sacramento

region and entire State are currently experiencing (and will continue to experience well into the housing element planning period).

### Market Demand

Many economic/housing analysts predict the sluggish residential investment climate will remain in place for the near future (i.e., throughout the planning period of this housing element), and will continue to impact new housing starts at all income levels. This depressed economic condition is cited in the State Housing and Community Development (HCD) Department’s publication titled “State of Housing in California 2011”. As reported, while the entire State experienced a “steep decline in housing prices” there remains a pent-up demand for affordable housing as prices did not decline enough to compensate for the loss in income. In addition, a September 2011 report prepared by a senior economist with UCLA’s Anderson’s School of Management (Forecast), purports while there is no major economic recession in the forecast, housing has been one of hardest hit sectors of the economy. One of the findings in this report indicates that even if new housing starts were to drop to even new lows, this sector of the economy has been so severely impacted that it would only have a modest impact on the overall economy. However, neither of these reports indicates that providing excessively high densities is a solution that will increase viable affordable housing opportunities in the State or our region.

Again, based on recent conversations with staff working in the for- and non-profit housing development industry, there is broad-based consensus that the current economic and housing market is not “business as usual”. This unprecedented downturn has significantly impacted short- and long-term business plans and financing strategies. This change has forced residential developers to face a new and, in some cases, untested set of development protocols. One very compelling comment by a regional real estate broker indicated the current mortgage financing world is so severely impacted that new residential development (now and in the immediate future) is subject to a “total market reset”. As stated previously, while increased densities help to reduce the per-unit cost, this same broker thought it is important to note that in years past land acquisition was the big-ticket item in a preparing a cost-benefit analysis. However, recent sales data indicates that land costs in Sacramento County have fallen to new lows (see the land cost discussion in Non-Governmental Constraints section in Chapter 7). Anecdotally, there are real-world development scenarios in the Sacramento region when land provided free of cost does not necessarily guarantee the development of a housing product that will be affordable to lower income households and, in most cases, **additional density is not sufficient to offset current market conditions**. Further, according to staff at a local non-profit, construction costs have also fallen dramatically and are now at new lows.

### Development Project Experience (Track Record):

**Table 8-1** demonstrates the County has a track record of facilitating viable affordable housing opportunities on multifamily and commercially zoned sites at densities far below 30 du/ac. The County has established a collaborative working

partnership with a host of local multifamily developers. Interestingly, according to Community Development staff, those in the development community have not indicated a desire to develop projects at densities much beyond 20 du/ac, even in the more “urbanized” areas of the County.

This long-standing development trend seems to be largely a function of the established suburban land use development pattern in the unincorporated area, in concert with the lack of reduced marketability of more intensely developed multifamily projects. With that said, **Table 8-1** is also reflective of the following:

- The County is supportive of higher density projects in appropriate locations (i.e., along designated transit corridors).
- Affordable housing development in the unincorporated area typically occurs in two- and three-story wood-frame constructed projects, without elevators.
- The County has long demonstrated a willingness to implement and apply the necessary regulatory tools (e.g., density bonus provisions, and associated incentives) to encourage and facilitate multifamily housing opportunities at desired densities.
- Affordable family housing developed in the unincorporated area has occurred primarily at densities of less than 20 units per acre.
- While the Sierra Sunrise II project site is zoned RD-40, the project was approved and constructed at 20 du/ac.

As described previously, the General Plan contains important new land use policies, such as LU 120 that will be the catalyst for development patterns and design in the County’s new growth areas, as well as in infill areas along commercial corridors. Specifically, LU 120, (PC-2 and PC-4) encourages the accommodation of a variety of housing types, including multifamily housing. Each new project is intended to accommodate 90% of the County’s regional housing need for lower income households, on sites zoned at 20 dwelling units per/ac or higher.

In sum, urban densities make sense for more intensely developed and high housing cost communities (e.g., San Francisco and downtown Sacramento and San Diego). However, the land use pattern in unincorporated area of the County is a mixed of semi-rural and suburban uses. This characteristic plays an important role in determining overall development costs. For example, land costs are significant higher in the urban settings of Arden Arcade, Carmichael, and Fair Oaks, proximate to support services and transit than the less populated and more rural communities of Rio Linda-Elverta, Wilton and the Delta. As a result, densities of less than 20 du/ac (possibly as low as 12-15 du/ac) could be sufficient to encourage and facilitate housing opportunities for lower income households in the County’s rural communities.

However, as the current socioeconomic conditions change, Sacramento County is prepared to make the necessary land use and housing policy adjustments. For example, LU-120, in concert with corridor plans for existing commercial corridors, including LU-11, and the forthcoming amendments to the County’s Zoning Code, will set the stage for more mixed use and compact development and provide increased

opportunities for more high density development along key transportation corridors, all consistent with SACOG’s Blueprint strategy.

**TABLE 8-1. EXAMPLES OF APPROVED MULTIFAMILY PROJECTS - PERCENT OF MAXIMUM DENSITY**

Name	Zone	Year Building Permit Issued	Status	Total Units	Acres	% of Max. Density/ Actual Density
Antelope Springs Townhouses	RD-20	2004	Constructed	20	1.0	99.0% / 20 du/ac
Asbury Place (Affordable)	RD-20	2007	Constructed	105	3.4	153.1% / 30 du/ac
Ashford Heights (Affordable)	RD-20	2006	Constructed	300	14.9	100.7% / 20 du/ac
Arlington Creek	RD-20	2003	Constructed	148	7.1	104.8% / 21 du/ac
Briarwood (Affordable)	RD-20	2007	Constructed	160	7.3	109.6% / 22 du/ac
Colonia San Martin (Affordable)	LC	2008	Constructed	60	3.0	100.0% / 20 du/ac
Corsair Senior Apts. (Affordable)	SPA (RD-20)	2008	Building Permits Issued	112	5.1	110.5% / 22 du/ac
El Camino Residential	RD-20	2010	Constructed	20	1.1	90.9% / 18 du/ac
Martin Luther King Village (Affordable)	LC	2007	Constructed	80	5.3	75.6% / 15 du/ac
Norden Terrace (Affordable)	SPA (RD-20)	2008	Building Permits Issued	204	10.0	102.0% / 20 du/ac
Oaks at Hackberry	RD-20		Entitlement Approved	56	3.0	92.4% / 19 du/ac
Sierra Sunrise II (Affordable)	RD-40	2007	Constructed	20	1.0	50.5% / 20 du/ac
Sunnyslope (Affordable)	SC	2004	Constructed	32	1.6	100.0% / 20 du/ac
Varenna Senior Apt. (Affordable)	RD-20	2009	Building Permits Issued	152	6.6	115.7% / 23 du/ac
Vineyard Point (Affordable)	RD-20	2008	Constructed	176	6.8	130% / 26 du/ac
VOA North Highlands (Affordable)	RD-20	2010	Constructed	9	0.6	73.8% / 15 du/ac

Source: Sacramento County Community Planning and Development Department, 2011.

### AFFORDABILITY – MULTIFAMILY ON RD-20 ZONED PARCELS

In May 2013 the County conducted a query of monthly rents for both market and non-market rate multifamily projects on parcels zoned RD-20 or an equivalent zone. Based on census data provided by SACOG, the average median income (AMI) for Sacramento County is \$56,553 (median of all households). Using the thirty percent benchmark (i.e., no more than 30% of a household’s income devoted to housing costs), a very low income (VLI) household in Sacramento County can afford \$707 per month, while a low- income (LI) household can

afford \$1,131 per month, respectively. Therefore, the sampling of projects listed in **Tables 8-2 and 8-3** revealed that many non-market-rate apartments on RD-20 zoned land remain affordable for very low-income (VLI) households while many non-market-rate and market-rate apartments remain affordable for low-income (LI) households. These findings of housing affordability validate and are consistent with the market and financial feasibility conclusions and conditions described on pages 8-1 through 8-6 of this chapter.

**TABLE 8-2. EXAMPLES OF MONTHLY RENTS OF NON-MARKET-RATE APARTMENTS ON RD-20 OR EQUIVALENT ZONED LAND UNINCORPORATED COUNTY (1)**

Name	Jurisdiction	1 Bedroom	2 Bedroom	3 Bedroom
Asbury Place	Unincorporated Sacramento County	\$676	\$720-\$867	
Ashford Heights	Unincorporated Sacramento County	\$656	\$654-694	
Corsair Senior Apts.	Unincorporated Sacramento County	\$793	\$953	
Norden Terrace	Unincorporated Sacramento County	\$793	\$953	\$1,102
Vineyard Point (2)	Unincorporated Sacramento County	\$365/\$650/ \$793	\$439/\$782/ \$953	\$508/\$904/ \$1,102

Source: Sacramento County Department of Community, 2013

(1) Projects Built after 2006

(2) Vineyard Point is a tax credit project which is subject to specific monthly rent restrictions/levels based on individual/household incomes (e.g. 30%, 50%, and 60% of AMI)

**TABLE 8-3. EXAMPLES OF MONTHLY RENTS OF MARKET-RATE APARTMENTS ON RD-20 OR EQUIVALENT ZONED LAND SACRAMENTO REGION (1)**

Name	Jurisdiction	1 Bedroom	2 Bedroom	3 Bedroom
Broadstone at Strawberry Creek	Unincorporated Sacramento County	\$930-\$1,190	\$1,075-\$1,225	\$1,395-\$1,495
Laguna Creek	Elk Grove	\$925-\$945	\$1,049-\$1,270	
Lakepoint	Elk Grove	\$1,015-\$1,025	\$1,275	\$1,445-\$1,460
Sherwood Iron Point	Folsom	\$1,051-\$1,158	\$1,376-\$1,786	\$1,740
Stonelake	Elk Grove	\$1,005-\$1,040	\$1,255-\$1,390	\$1,415-\$1,460

Source: Sacramento County Department of Community, 2013

(1) Projects Built after 1998



## HOUSING INCENTIVE PROGRAM (HIP)

As indicated above, the County's supply of available and vacant RD-20 zoned land is still suitable to accommodate the need for housing units affordable to lower income households. The identified multifamily zoned sites, in concert with the County's new and innovative Housing Incentive Program (HIP) will help to expand and strengthen opportunities to plan for and develop housing affordable to lower income households during the 2013-2021 planning period. The HIP will allow the proponents of multifamily projects to increase their densities of between 10 and 15 percent by-right in multifamily zones when 10 percent of the project's units are affordable to low income individuals or developed to serve individuals with special needs. A more detailed description of this strategy is found in Chapter 9.

## TOOLBOX OF PROGRAMMATIC EFFORTS

Sacramento County remains committed to ensuring the supply of sites is sufficient to accommodate the housing needs of lower income households, and via the implementation of program actions will encourage and facilitate new multifamily development in appropriate locations. The Housing Element will include programs that call for the following:

- Periodically review of the County's land inventory to ensure the supply of available and suitable land is sufficient to accommodate the County's share of the regional housing need.
- Monitor and evaluate the relationship between specific density ranges and affordable housing prototypes likely to be developed in both the suburban and semi-rural portions of the County and continued engagement with for- and non-profit developers regarding current affordable housing development trends and new housing opportunities.
- Evaluate the viability of amending adopted master plans to increase minimum densities in multifamily areas to RD-20 densities.

**CHAPTER 9:****LAND INVENTORY**

Ensuring the availability of appropriately zoned land to accommodate housing for all income groups and special needs populations is one of the six strategies of this Housing Element. Pursuant to State housing element law (California Government Code Section 65583), cities and counties are required to prepare an inventory of adequate and suitable sites (properties that are vacant or with redevelopment potential) with appropriate zoning and development standards, infrastructure, and public services to facilitate and encourage the development of a variety of types of housing for all income levels. This includes multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, emergency shelters, and transitional housing.

As part of the current Housing Element update, Sacramento County has assembled a land inventory as mandated by state law. The land inventory identifies vacant and underutilized land available for residential development within the unincorporated area of Sacramento County. The land inventory is used to determine the number of new housing units the County can accommodate in the unincorporated area between January 1, 2013 and October 31, 2021, in relation to the County's "fair share" of the region's housing needs. Planning and Environmental Review Division staff of the Department of Community Development has taken the necessary steps to ensure those sites identified in the inventory are available for development within the planning period. For example, staff had utilized both aerial photos and actual field checks to verify site development feasibility.

The fair share is included in the Regional Housing Needs Plan released September 20, 2012, by the Sacramento Area Council of Governments (SACOG) for the six-county region (El Dorado, Placer, Sacramento, Sutter, Yolo, and Yuba counties). SACOG determines each city and county's "fair share" of the region's housing needs under a methodology established by state law and approved by the California Department of Housing and Community Development (HCD). The methodology and resulting fair share assigned to each city and county in the region is in the Regional Housing Needs Allocation section of this chapter. The fair share allocation is divided into four sub-allocations:

- Very low-income (up to 50 percent of median countywide income, which also includes extremely low-income at less than 30 percent of median countywide income) (Health and Safety Code section 50105);
- Low-income (50 to 80 percent of median countywide income) (Health and Safety Code section 50079.5);
- Moderate-income (80 to 120 percent of median countywide income) (Health and Safety Code section 50093); and
- Above moderate-income (over 120 percent of median countywide income).

In previous RHNA allocations, variation in income between communities was a critical factor in determining each jurisdiction's allocation. A trend line was created for each jurisdiction and affordable units were allocated based on this trend line so that all jurisdictions will meet the regional average percentage of affordable housing units by 2050. Those communities that have more existing housing affordable to low income households received a reduced allocation in the very low- and low income categories while those communities that have less affordable housing received an increased allocation. The purpose of this is to avoid over-concentration of low-income households in any one community.

Subsequent to the adoption of the previous Housing Element, Senate bill 375 was passed by the State Legislature and signed by the Governor to reduce greenhouse gas emission in the State. This law also requires that the income sub-allocations of a jurisdiction's RHNA allocation must be consistent with SACOG's Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). The MTP is the long range transportation plan for the region and the SCS is the land use component of the MTP as required by SB 375. For the first time, land use, air quality, and transportation are linked within the MTP. The MTP's Sustainable Communities Strategy is consistent with SACOG's Preferred Blueprint Scenario which envisions more compact, mixed-use development in the region's core consisting of the urbanized area of Sacramento County.

It is this consistency requirement with the MTP/SCS that requires other factors besides income variation to be taken into account when determining a jurisdiction's sub-allocations among the four income levels. Income variation is still important but now a jurisdiction's job/housing ratio and transit access are also important factors.

The 2013-2021 "fair share" allocation for unincorporated Sacramento County is 13,844 new units which is approximately 13 percent of the 104,970 units assigned to the region. This allocation also represents a 9 percent reduction of the regional share when compared to the 2006-2013 planning period (i.e., 15,160 housing units).

## REGIONAL HOUSING NEEDS ALLOCATION

Of the County's allocation of 13,844 housing units, the following is the required amount of units for each income level: 3,149 units affordable to very low-income households (including 1,575 for extremely low-income households), 2,208 units affordable to low-income households, 2,574 units affordable to moderate-income households, and 5,913 units affordable to above moderate-income households (see **Table 9-1**). Sites on which such housing might be constructed within the planning period should permit adequate densities and contain infrastructure and services to increase the financial feasibility of producing housing affordable to low-income residents.

The median income for Sacramento County was \$75,100 per year for a family of four in 2011 according to the U.S. Department of Housing and Community Development. Based on the income definitions, extremely low-income equals \$0 to

\$22,850 for a 4-person household, very low-income equals \$22,851 to \$38,050, low-income equals \$38,051 to \$60,900, moderate-income equals \$60,901 to \$91,320, and above moderate-income \$91,320 or more.

**TABLE 9-1. SACOG (1) REGIONAL HOUSING NEEDS ALLOCATION SUMMARY, UNINCORPORATED SACRAMENTO COUNTY PROJECTED NEEDS BETWEEN 2013 AND 2021**

Income Category	Ref. Table	Income Level (2)	RHNA	Vacant Land (Acres)	Projected Supply (3)	Unit Oversupply (4)
Extremely Low	9-11	\$0-\$22,850	1,575	187.6	3,479	330
Very Low		\$22,851-\$38,050	1,574			
Low	9-12	\$38,051-\$60,900	2,208	120.5	2,615	407
Moderate	9-13	\$60,901-\$91,320	2,574	986.6	6,321	3,747
Above Moderate	9-14	\$91,321+	5,913	10,073.3	11,395	5,482
Total			13,844	11,368.0	23,810	9,966

Source: Sacramento County Department of Community Development data current as of October, 2011;

(1) Sacramento Area Council of Governments RHNA dated September 20, 2012.

(2) U.S. Housing and Urban Development (HUD) Income Limits for 2012.

(3) Units are calculated at 85 percent of the total buildout and reflect average historic development patterns within the County. RD 20 zoned sites are calculated at 90 percent of the total buildout and reflect average historical development patterns within the County.

(4) Oversupply is determined by subtracting the RHNA unit requirement from the Projected Supply. There are also 32 acres available within the GC and M-1 Zones for emergency shelters and SROs.

## METHODOLOGY FOR THE LAND INVENTORY

The sites inventory summarizes the estimated residential unit yield from parcels within the unincorporated portion of the County identified as being available and suitable for residential or mixed uses (see Appendix C, Land Inventory Table for parcel specific details and Appendix D for locations of these vacant parcels). Included in the inventory are parcels zoned AR-1/A-1 thru AR-10/A-10; RD-1 thru RD-40, RE-1 and 2, RM-1, LC, SC, GC and M1.

The initial inventory assessment for the current Housing Element inventory included: viewing aerial photographs to assess whether parcels assumed for affordable housing were vacant; field checking a limited number of parcels; and meeting with application processing staff to assess zoning requirements such as: setbacks, height limits, easements, and access to services and infrastructure. The Assessor's database was used to attain zoning, land use and size information for each parcel. Much of the work was accomplished through desktop GIS. Key assumptions in this inventory include:

- Residential unit yield in single-family residential zones is based on 85 percent buildout of maximum capacity (See next section regarding percent buildout of multifamily zones). A survey of proposed and adopted subdivisions was completed in 2008 where proposed buildout was greater than 85 percent of

maximum capacity in almost all residential zones (see **Table 9-2**). For this reason, the 85 percent yield assumption is reasonable and feasible within the 2013-2021 planning period.

- The commercial LC and SC zoning categories are included in the inventory because multifamily housing is permitted without a use permit in these zones. However, only 25 percent of LC and SC acreage is assumed to accommodate residential uses, a very conservative projection of residential unit capacity. The inventory includes 30 acres of LC and SC zoned properties over 1 acre in size. The County believes these commercially zoned sites are viable candidates for multifamily development and is including programs in the Housing Element that will encourage and facilitate the development of these sites during the planning period. Also, **Table 9-3** shows that there is a track record within the unincorporated County of affordable housing developing on LC and SC zoned parcels.

**TABLE 9-2. PROPOSED BUILDOUT OF SUBDIVISIONS -  
% OF MAXIMUM CAPACITY (1)**

Zone	Total Proposed Units	Total Acres	Units Per Acre	% of Maximum Capacity
RD-2	56	37.1	1.5	75.6%
RD-3	185	71.6	2.6	86.1%
RD-4	224	65.5	3.4	85.5%
RD-5	2,092	481.9	4.3	86.8%
RD-7	527	83.8	6.3	89.8%
RD-10	710	78.8	9.0	90.0%
RD-15	699	59.4	11.3	78.4%

Source: Sacramento County Department of Community Development, 2008

(1) For each zone, total proposed units of proposed and adopted subdivisions was divided by the total acreage of the subdivisions to attain units per acre figure.

**TABLE 9-3. AFFORDABLE HOUSING PROJECTS DEVELOPED  
ON LC AND SC PARCELS**

Project	Zone	Building Permit Issued	Status	Units	Acres
Colonia San Martin	LC	2008	Constructed	60	3.0
Martin Luther King Village	LC	2007	Constructed	80	5.3
Sunnyslope	SC	2004	Constructed	32	1.6

Source: Sacramento County Department of Community Development, 2013

## RD-20 CAPACITY ASSUMPTION

Sites zoned RD-20 (20 dc/ac) are listed in the inventory as being appropriate and suitable for affordable housing, with assumed minimum densities of 90 percent of capacity (18 units per acre) for the following reasons.

- An extensive review of approved multifamily projects in the RD-20 zone revealed that both market-rate and affordable projects were able to develop at over 90 percent of maximum density (a minimum of 18 units per acre). Projects exceeded 90 percent of maximum capacity while being in compliance with Zoning Code standards pertaining to open space requirements, height limitations and parking requirements. Several affordable projects were able to develop at greater than 100 percent maximum density due to being awarded density bonuses for providing units affordable to very low- and low-income households. **Table 9-5** shows affordable multifamily projects that have developed at more than 90 percent of maximum density in the RD-20 zone.
- The Interim Multiple-Family Residential Design Guidelines assists projects in meeting or exceeding 90 percent of maximum density by allowing deviations from the prescriptive standards of the Zoning Code.
- The County will amend its Density Bonus Ordinance to be consistent with State density bonus law. Currently, a density bonus request is processed via a special development permit that is subject to the review and approval by the Planning Commission. The amended Density Bonus Ordinance will allow a density bonus request to be subject only to nondiscretionary review. Also, the maximum density bonus percentage will be increased from 25 to 35 percent.
- As indicated by the land/site suitability analysis found in Chapter 8, the County's inventory of vacant RD-20 zoned land provides viable and realistic opportunities to accommodate the 2013-2013 housing need for lower income households. However, the County is also committed to expand and increase development opportunities by implementing a full suite of affordable housing strategies. For example the County's Housing Incentive Program (HIP) will allow for increased densities of 10-15 percent in the multifamily zones. This by right increase will help to encourage and facilitate the development of housing affordable to lower income households.
- Specifically, implementation of the HIP will allow the proponents of multifamily projects in which 10 percent of the units will be set aside for lower income households or serve individuals/families with special housing needs, to increase densities by 15 percent in the RD-20 zone and 10 percent in RD-25 through RD-40 zones. An important notation is that this by right increase is in addition to density increases allowed under the County's density bonus ordinance (as required by State law, Government Code section 65915).

**Benefits of the HIP include:**

- The easy to meet eligibility criteria purposely established to help increase the desirability of this development option. For example, 10 percent of units (or minimum single unit, if 10 percent of the proposed project is less than one unit) developed to provide housing opportunities for individuals with special needs shall include ONE or more of the following:
  - Three or more bedrooms
  - Accessible units as defined in Section 10.5-112
  - Studio for-rent apartment with a maximum size of 400 square feet
  - Age-restricted senior housing
  - Income-restricted housing
  - Transit accessibility; **all** project units within one-quarter mile of a transit stop on the Trunk or Feeder Line Network.
  - Amenities within walking distance; **all** project units located within one-half mile of at least **three** of the following existing or planned amenity categories:
    - Public elementary, middle, or high school
    - Park or recreational facility
    - Grocery store, drug store or commercial center
    - Office or industrial employment center
    - Civic use(e.g. library, post office, community garden, urban farm)
    - Preschool, childcare or senior care facility
    - Medical offices or facilities
- The HIP will provide project-related waivers of development standards (e.g. reduced parking) to increase the financial feasibility of the project.
- Provides opportunities to encourage and facilitate development of housing affordable to lower income households and/or designed for individuals with special needs without a public hearing process.
- Streamlined review and by-right process(es) removes significant development constraint (i.e., community/neighborhood opposition to higher densities) and, in turn, provides for greater certainty and predictability.
- Request for increased density linked to units that will be guaranteed affordable and/or designed for individuals with special needs (as defined in Housing Element law).
- Density increases of up to 45 percent allowed when the HIP (10-15 percent increase) and the County's density bonus ordinance (up to 35 percent as required by State law) are used concurrently, providing a significant increase in 'default' density.

- An example of the by-right residential density increases are as follows:

<b>TABLE 9-4. HOUSING INCENTIVE PROGRAM - INCREASE IN DENSITY BY ZONE</b>		
<b>Zone</b>	<b>Density Increase of 10% to 15%</b>	<b>Resulting By-right Affordable/Special Needs Units</b>
RD-20	23 du/ac	3
RD-25	27 du/ac	2
RD-30	33 du/ac	3
RD-40	44 du/ac	4

In sum, the implementation of the County's updated density bonus ordinance in concert with the HIP will significantly increase opportunities for new affordable multifamily housing, without a rezone/upzone, commensurate with the projected holding capacities assumed in this Housing Element's land inventory.

<b>TABLE 9-5. EXAMPLES OF APPROVED AFFORDABLE MULTIFAMILY PROJECTS WITH DENSITIES ABOVE 90 PERCENT OF MAXIMUM DENSITY IN RD-20 ZONE</b>					
<b>Name</b>	<b>Year Issued Building Permit</b>	<b>Status</b>	<b>Total Units</b>	<b>Acres</b>	<b>% of Max. Density</b>
Ashbury Place	2007	Constructed	105	3.4	153.1
Ashford Heights	2006	Constructed	300	14.9	100.7
Briarwood	2007	Constructed	160	7.3	109.6
Colonia San Martin	2008	Constructed	60	3.0	100.0
Corsair Senior Apts.	2008	Building Permits Issued	112	5.1	110.5%
Norden Terrace	2008	Building Permits Issued	204	10.0	102.0%
Sunnyslope	2004	Constructed	32	1.6	100.6%
Varenda Senior Apt.	2009	Building Permits Issued	152	6.6	115.7%
Vineyard Point	2008	Constructed	176	7.5	116.9%

Source: Sacramento County Department of Community Development, 2011.

### **SMALL PARCELS (LESS THAN THREE ACRES)**

For the purposes of determining dwelling unit yield for parcels that are less than one acre in size and have multifamily zoning (RD-20, RD-25, RD-30 and RD-40), the County has again taken a very conservative unit projection approach. The residential holding capacity of these sites is limited to one new residential unit. However, there are some parcels less than one acre that were assigned a dwelling yield that was based on multifamily densities (see **Table 9-6**). These sites are assumed to be available to accommodate housing for lower-income households.



The following factors made it reasonable to assume that these small parcels could develop with multifamily densities:

- The parcel is part of a group of parcels with common ownership.
- The owner has expressed interest to the County to develop his/her parcel with projects with multifamily densities.
- The parcel was part of the rezone program initiated by the County to remove the shortfall in the Land Inventory in the previous Housing Element. State Housing and Community Development (State HCD) had reviewed the small parcel and has determined that it is appropriate to assume multifamily densities for the parcel.
- The parcel is designated for multifamily uses in the land use plan for the North Vineyard Station Specific Plan.

Also, the County's desire to implement and advocate for an infill and compact development strategy, consistent with SB 375 and SACOG's blueprint, will actually increase the capacity of some of the smaller multifamily zoned sites.

**Table 9-6** is a matrix of the applicable factors for each small parcel.

<b>TABLE 9-6. CHARACTERISTICS OF PARCELS THAT ARE LESS THAN ONE ACRE</b>				
<b>APN</b>	<b>Part of Group with Same Ownership</b>	<b>Owner Expressed Interest in MFD</b>	<b>Approved by State HCD</b>	<b>Part of Specific Plan</b>
039-0072-012	X	X	X	
043-0230-001 thru 004, 006 thru 016	X	X	X	
066-0210-011				X
066-0210-022				X
208-0142-022	X	X	X	
220-0311-019		X	X	

Source: Sacramento County Department of Community Development, 2011

Besides the factors listed above, there are additional factors for listing parcels of less than 3 acres in the Vacant Land Inventory. The first additional factor is that the County has a history of having affordable housing projects being developed on parcels that are less than 3 acres in size. The following table shows affordable housing projects that were built on small parcels during the last building cycle.

**TABLE 9-7. EXAMPLES OF APPROVED AFFORDABLE MULTIFAMILY PROJECTS LESS THAN 3 ACRES IN SIZE**

Name	Year Issued Building Permit	Status	Total Units	Acres
Sierra Sunrise II	2007	Constructed	20	1.0
Sunnyslope	2004	Constructed	32	1.6
VOA North Highlands	2010	Constructed	9	0.6

Source: Sacramento County Department of Community Development, 2013

The other additional factor is the County's adopted Interim Multifamily Design Guidelines. These Guidelines provide more flexibility in development standards for small properties that are adjacent to non-single family zones. These include the following:

- The guidelines allow increases in density and building height for multifamily for multifamily properties surrounded by higher density residentially and non-residentially zoned properties.
- The guidelines allow reduced set-backs through set-back averaging and "stepping down" of multi-story buildings adjacent to single-family homes.
- The guidelines permit zero-front-, rear- and side-yard setbacks for higher density multifamily projects mostly surrounded by RD-20 or higher density residentially zoned or non-residentially zoned land.
- The guidelines reduce off-street parking requirements.

Many of the small parcels listed in the Land Inventory are adjacent to non-residential or multifamily zoned land and for this reason will benefit from the Guideline's flexible development standards.

### **LARGE PARCELS (LARGER THAN 8 ACRES)**

In the Land Inventory, there are parcels available for multifamily developments that are larger than eight acres in size. According to some affordable housing developers, an affordable housing project should generally not have 150 units. This is approximately equivalent to eight acres of RD-20 zoned land. Projects over 150 units are less competitive for affordable housing funding, such as the Tax Credit Program. However, there is a history of affordable housing projects of greater than 150 units being built in the unincorporated County as shown in **Table 9-8**.

**TABLE 9-8. EXAMPLES OF APPROVED AFFORDABLE MULTIFAMILY PROJECTS OF GREATER THAN 150 UNITS**

Name	Year Issued Building Permit	Status	Total Units	Acres
Ashford Heights	2006	Constructed	300	14.9
Norden Terrace	2008	Constructed	204	10.0
Vineyard Point	2008	Constructed	176	6.8

Source: Sacramento County Department of Community Development, 2013

To acknowledge that some affordable housing developers prefer parcels that are in a certain size range, there is a program in this Housing Element that will have master plan communities include multifamily (RD=20+) zoned parcels that are between 3 and 10 acres in size. Also, there will be incentives for the development of affordable housing on these parcels including but not limited to prioritizing processing of subdivision maps that include affordable housing units and modification of development requirements as allowed by the Zoning Code, including the adopted Interim Multiple Family Design Guidelines and the Housing Incentive Program (HIP).

#### UNDERUTILIZED PARCELS

There are underutilized parcels in the Land Inventory. Some of these parcels are infill sites that were part of the rezone program initiated by the County where the owners have expressed interest in developing their properties with multifamily projects. For the purpose of the Land Inventory, the residential holding capacity of these parcels was assumed to be 25 percent of maximum holding capacity. This assumption is based on a survey of underutilized parcels zoned RD-20 or higher that showed 24 percent of the acreage of these parcels had developed as multifamily housing or received planning entitlements for multifamily housing during a five year period (2003-2008). One parcel (APN 068-0580-008) is a Regional Transit (RT) parking lot that is within the Butterfield Station Special Planning Area (SPA). The SPA ordinance allows 110 multifamily units on the parcel and RT is planning to replace the parking lot with a mixed use building that has commercial and multifamily. For this reason the residential holding capacity for this parcel is assumed to be 85 percent of maximum holding capacity. These infill parcels are listed in **Table 9-9**.

**TABLE 9-9. UNDERUTILIZED INFILL PARCELS  
(PART OF COUNTY-INITIATED REZONE PROGRAM)**

APN	Zoning	Acres	Units	Reason for Inclusion in Land Inventory
026-0102-023 (1)	RD-20	0.31	5	There is currently a residence on the property. The property was rezoned from RM-1 to RD-20 at the request of the property owner. The owner expressed interest in developing property as multifamily.
039-0072-012 (1)	RD-20	0.12	2	There is currently a residence on the property. The property was rezoned from RD-10 to RD-20 at the request of the property owner. The property owner expressed interest in developing this property and an adjacent larger vacant property (039-0054-001) as multifamily.
043-0022-037 (1)	RD-20	0.54	11	A portion of the property was rezoned to RD-20 as part of the County-Initiated Rezone Program. This area is currently being used for outdoor storage of supplies. There are no structures on this lot portion.
068-0580-008	(SPA) RD-40	3.21	96	The Butterfield Station SPA allows multifamily on the parcel. Regional Transit is planning to replace parking lot with mixed use building.
220-0311-019 (1)	RD-20	0.20	3	There is currently a residence on the property. The property was rezoned from RD-3 to RD-20 at the request of the property owner. The owner expressed interest in developing property as multifamily. This property is surrounded by apartments.

(1) Acreage is 25% of total parcel acreage. Units are 25% of maximum holding capacity

The other underutilized parcels in the Land Inventory are large parcels with zoning for urban development but have yet to be subdivided (See **Table 9-10**). The portion of the parcel that is zoned for multifamily is vacant. It is anticipated that these will be subdivided and developed during the planning period of this Housing Element. One of these parcels (APN 203-0120-059) is within the Antelope Town Center SPA and has a pending development proposal. The other parcels are in the Easton Special Planning Area and the County is expecting urban development to occur in this area within the next eight years. For this reason, for the purposes of the Land Inventory, the same residential holding capacity assumptions for vacant multifamily land were applied to these parcels.

TABLE 9-10. LARGE UNDERUTILIZED PARCELS				
APN	Zoning	Acres (MFD Portion)	Units	Reason for Inclusion in Land Inventory
072-0231-079	(SPA) RD-40, RD-50	11.00	494	This property is in the Easton SPA. According to the Easton Place adopted Land Use Plan, a portion of the property has a minimum density of 40 du/ac (RD-40) while another portion has a minimum density of 50 du/ac (RD-50). These multifamily sites are vacant. A master plan has been adopted for Easton Place and the County is anticipating urban development in this area within the next eight years.
072-0231-128	(SPA) RD-20 RD-30	11.10	283	This property is in the Easton SPA. According to the Easton Place adopted Land Use Plan, a portion of the property has a minimum density of 20 du/ac (RD-20) while another portion has a minimum density of 30 du/ac (RD-30). The RD-20 area comprises of a parking lot. The RD-30 area is vacant. A master plan has been adopted for Easton Place and the County is anticipating urban development in this area within the next eight years.
203-0120-059	(SPA) RD-22	8.40	166	This parcel is in the Antelope Town Center SPA and a vacant portion of it is designated for 22 du/ac. A development proposal has been submitted to the County.

### HOUSING DEVELOPMENT POTENTIAL BY INCOME GROUP (2013 TO 2021)

A total of 11,368 acres of vacant land are available for residential development in the unincorporated County. Of this acreage, 187 acres are zoned appropriately and available to accommodate the housing needs of extremely low- and very low-income households, 120 acres can accommodate the needs for low-income households, 987 acres for moderate-income households, and 10,073 acres for above moderate-income households. **Tables 9-11 through 9-14** present summaries of available sites by income level. Based on the capacity of the sites identified in the inventory, the County estimates that the unincorporated area could accommodate an additional 23,810 new housing units during the 2013-2021 planning period.

Again, the 187 acres cited above could potentially accommodate the development of 3,479 new housing units for extremely low- and very low-income households (see **Table 9-11**). Reliance on these sites, at the estimated capacity, provides the County with projected unit surplus of 330 units beyond the regional share for very low-income households. It should be noted that most of the affordable housing units constructed on the identified sites will be financed by federal, state and local funds that are administered by SHRA. A developer using these funds must have a certain percentage of units be available for extremely low-, very low- and low-income households for a period up to 55 years. This requirement is recorded and acts as a lien against the property.

In addition, sites in the GC (General Commercial) and M1 (Light Industrial) zones (32 acres) are available by right for emergency shelters and Single Room Occupancy (SRO). These housing types are typically used by individuals or families that fall under the extremely low/very low-income categories. However, determining realistic holding capacity for the GC and M-1 sites is difficult because there is no predetermined minimum and maximum density. For this reason, sites available for emergency shelters and SRO's are not included in **Table 9-11**.

**TABLE 9-11. EXTREMELY LOW- AND VERY LOW-INCOME (ELI & VLI) HOUSING DEVELOPMENT POTENTIAL**

Zoning Category	Geographic Area	Density	Projected Supply (Dwelling Units) (1)	Vacant Land Acres	Percent of Total VLI Acres
RD-20 (2)	Countywide	20 units/ac.	1,885	100.8	53.7%
RD-25/30	Countywide	25, 30 units/ac.	521	24.3	13.0%
RD-40	Countywide	40 units/ac.	173	6.4	3.4%
LC (3)	Countywide	20 units/ac.	290	17.1	9.1%
SC (3)	Countywide	20 units/ac.	236	13.4	7.1%
RM-1	Countywide	8.5 units/ac.	91	12.8	6.8%
Underutilized Infill	Countywide	20, 40 units/ac	117	4.4	2.3%
Large Underutilized Parcel	Antelope Town Center SPA	22 units/ac	166	8.4	4.5%
		<b>Total Available</b>	<b>3,479</b>	<b>187.6</b>	<b>100.0%</b>
		<b>Demand</b>	<b>3,149</b>		
		<b>Deficit</b>			
		<b>Oversupply</b>	<b>330</b>		

Source: Sacramento County Department of Community Development, 2011

(1) Units are calculated at 90% of the total buildout and reflect historical development patterns within the unincorporated County.

(2) Includes 35% of potential additional units resulting from the Housing Incentive Program (HIP)

(3) Projected buildout calculated at 25% of total supply.

The sites in the inventory deemed appropriate for housing affordable to low income households (120 acres) can accommodate approximately 2,615 units (see **Table 9-12**). The number of units exceeds the projected need by 407 units.

**TABLE 9-12. LOW-INCOME (LI) HOUSING DEVELOPMENT POTENTIAL**

Zoning Category	Geographic Area	Density	Projected Supply (Dwelling Units) (1)	Vacant Land Acres	Percent of Total VLI Acres
Large Underutilized Parcels	Easton SPA	20, 30, 40, 50 units/ac.	777	22.1	18.3%
RD-20	Elverta Specific Plan	20 units/ac.	507	26.9	22.3%
RD-20	North Vineyard Station Comp. Plan	20 units/ac.	880	46.7	38.8%
RD-20	Vineyard	20 units/ac.	315	17.6	14.6%
RD-20	Vineyard Springs Specific Plan	20 units/ac.	136	7.2	6.0%
		<b>Total Available</b>	<b>2,615</b>	<b>120.5</b>	<b>100.0%</b>
		<b>Demand</b>	<b>2,208</b>		
		<b>Deficit</b>			
		<b>Oversupply</b>	<b>407</b>		

Source: Sacramento County Department of Community Development, 2011

(1) Units are calculated at 90% of the total buildout and reflect historical development patterns within the unincorporated County.

(2) Includes 35% of potential additional units resulting from the Housing Incentive Program (HIP)

The inventory identifies 987 acres deemed appropriate and suitable for housing affordable to moderate-income households (see **Table 9-13**). This acreage could accommodate 6,321 units which exceeds the projected need by 3,747 units.

**TABLE 9-13. MODERATE-INCOME (MI) HOUSING DEVELOPMENT POTENTIAL**

Zoning Category	Geographic Area	Density	Projected Supply (Dwelling Units) (1)	Vacant Land Acres	Percent of Total VLI Acres
RD-5	Countywide	5 units/ac.	1,796 (2)	456.8	46.3%
RD-7	Countywide	7 units/ac.	630 (2)	109.2	11.1%
RD-10	Countywide	10 units/ac.	2,219	247.5	25.1%
RD-15	Countywide	15 units/ac.	1,520	114.4	11.6%
RD-20 (< 1 Acre)	Countywide	1 unit/ac.	99	44.7	4.5%
RD-30 (< 1 Acre)	Countywide	1 unit/ac.	50	11.9	1.2%
RD-40 (<1 Acre)	Countywide	1 unit/ac.	7	2.1	0.2%
		<b>Total Available</b>	<b>6,321</b>	<b>986.6</b>	<b>100.0%</b>
		<b>Demand</b>	<b>2,574</b>		
		<b>Deficit</b>			
		<b>Oversupply</b>	<b>3,747</b>		

Source: Sacramento County Department of Community Development, 2011.

(1) Units are calculated at 85% of the total buildout and reflect historical development patterns with the unincorporated County.

(2) RD-5 and RD-7 zoning categories assumed to have 25% of its market for moderate income housing.

Lastly, the inventory identifies 10,073 acres which can accommodate the development of 11,395 new housing units affordable to above moderate-income households (see **Table 9-14**). This exceeds the 2013-2021 projected need by 5,482 units.

<b>TABLE 9-14. ABOVE MODERATE-INCOME (AMI) HOUSING DEVELOPMENT POTENTIAL</b>					
<b>Zoning Category</b>	<b>Geographic Area</b>	<b>Density</b>	<b>Projected Supply (Dwelling Units) (1)</b>	<b>Vacant Land Acres</b>	<b>Percent of Total VLI Acres</b>
AR-1	Countywide	1 ac./unit	331	399.9	4.0%
A-2, AR-2	Countywide	2 ac./unit	1,178	2,324.6	23.1%
A-5, AR-5	Countywide	5 ac./unit	531	2,602.5	25.8%
A-10, AR-10	Countywide	10 ac./unit	335	2,363.8	23.5%
RD-1	Countywide	1 unit/ac.	48	39.6	0.4%
RD-2	Countywide	2 units/ac.	493	294.1	2.9%
RD-3	Countywide	3 units/ac.	225	84.7	0.8%
RD-4	Countywide	4 units/ac.	937	251.0	2.5%
RD-5	Countywide	5 units/ac.	5,387 (2)	1,370.5	13.6%
RD-7	Countywide	7 units/ac.	1,890 (2)	327.6	3.3%
RE-2	Countywide	2 units/ac.	11	7.0	0.1%
R-1A, B	Countywide	5 units/ac.	29	8.0	0.1%
		<b>Total Available</b>	<b>11,395</b>	<b>10,073.3</b>	<b>100.0%</b>
		<b>Demand</b>	<b>5,913</b>		
		<b>Deficit</b>			
		<b>Oversupply</b>	<b>5,482</b>		

Source: Sacramento County Department of Community Development, 2011.

(1) Units are calculated at 85% of the total buildout and reflect historical development patterns with the unincorporated County.

(2) RD-5 and RD-7 zoning categories assumed to have 75% of its market for above moderate-income housing.

In conclusion, the land inventory adequately demonstrates the current supply of appropriately zoned and suitable sites is sufficient to accommodate a total of 23,839 new residential units within the planning period – a surplus of 9,995 new residential units over SACOG’s regional share allocation of 13,844 units.

## INFRASTRUCTURE CONSTRAINTS

There is sufficient water and sewer capacity for the parcels listed in the sites inventory. Most residential and commercial zone parcels in the Land Inventory are located within the County’s Urban Services Boundary (USB) and Urban Policy Area (UPA). These parcels are also within the active service areas of a variety of public utility and service districts. Development on the parcels would increase the demands on public services to some degree, but not beyond the planned service capacities of the providers. The parcels located outside of the USB and UPA are



either agricultural-residential parcels that do not require urban level of service or parcels located in small towns in the Delta community (Hood, Walnut Grove) where there are sufficient water and sewer service for future residential development. The following is an analysis regarding the provision of water and sewer services.

### **WATER**

All water purveyors provide water service within the context of the Water Forum Agreement and under the guidance of the Water Forum Successor Effort (Water Forum 2005). In addition, the post-project water demand for the residentially zoned parcels would be similar to that anticipated under the General Plan and zoning used in water supply planning assumptions of the Water Forum Agreement, and groundwater management plans.

Although the sites are within existing service areas that have surrounding infrastructure, water purveyors serving the residentially zoned parcels may require infrastructure changes or improvements in order to serve various parcels. Because infrastructure exists nearby, the water service could be provided during the time of project development.

### **SEWER**

The residential and commercial parcels in the inventory are in the service areas of the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). SASD provides the local wastewater collection system for the unincorporated County and this system is connected to the regional conveyance system that was constructed by and is maintained by SRCSD. A detailed description of SASD's and SRCSD's role in providing sewer service is found in Chapter 7 of this housing element.

Many of the infill parcels are located near existing collectors and trunk sewers. Those that are not currently being served by public sewer facilities will be provided service during time of project development if certain conditions are met (such as provision of easements and/or reservations for both SASD and SRCSD infrastructure and possible additional requirements).

Two major infill projects that have been approved since the last housing element are Easton Place and Glenborough at Easton. More than 4,800 residential units are proposed to be constructed on land that was used for gold mining and aerospace testing. These units are included in the inventory. Infrastructure that will serve the land uses in Easton Place and Glenborough at Easton will consist of collector sewers, trunk sewers, and a possible sewer lift station. All collector and trunk sewer lines will initially transport wastewater to existing interceptor sewers along Folsom Boulevard. Wastewater from the southwest portion of the project area will eventually flow to a proposed Aerojet/Laguna Creek interceptor. Until this new interceptor is built, existing interceptor sewers along Folsom Boulevard will be sufficient to serve the projects.

Parcels in the inventory that are in new growth areas are located either in the North Vineyard Station Comprehensive Plan area, the Vineyard Springs Specific Plan area, the Florin Vineyard Community Plan area or the Elverta Specific Plan area. The recently constructed Bradshaw interceptor has provided the extra capacity needed to serve ultimate development in the North Vineyard Station and Vineyard Springs areas. Trunk facilities are needed to serve new residential projects in North Vineyard Station and Vineyard Springs. The normal process for construction of trunk facilities is that developers of residential projects propose and construct the trunk facilities under the review and approval of SASD staff and are reimbursed by fee programs to ensure the fair distribution of costs. For this reason, it is reasonable to assume that sewer lines will be provided concurrent with development.

The Elverta Specific Plan was adopted in 2007. As described in the prior Housing Element this particular Specific Plan will be phased with ultimate service proposed via the Northwest Interceptor. However, because of capacity constraints downstream, initial service is proposed through a temporary system. This system would store flows on-site during wet weather conditions and release them on a regulated basis into a line that would connect to the regional sewer system. This system is will be made available as part of the normal infrastructure development process.

## **DEVELOPMENT CONSTRAINTS**

Twenty-nine sites in the inventory are subject to a variety of potential development constraints, as detailed in Appendix C. The following is a summary of the constraints:

- Oak trees;
- Ditch;
- Utility, sewer, and/or drainage easements;
- Powerlines that run through portions of the site;
- Sites containing natural resources such as wetlands and vernal pool habitats, and;
- Possible land use conflicts in cases where a multifamily zoned site is located adjacent to single-family zoned sites or mobile home park.

Sites with development constraints have been taken into account in the inventory through a reduction in developable area and resulting reduction in residential capacity of the site.

Many of the identified constraints such as power lines, utility easements and drainage easements do not require the developer to pay fees or take other measures. The only mitigation is to refrain from building within the constraint area. Other constraints such as wetlands and oak trees do not require the developer to

pay fees but do have setback and/or fencing requirements. For parcels with wetlands, the wetland area has a required setback area and this has been subtracted from the parcel acreage. For parcels with oak trees, the oak tree drip line area must be protected and this area has been subtracted from the parcel acreage. The only other usual mitigation for oak trees is a netting fence around the drip line area and no irrigation in the drip line area.

### **EMERGENCY SHELTERS AND TRANSITIONAL HOUSING**

There are at least 0.5 acre available in the GC (General Commercial) zone and 31.5 acres in the M-1 (Light Industrial) where emergency shelters are allowed by right. Tables C-28 and C-29 in Appendix C list the vacant parcels that are available for emergency shelters. A detailed description of development standards for emergency shelters is provided in Pages 7-27 and 7-28.

There are two types of permanent transitional/supportive housing available in Sacramento County. The first type comprises of residential care homes that are usually located in existing single-family neighborhoods. No use permit is required if there is less than six adults in the care home. The second type comprises of multifamily projects that are used as transitional or supportive housing. These projects could be located on any parcel (by right) that is zoned for multifamily uses (See Appendix C Land Inventory Table). However, like any other new multifamily project in unincorporated Sacramento County, any proposal that includes transitional or supportive housing would be subject to the need a development plan review process (staff level).

### **FARMWORKER HOUSING**

Agricultural accessory dwellings are allowed by right in the Agricultural 20, 40, 80 and 160 zones (AG-20, 40, 80 and 160). There are a minimum of 2,600 parcels encompassing over 10,000 acres that can accommodate agricultural accessory dwellings without a use permit. The number of possible sites and the acreage of these sites are more than sufficient to accommodate future farmworker housing.

### **SUMMARY**

The assumptions of housing demand in this Housing Element are based on the Regional Housing Needs Allocation (RHNA) released by the Sacramento Area Council of Governments (SACOG) on September 20, 2012. This draft allocation provides the “fair share” distribution of the RHNA among the various jurisdictions including the allocation for unincorporated Sacramento County. This RHNA identifies a demand (for the four income groups) of 13,844 new residential units for the 2013-2021 planning period. This demand is compared with a land use inventory of available and suitable residential and commercial zoned parcels. As indicated in the County’s land inventory, the available sites can accommodate the development of 23,810 new housing units. The result is a 9,966-unit surplus in the assumed supply for all income categories.

## CHAPTER 10

**PRESERVATION OF ASSISTED HOUSING UNITS**

State Housing Element law was amended in 1989 to require a description and analysis of housing projects containing assisted units (i.e., financially subsidized) that are at-risk of losing its long-term affordability provisions and converting to market rate/non-affordable units. As defined in Government Code Section 65863.10(a), assisted housing developments, or at-risk units, are defined as multifamily rental housing complexes that receive government assistance under prescribed federal, State, and/or local programs, or any combination of rental assistance and are eligible to convert to market-rate due to termination (opt-out) of a rent subsidy contract. These assistance programs include, but are not limited to, Housing Choice Vouchers [formerly Section 8], mortgage prepayment (e.g., FHA), or extending expiring rent/deed restrictions with the use of State or local funding programs.

Approximately 110 assisted rental housing projects, providing over 8,300 affordable units are located within the unincorporated area of the County. In general, once the period of restricted rent/occupancy expires, a property owner may charge market rents for the previously restricted units. There is a threat that low income occupants may have to find alternative housing if rents rise to market levels, although in properties with Housing Assistance Payments (HAP) vouchers, those residents are provided “enhanced” vouchers to subsidize their rent in market rate projects.

Generally, there are three circumstances which can result in the conversion of rent restricted units to market rate units:

- Prepayment of HUD Mortgages: Section 221(d)(3), Section 202 and Section 236: Section 221 (d)(3) is a privately-owned project where the U.S. Department of Housing and Urban Development (HUD) provides either below market interest rate loans or market-rate loans with a subsidy to the tenants. With Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants. Section 202 provides assistance for the development of units for physically handicapped, developmentally disabled, and chronically mentally ill.
- Opt-outs and Expirations of Housing Voucher Contracts: Housing vouchers (formally Section 8) is a federally funded program that provides for subsidies to the owner of a pre-qualified project for the difference between the tenant’s ability to pay and the contract rent. Opt-outs occur when the owner of the project decides to opt-out of the contract with HUD by pre-paying the remainder of the mortgage. Usually, the likelihood of opt-outs increase as the market rents exceed the contract rents.

- Miscellaneous: Expiration of the low-income use period of various financing sources, such as Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CALHFA), Community Development Block Grant (CDBG) HOME and redevelopment funds.
- Inventory/Assessment/Program: Pursuant to Government Code section 65583(a)(9) this program includes the following:
  - an inventory of assisted housing units at-risk of converting to non-affordable units over the next 10 years (2013 to 2023) due to the termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use;
  - an assessment of conversion risk, cost of replacement versus preservation, and
  - a list of entities qualified to preserve at-risk apartments, and financing and subsidy resources available for preservation.

The County's inventory of assisted units includes multifamily rental projects regulated by federal, state, and/or local programs. Such projects include those developed under the U.S. Department of Housing and Urban Development (HUD) programs, deed restricted housing units that received Low Income Housing Tax Credits (LIHTC), units funded by HUD (e.g., Housing Choice Vouchers), and units that were developed with funding provided by SHRA's Low and Moderate Income Housing Fund (LMIHF).

**Table 10-1** includes a list of multifamily projects that contain 636 units housing units which have some sort of income restriction that is due to expire between 2013 and 2023. As identified, 237 units are at "low and/or moderate" risk of converting from affordable to market rate (i.e., 5-10+ years), while another 399 units fall within the "higher" risk category (i.e., 1-5 years). The inventory was created using a combination of data and information sources including the State Housing and Community Development's (HCD's) "Housing Element Building Blocks" website, SHRA's AB 987/AB 2762 Affordable Housing Database, and the California Housing Partnership Corporation's (CHPC) Preservation Clearinghouse.

## PRESERVATION STRATEGIES

In addition to identifying units at risk of converting to market rate housing, Government Code section 85583(a)(9)(B) requires a comparison of costs to replace lost units through construction or rehabilitation to the cost of preserving the existing units. Preservation of the at risk units can be achieved in several ways, including 1) purchasing of affordability covenants, 2) facilitating a transfer of ownership of these projects to by affordable housing organizations; and 3) providing rental assistance to tenants.

- Purchase of Affordability Covenants: The first option to preserve the affordability of at-risk projects is to provide an incentive package to owners to maintain the projects as low income housing. Incentives could include

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

- Transfer of Ownership: Long-term affordability of low income units can be secured by transferring ownership of these projects to non-profit or for-profit affordable housing organizations. By doing so, these units would be eligible for refinancing using a range of affordable housing financing programs, including low income housing tax credits and tax-exempt mortgage revenue bonds that ensure affordability for at least 55 years from the time of funding. Most of these transactions also include rehabilitation of the project to modernize the property and to extend the useful life of the major systems. Upon review of recently financed preservation projects that have been acquired and refinanced as shown in **Table 10-2**, the average cost of acquiring and rehabilitating these affordable housing units is \$115,775 per unit.
- Rental Assistance: Tenant-based subsidies could be used to preserve the affordability of housing. Similar to Housing Choice vouchers (formerly Section 8), the County, through a variety of potential funding sources, could provide a voucher to lower-income households. The level of subsidy required to preserve at-risk affordable housing through rent subsidies is estimated to equal the Fair Market Rent for a unit minus the housing cost affordable by a lower-income household. **Table 10-3** estimates the rent subsidies required to preserve the housing affordability for a theoretical project with equal numbers of three different prototypical units. Based on the estimates and assumptions shown in the table, approximately \$592,000 annually would be required to preserve the current at-risk inventory of 636 units. This estimate of per-year subsidy costs is indicative of the dramatic change in rental housing market that has occurred in the last five years. As an example, the County's analysis of rental housing subsidies, as described in the 2008-2013 housing element update, concluded that nearly \$1.2 million (approximately 50 percent more) was needed to preserve the affordability of 55 fewer units.

Replacement: To estimate replacement housing costs for units potentially lost in the affordable housing market, County staff considered three key cost factors in developing its estimate for new multifamily construction: (1) land costs, (2) construction cost, and (3) development impact fees. According to local multifamily land costs provided by LoopNet.com, construction cost data provided by Sacramento County's Building Inspection Division, and per unit impact fee data outlined in a May 2011 fee analysis prepared by Willdan Financial Services, the pre unit cost of a typical multifamily unit in a suburban setting would be approximately \$134,000.

There are other examples of housing replacement strategies that warrant identification. In some cases, acquired multifamily/rental properties are in such poor or degraded condition they require major renovation/rehabilitation in order to again include them as part of the affordable housing stock. Oftentimes the required rehabilitation is so significant that it is tantamount to new or replacement housing (cost wise). **Table 10-4** outlines the total and per unit costs for two projects that required major rehabilitation, one located in the downtown Sacramento, the other located in South Sacramento:

- Studios at the Hotel Berry: The rehabilitation price tag for this project, located on the corner of 8<sup>th</sup> and L Street was \$24,005,475. The existing six-story property features 104 Single Room Occupancy (SRO) studios, including a manager's studio and 10 studios set aside for residents who receive supportive services through the Sacramento County Health Care Agency's full service provider, Transitional Living and Community Support (TLCS). The \$230,000 per unit, while high, was attributable to the substantial structural reinforcement work and lead paint and asbestos removal.
- Boulevard Court: This Mercy Housing project, located at 5321 Stockton Boulevard, is the result of the adaptive re-use of an existing two-story 1961 motel into 37 studio and 37 one-bedroom apartment homes for disabled formerly homeless individuals, and one additional staff unit. All applicant households are income eligible (with targeted annual incomes of \$15,360 to \$17,550) and have a qualifying disability. Boulevard Court is part of Sacramento Housing Redevelopment Agency's proposed five-year redevelopment program to reuse/convert obsolete motels, attract high quality design, decrease high crime rates and increase economic viability along Sacramento's Stockton Boulevard corridor. Boulevard Court also furthers the goals of Sacramento's Ten-Year Plan to End Chronic Homelessness. Final projects costs of included the following:
  - Acquisition: \$5,248,000 (\$69,973 per unit)
  - Rehab: \$8,480,000 (\$113,067 per unit)
  - Financing: \$1,239,200 (\$16,523 per unit)
  - Note: the final per unit cost of \$307,444 also included relocation costs (required by law), funding reserves, developer fees, and miscellaneous fees.

**TABLE 10-1. AT-RISK HOUSING UNITS. 2013-2023  
(UNINCORPORATED COUNTY)**

<i>Project Name</i>	<i>Street Address</i>	<i>Community</i>	<i>Program (1)</i>	<i>Rent Restriction Expiration Date</i>	<i>Assisted Units</i>	<i>Total Units</i>	<i>Risk Level (2)</i>
<b>Low to Moderate Risk Projects</b>							
<i>Cardosa Village</i>	<i>5710 66th Ave.</i>	<i>South Sacramento</i>	<i>HUD</i>	<i>2017</i>	<i>20</i>	<i>21</i>	<i>Low</i>
<i>Fairway Village</i>	<i>4922 Vir Mar St.</i>	<i>Fair Oaks</i>	<i>HUD</i>	<i>2020</i>	<i>44</i>	<i>44</i>	<i>Mod</i>
<i>Fairwood</i>	<i>8893 Fair Oaks Blvd.</i>	<i>Carmichael</i>	<i>HUD</i>	<i>2021</i>	<i>86</i>	<i>86</i>	<i>Mod</i>
<i>Ridgewood</i>	<i>5412 47th Street</i>	<i>South Sacramento</i>	<i>HUD</i>	<i>2020</i>	<i>41</i>	<i>41</i>	<i>Mod</i>
<i>Sutter Place</i>	<i>5801 Sutter Ave.</i>	<i>Carmichael</i>	<i>HUD</i>	<i>2020</i>	<i>46</i>	<i>47</i>	<i>Mod</i>
					<b>237</b>	<b>239</b>	
<b>High Risk Projects</b>							
<i>Antelope Ranch</i>	<i>7400 Watt Avenue</i>	<i>North Highlands</i>	<i>CDLAC, TCAC, HOME</i>	<i>2013</i>	<i>115</i>	<i>115</i>	<i>High</i>
<i>Diakonia</i>	<i>5581 Mendocino Blvd.</i>	<i>South Sacramento</i>	<i>HUD 202</i>	<i>2014</i>	<i>48</i>	<i>48</i>	<i>High</i>
<i>Eastern Gardens Co-Op</i>	<i>3045 Eastern Ave.</i>	<i>Arden Arcade</i>	<i>HUD 221/223</i>	<i>2013</i>	<i>40</i>	<i>112</i>	<i>High</i>
<i>La Mancha Apts.</i>	<i>7610 La Mancha Way</i>	<i>South Sacramento</i>	<i>CDLAC, HOME</i>	<i>2016</i>	<i>1</i>	<i>1</i>	<i>High</i>
<i>Lance Apts.</i>	<i>4828 El Camino Ave.</i>	<i>Carmichael</i>	<i>HUD 236</i>	<i>2014</i>	<i>0</i>	<i>74</i>	<i>High</i>
<i>Magnolia Suites</i>	<i>4743 Marconi Ave.</i>	<i>Carmichael</i>	<i>HOME</i>	<i>2016</i>	<i>24</i>	<i>39</i>	<i>High</i>
<i>Summerwood Apts.</i>	<i>7415 Larchmont Drive</i>	<i>North Highlands</i>	<i>HUD, CDLAC, TCAC</i>	<i>2013</i>	<i>62</i>	<i>62</i>	<i>High</i>
			<b>High Risk Unit Subtotal</b>		<b>290</b>	<b>451</b>	
			<b>Unit Totals</b>		<b>527</b>	<b>690</b>	

Source: California Housing Partnership Corporation

Definitions/Abbreviations:

CDLAC: Tax exempt financing via the California Debt Limit Allocation Committee (State)

HOME: HOME Investment Partnership Program (Fed)

HUD: Housing and Urban Development (Fed)

TCAC: Tax Credit Allocation Committee (State)

CDBG: Community Development Block Grant (State and Fed)



Risk Level	Range
Very High	Within a year
High	2-5 years
Moderate (Mod)	5-10 years
Low	More than 10 years
None	Preserved properties, or properties with no affordability

**TABLE 10-2. ESTIMATED ACQUISITION/REHABILITATION COST**

<i>Preservation Project</i> <sup>1</sup>	<i>Number of Units</i>	<i>Total Cost</i>	<i>Cost/Unit</i>
Bellwood Park Apartments (CDLAC)	76	\$9,005,126	\$118,489
Oak Valley Apartments (CalHFA)	141	\$14,256,720	\$101,111
Shiloh Arms Apartments (SHRA)	106	\$13,538,751	\$127,724
<b>Average</b>	<b>107</b>	<b>\$12,266,865</b>	<b>\$115,775</b>
<b>Total for all 636 “at risk” units (based on average cost)</b>			<b>\$73,632,900</b>

<sup>1</sup> Projects listed include both State and locally funded acquisition and rehabilitation projects. While the Bellwood Park project is located within the City of Sacramento, costs are comparable to those in the unincorporated County of Sacramento. Source: CDLAC, CalHFA, and Sacramento Housing and Redevelopment Agency, 2012

**TABLE 10-3. POTENTIAL RENT SUBSIDIES**

		<i>1 Bedroom</i>	<i>2 Bedroom</i>	<i>3 Bedroom</i>	<i>TOTAL</i>
<b>Per Unit Affordable Rent</b> <sup>1</sup>					
A	Low Income (60% AMI)	\$845	\$1,014	\$1,172	
B	Very Low Income (50%)	\$713	\$856	\$989	
C	Average (A & B)	\$779	\$935	\$1,080	
D	Per Unit Fair Market Rent	\$792	\$950	\$1,297	
E	Monthly Per Unit Subsidy (D-C)	\$13	\$15	\$217	
F	Annual Subsidy/Unit (E * 12)	\$156	\$180	\$2,604	
	<b>Total “At Risk” Units</b> <sup>2</sup>	<b>212</b>	<b>212</b>	<b>212</b>	<b>636</b>
	<b>Total Annual Subsidy</b> <sup>3</sup>	<b>\$31,418</b>	<b>\$36,252</b>	<b>\$524,446</b>	<b>\$592,116</b>

<sup>1</sup> Gross rents per the Sacramento Housing and Redevelopment Agency's 2012 Affordable Housing Income Limits

<sup>2</sup> Assumes 1/3 of total “At Risk” units within each bedroom size.

<sup>3</sup> Assumes a 5% vacancy rate.

Source: SHRA's and Sacramento Rentbits' websites, 2012

**TABLE 10-4. ESTIMATED REPLACEMENT COST**

<i>New Const. Project</i>	<i>Number of Units</i>	<i>Total Cost<sup>1</sup></i>	<i>Cost/Unit</i>
New conventional multifamily development in Arden Arcade or Carmichael	100	\$13,400,000	\$134,000
Hotel Berry	104	\$24,005,475	\$230,821
Boulevard Court	74	23,058,371\$	\$303,400
<b>Average</b>	<b>92</b>	<b>\$20,154,615</b>	<b>\$222,740</b>
<b>Total for all 636 “at risk” units (based on average cost)</b>			<b>\$100,412,487</b>

<sup>1</sup> Costs reflect total project cost less land costs. Land costs, while at history lows in Sacramento County, would add to the cost and are further discussed in Chapter 7. Note, while the Hotel Berry and Boulevard Ct. projects are located within the City of Sacramento, costs are likely comparable to a major acquisition/rehab project in unincorporated County of Sacramento

Source: Sacramento County Building Inspection Division and SHRA's website, 2011-20012

The above analysis reveals that replacement and preservation of the identified 636 at-risk units is costly, regardless of the preservation method. Providing a rent subsidy program may appear to be the least costly option. However, while federal and state funding is not as plentiful as in years past, there are still programs available for acquisition, rehabilitation, and new construction of affordable housing. Therefore, the County will explore a suite of fiscal options to help defer the cost of the preservation of existing affordable housing.

## RESOURCES FOR PRESERVATION OF ASSISTED HOUSING

There are a number of resources available to finance the acquisition and preservation of existing affordable housing. The most important is HUD's willingness to renew and extend Housing Assistance Payment (HAP) contracts. State Housing and Community Development (HCD) also administers programs to finance the acquisition of at-risk projects, and the Sacramento Housing and Redevelopment Agency (SHRA) as well as the California Housing Finance Agency (CalHFA) underwrite tax exempt bond issuances which developers can then couple with low income housing tax credits. Local funding resources including HOME Investment Partnership Program funding and tax increment funds are available as “gap” funding for developers seeking state and federal funding for preservation activities.

There are several organizations active in the region that have the managerial capacity to own, manage, and have expressed an interest in being notified of the availability of assisted rental housing. These organizations listed in **Table 10-5** have expressed interest in participating in the acquisition and preservation of at-risk properties.

**TABLE 10-5. AFFORDABLE HOUSING ORGANIZATIONS INTERESTED IN ACQUIRING AT-RISK RENTAL HOUSING IN SACRAMENTO COUNTY**

COMPANY	ADDRESS	CITY
Mercy Housing California	3120 Freeboard Drive, Suite 200	West Sacramento
Ezralow/Gala Construction Companies	269 Technology Way, suite B-1	Rocklin
John Stewart Company	1388 Sutter Street	San Francisco
Community Housing Opportunities Corporation	1490 Drew Avenue, Suite 160	Davis
The Related Companies	18201 Von Karman, Suite 900	Irvine
A.F. Evans Company, Inc.	1000 Broadway, Suite 300	Oakland
Sacramento Mutual Housing Association	3451 Fifth Avenue	Sacramento
Rural CA Housing Corp.	2125 19th Street, Suite 101	Sacramento
Eskaton Properties, Inc.	5105 Manzanita Ave.	Carmichael

Source: Halcon, E. pers comm. 2008.

## PROGRAMS

In addition to the inventory and assessment of at risk units, the County's housing element includes a menu of program actions that address the preservation of at-risk properties, including actions to monitor, finance, and provide technical and regulatory assistance and actions to assist tenants (See Chapter 3).

## CONCLUSION

The following conclusions can be made regarding the preservation of assisted housing units in the unincorporated County:

- A total of 636 units are listed as being at risk of converting to market rate housing due to expiration dates falling within the 2013-2023 time period. As discussed, the expiration date does not directly correlate to actual conversion.
- The 636 at-risk units are categorized by higher and lower risk based on type of ownership. Higher risk projects are those units within projects owned by profit motivated organizations while lower risk projects are those owned by SHRA or affordable housing organizations.
- Many projects are annually at risk due to annual renewal requirements associated with the HAP vouchers. But owners have typically extended their contracts. The County and SHRA do not anticipate the conversion of any of these units in the near future.
- Viable preservation options include providing rent subsidies, acquisition and rehabilitation and new construction of affordable housing units due to federal, state, and local funding sources that are available for these activities. Furthermore, several local affordable housing organizations are available to assist the County in preserving affordable units.

## CHAPTER 11

# RESIDENTIAL ENERGY EFFICIENCY

According to the U.S. Department of Energy, residential energy use accounts for about 22 percent of all energy use nationwide,<sup>1</sup> although homes in the U.S. West, many of which are located in areas of milder climate, use up to 18.5 percent less energy than homes in other parts of the country. Appliances and lighting account for 38.5 percent of residential energy use, followed by space heating and cooling (35.9 percent) and water heating (27.3 percent).<sup>2</sup>

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

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

<sup>1</sup> Source: U.S. Department of Energy at <http://buildingsdatabook.eren.doe.gov/ChapterIntro1.aspx>

<sup>2</sup> Source: U.S. Department of Energy at <http://buildingsdatabook.eren.doe.gov/TableView.aspx?table=2.1.9>

State housing element law (Government Code Section 65583[a][7]) requires housing elements to contain an analysis of opportunities for residential energy efficiency. More specifically, the energy efficiency section must describe and analyze the opportunities to encourage the incorporation of energy saving features, energy saving materials, and energy efficient systems and design for residential development. Energy efficiency-related policies and programs should address the environmental significance and operational benefits of employing energy efficiency in the building and retrofitting of housing. Sacramento County implements a host of energy efficiency programs and strategies. For example, the orientation of buildings, street layout, lot design, landscaping, and street tree configuration of all residential projects are reviewed to maximize solar access and energy efficiency.

### **GENERAL DESIGN STANDARDS**

There are many opportunities to implement energy-efficiency measures into both new home construction and retrofits of existing homes. According to the Department of Energy, the concept of energy efficiency in buildings is defined by the building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, shade screens, windows, walls, foundation, roof, and insulation. All the components of the building envelope must work together to keep a building warm in the winter and cool in the summer.

Constructing new homes with energy conserving features, in addition to retrofitting existing structures, will result in a reduction in monthly energy costs. There are many ways to determine how energy efficient an existing building is and, if needed, what improvements can be made. Examples of energy efficiency opportunities include installation of insulation and/or storm windows and doors, installation or retrofitting of more efficient appliances and mechanical or solar energy systems, and building design and orientation which incorporates energy efficiency considerations. To encourage more retrofitting of existing residences, the County is developing a Property Accessed Clean Energy (PACE) program. PACE allows property owners to voluntarily access financing for the installation of energy efficiency and/or renewable energy generation improvements that are permanently fixed to their property. Property owners repay this financing through their property tax billing system. If the property owner sells the property, the assessment balance may be transferred to the next owner. The PACE program is included in this Housing Element.

Many current building design methods are used to reduce residential energy consumption and are based on proven techniques. These methods can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
  - Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter.

- Use of “thermal mass,” earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night.
  - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior.
  - Location of openings and the use of ventilating devices that take advantage of natural air flow (particularly cool evening breezes).
  - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.
  - Zone heating and cooling systems, which reduce heating and cooling in the lesser used areas of a home.
2. Building orientation that uses natural forces to maintain a comfortable interior temperature and take advantage of solar heating. Examples include:
- Incorporate climate responsive design principles.
  - Location of dwellings and windows to take advantage of natural air circulation and evening breezes.
  - Southern exposure of rooftops to increase the potential for photovoltaic panels.
3. Use of landscaping features to moderate interior temperatures. Such techniques include:
- Use of deciduous shade trees and other plants to protect the home.
  - Use of natural or artificial flowing water.

In addition to natural techniques, a number of technologies and methods of energy generation and efficiency have been developed or advanced over the last few decades. These include using:

- Solar energy to heat water.
- Radiant barriers on roofs to keep attics cool.
- Solar panels and other devices to generate electricity.
- Dual pane windows and high-efficiency coating on windows to repel summer heat and trap winter warmth.
- Weather-stripping and other insulation to reduce heat gain and loss.
- Natural gas for dryers, stovetops, ranges and building heating.
- Energy efficient home appliances, including Energy Star® home appliances.

- Low-flow showerheads and faucet aerators to reduce hot water use.

Natural space heating can be substantially increased through the proper location of windows and thermal mass. Use of solar panels can generate 2,000 watts of electricity on a sunny day. This can constitute a significant portion of daily residential usage.

## ENERGY EFFICIENCY PROGRAMS

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

- State building code standards for energy efficiency (Title 24);
- The State's emerging climate change strategies focused on reductions in greenhouse gas emissions, as required by Assembly Bill 32, the California Global Warming Solutions Act of 2006;
- The Sacramento Area Council of Governments' (SACOG's) Preferred Scenario of the Blueprint Project;
- The Sacramento County 2030 General Plan;
- Sacramento County's Climate Action Plan.

## STATE OF CALIFORNIA

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

### State Energy Efficiency Requirements for New Construction

Title 24 of the California Code of Regulations contains California's building standards for energy efficiency. Each city and county must enforce these standards as part of its review of building plans and issuance of building permits. The standards, prepared by the California Energy Commission, were established in 1978 in response to a state legislative mandate to reduce California's energy consumption. The standards are updated periodically to consider and incorporate new energy efficiency technologies and methods. The latest version of Title 24 became effective on January 1, 2011 and includes the 2010 California Green Building Standards Code. Included in this Code are adopted mandatory building regulations for all new construction to achieve reductions in greenhouse gas emissions, energy consumption and water use. The new Title 24 energy efficiency standards are 15 percent more stringent than previous standards.

## Greenhouse Gas Emissions Reduction

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

### SACRAMENTO AREA COUNCIL OF GOVERNMENTS’ BLUEPRINT PROJECT

In December 2004, SACOG adopted a preferred scenario for regional growth, called the Blueprint Preferred Scenario. The Preferred Scenario promotes compact, mixed-use development and serves as a framework to guide local government in growth and transportation planning through 2050.<sup>3</sup>

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

The preferred scenario assumes that a greater proportion of future development, including residential development, will occur as “infill” within already developed areas over the next 40 years than has been the case over the past 40 years. Among the key concepts of the Blueprint Project are that more growth would occur within new mixed-use developments and neighborhoods through building within existing neighborhoods, reuse of older commercial corridors, and intensification in density of the Central City area and through higher-density mixed-use developments around transit stations. Providing opportunities for more intensive development, particularly housing, in and around existing neighborhoods in concert with encouraging and facilitating higher densities proximate to established urban centers, will result in considerable energy savings.

### SACRAMENTO COUNTY GENERAL PLAN, ZONING REGULATIONS AND CLIMATE ACTION PLAN

In Sacramento County, energy efficiency measures are implemented at four different and distinct levels:

- The first implementation level is residential energy standards for new housing units required by Title 24 of the State Building Code, as described above. The

<sup>3</sup> The Blueprint Preferred Scenario also serves as the basis for SACOG’s Metropolitan Transportation Plan for 2035. Further details are available at [www.sacog.org/2035](http://www.sacog.org/2035).



County's Building Permits and Inspection Division checks all proposed residential units for design and construction compliance with Title 24 energy standards.

- The second implementation level is assuring that subdivisions are designed to maximize passive or natural heating and cooling opportunities. This can be achieved by encouraging the incorporation of techniques to maximize use of solar energy. Passive cooling opportunities are listed and included in the design of lots to allow the appropriate orientation of a structure to take advantage of prevailing breezes or available shade. Passive heating opportunities include design of lots to allow structures to be aligned in an east-west direction for southern exposure. Title 22 of the Sacramento County Code (Land Development Ordinance) requires that "new lots shall be arranged and oriented to maximize use of passive solar energy," and "upon such presentation (i.e., of a subdivision proposal), the hearing body may request alternate designs to be prepared by the developer, or may deny the submitted map on the basis that the proposal does not maximize effective use of passive solar energy." In addition, Section 66473.1 of the State Subdivision Map Act requires that the "design of a subdivision for which a tentative map is required shall provide, to the extent feasible, for future passive or natural heating or cooling opportunities in the subdivision." Although no precise standards are given, the State Attorney General has issued an opinion that "a tentative map of a subdivision must be disapproved if it fails to meet the design requirement of Government Code Section 66473.1."
- The third implementation level is the County Zoning Code, which provides for a 25 percent density bonus for development projects that meet the following two conditions:
  - The project would result in an energy savings beyond those obtained with conventional design and construction techniques.
  - The amount of increased density is proportional to the amount of increased energy efficiency achieved that exceeds adopted regulations.
- The fourth implementation level for energy standards is weatherization (i.e., to improve conditions of existing structures and to decrease their energy demand), which falls under the title "retrofit." The most common techniques for increasing building efficiency are: insulation of attics, ceilings, heating-ventilating air conditioning ducts and hot water heaters; weather stripping and caulking; programmable thermostats; low-flow shower heads; window treatment to provide shade (especially on the west side); and furnace efficiency modifications. The Sacramento Municipal Utility District (SMUD) and Pacific Gas & Electric (PG&E) provide programs and incentives to maximize energy efficiency in residential buildings. SMUD and PG&E programs are described briefly below. Also, the aforementioned PACE program will relieve homeowners of the financial burden they currently undertake to make energy efficiency and/or renewable energy generation improvements.

## Sacramento County 2005-2030 General Plan

In addition to the measures described above, Sacramento County recently adopted an updated General Plan for 2005-2030. Several programs set forth in the updated General Plan will have a positive effect on energy efficiency in the County. Program examples include:

- Maintain or improve the character of existing communities. Plan for commercial corridor improvements. Participate in regional planning efforts aimed at implementing more compact land use patterns and an efficient multi-modal transportation system.
- Develop infill vacant parcels and intensify development on underused lands where appropriate to maintain or improve the quality, character, and identity of existing neighborhoods and communities, as well as to relieve growth pressure on the urban fringe. The County has identified more than 1,200 acres of vacant land and more than 1,900 acres of underdeveloped land within the developed area of the unincorporated County. The General Plan's strategy is to maximize development of these parcels, which do not require extension of infrastructure and services into new areas.
- Create "complete communities" that have a mixture of housing, jobs, and retail amenities to reduce automobile dependence, support local commercial and employment opportunities, and create a jobs/housing balance. The County has designated several areas for mixed-use development, including the Jackson Corridor area, the West of Watt area, and the Easton area.
- Stimulate reinvestment in targeted commercial corridors through comprehensive planning efforts with a strong focus on implementation. Fifteen corridors have been targeted for redevelopment with mixed-use, retail, employment, and residential uses. These areas are intended to enhance existing communities and accommodate growth in a compact manner.
- Provide the infrastructure and conditions necessary to encourage walking and biking as a means of travel, and to support enhanced transit service. The County has prepared Transit Area Plans for the Butterfield and Hazel light rail stations.
- Maintain the Urban Services Boundary as a permanent boundary to urban development. Direct growth toward previously urbanized areas and select new growth areas to reduce sprawling development, strengthen existing communities, relieve traffic congestion, improve air quality, preserve open space and natural resources, protect valuable agriculture and rangelands, and realize economies of scale for infrastructure and services.

To facilitate implementation of these programs, the County will establish new land use classifications for transit-oriented developments and mixed-use corridors. In addition, minimum densities will be used to encourage and facilitate full build-out of available infill parcels. Encouraging new commercial, industrial, and mixed-use development along existing commercial corridors will improve the mix of housing

and job-generating uses, making shorter commute distances possible. New communities will be expected to implement mixed-use growth patterns, resulting in reduced travel needs for work and shopping. All of these land use strategies are expected to result in a more energy-efficient land use pattern than currently exists in the unincorporated area of Sacramento County, with a greater mix of uses and higher density.

### **Climate Action Plan (CAP)**

Sacramento County is developing a Climate Action Plan (CAP) to address AB32 mandates to reduce greenhouse gas (GHG) emissions. The County's CAP will provide a framework for reducing GHG emissions and manage water and other resources to effectively prepare for a changing climate. The CAP will define an overall strategy to address climate change. This strategy will include:

- Working collaboratively with other jurisdictions and leveraging existing programs and resources.
- Reducing GHG emissions associated with the County's own operations as well as taking actions that facilitate GHG emissions reduction in the community.
- Establishing priorities based on a number of factors, such as cost-effectiveness and co-benefits obtained.
- Addressing projected vulnerabilities associated with climate change where cost-effective or required.

There are two phases to the CAP program. The Phase 1 CAP summarizes actions the County has already taken within its jurisdictional control and identifies a menu of possible future actions to be considered. This phase was adopted along with the 2030 General Plan in November 2011. Phase 2 of the CAP will present a prioritized list of recommended actions, based on economic and other analyses, and provide a schedule and cost for implementation. To that end, the County adopted the CAP for Government operations in September 2012.

### **SACRAMENTO MUNICIPAL UTILITY DISTRICT (SMUD)**

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

Other ways in which SMUD works with its residential customers and local jurisdictions to promote energy efficiency include (SMUD 2012):

- Online Home Energy Analysis that allows customers to identify where their home uses energy and how it compares with similar homes.

- Online Home Energy Library that shows ways to save energy and money on everything from home cooling and heating systems to kitchen appliances, pools, and spas.
- Consumer information containing a variety of tips saving energy during winter heating and summer cooling periods.
- Free shade trees that help cool homes naturally.
- Various programs that help homebuyers identify homes that have been engineered and constructed with energy-saving windows, insulation, heating, ventilation and air conditioning systems.
- Solar power programs that allow residential customers to purchase new homes with built-in solar systems that reduce annual energy bills by as much as 60 percent.
- Programs that help homeowners and other customers buy, lease, or rent (in the case of Solar Shares) solar power generation systems.
- Consumer information on how to keep pools and spas clean, warm, and energy efficient.
- The Cool Roof program in which SMUD provides rebates to homeowners who install coatings that reflects the sun energy from certain flat and sloped roofs.
- Financing, rebates and other incentives that can reduce the cost of extremely efficient electric appliances and products.

#### **PACIFIC GAS AND ELECTRIC COMPANY (PG&E)**

PG&E is the gas service provider for Sacramento County. PG&E provides many services that are similar to those provided by SMUD. For new and existing homes, PG&E offers technical assistance for the installation or modification of gas service. Like SMUD, PG&E has rebate programs for new energy efficient appliances such as water heaters and central natural gas furnaces. Also like SMUD, PG&E has an online energy analyzer for home energy audits.

#### **CONCLUSION**

Sacramento County has taken steps to implement residential energy efficiency on four levels: (1) compliance with the state building code standards (Title 24 of the California Code of Regulations); (2) ensuring that subdivision design maximizes passive and natural heating and cooling opportunities; (3) providing density bonuses to developments that, by project design, conserve energy; and (4) supporting numerous retrofit programs offered by SMUD and PG&E for existing housing units.

The County also implements its energy efficiency-related strategies through a host of regulatory and incentive programs (e.g., zoning, subdivision, and building codes) that promote mixed-use development, infill and reuse, transit-oriented

development, subdivision designs that take advantage of natural heating and cooling, and development along the County's major commercial corridors.

Lastly, the County collaborates with other agencies, including but not limited to SMUD and PG&E, to ensure staff is implementing and sharing information on the latest and most innovative energy efficiency programs. These collaborations allow residents to access funds that might be available for activities such as weatherization, replacement of old roofs and appliances, tree planting, and installation of water conserving devices.

**APPENDIX A****COMMUNITY PARTICIPATION NOTES**

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This Appendix contains meeting notes from stakeholder and community meetings. These meetings provided a forum for public input and comments which guided the preparation of the Housing Element policies and programs. Summaries are included for the following meetings:

**STAKEHOLDER MEETINGS:**

- Meeting with Building Industry Association of Northern California, May 9, 2012
- Meeting with Sacramento Housing Alliance, May 9, 2012
- Meeting with Disability Advisory Committee – Housing Sub-committee, May 17, 2012
- Meetings with Building Industry Association of Northern California and Sacramento Housing Alliance on updating Affordable Housing Ordinance, July – November 2012
- Meetings with Sacramento Housing Alliance on existing Housing Element programs, September 2012

**COMMUNITY MEETINGS:**

- Community Meeting #1- Kick Off, September 6, 2012
- Community Meeting #2- Conservation and Rehabilitation of Existing Housing and Neighborhoods, October 2, 2012
- Community Meeting #3- Housing for Special Needs Groups, October 2, 2012
- Community Meeting #4- Production of Affordable Housing, October 11, 2012
- Community Meeting #5- Constraints to Housing Production, October 11, 2012

**PUBLIC HEARINGS:**

- Planning Commission Workshop, January 28, 2013
- Board of Supervisors Workshop, February 26, 2013

## **SACRAMENTO COUNTY HOUSING ELEMENT 2013-2021 UPDATE STAKEHOLDER MEETING #1 NOTES**

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### **STAKEHOLDER MEETING WITH BUILDING INDUSTRY ASSOCIATION OF NORTHERN CALIFORNIA:**

05/09/2012

At offices of Building Industry Association of Northern California

#### **SUMMARY:**

The meeting started with a short presentation followed by a discussion period. Pre-determined questions were asked of meeting participants.

#### **COMMENTS:**

- Eliminate push back against infill.
- Regional waste water treatment fees going up with new discharge permit.
- Unnecessary level of technical review by DERA. More than necessary to make a decision based on the level of the entitlement.
- Level of sewer and drainage analysis required more than necessary to make a decision on a particular entitlement.
- Hydro-modification and channel widening requirements complicate development.
- More density bonuses needed than just for energy efficiency. Need other types of incentives.
- Hydro- modification and Low Impact Development (LID) standards – losing land to develop. Units have to go to higher density on what is left.
- Elk Grove School District fees are not obstacle to development.

## SACRAMENTO COUNTY HOUSING ELEMENT 2013-2021 UPDATE STAKEHOLDER MEETING #2 NOTES

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### STAKEHOLDER MEETING WITH SACRAMENTO HOUSING ALLIANCE:

05/09/2012

At offices of Sacramento Housing Alliance

### SUMMARY:

The meeting started with a short presentation followed by a discussion period. Pre-determined questions were asked of meeting participants.

### COMMENTS:

- Affordable housing needs not being met.
- Need more housing for very low- and extremely low-income households.
- Need to allow for rooming houses – not many people can afford apartments with separate kitchens and bathrooms.
- Planning Commission and Board members should be shown examples of affordable housing.
- Need to hold Housing Element Update meetings in locations that are accessible to public transit – not Goethe Road.
- The Affordable Housing Ordinance should contain the same requirements for very low and extremely low as is required by the State.
- There are more renters in the housing market which push rents up.
- There is not much of an affordable housing market out there.
- In-lieu fees do not provide housing.



## **SACRAMENTO COUNTY HOUSING ELEMENT 2013-2021 UPDATE STAKEHOLDER MEETING #3 NOTES**

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### **STAKEHOLDER MEETING WITH HOUSING SUB-COMMITTEE OF DISABILITY ADVISORY COMMISSION:**

05/17/2012

Sacramento County Administration Building

### **SUMMARY:**

The meeting started with a short presentation followed by a discussion period. Pre-determined questions were asked of meeting participants.

### **COMMENTS:**

- Is affordable housing close to services for persons with disabilities?
- Where do the 13% of the County population with disabilities live?
- Lack of sidewalk continuity is a problem.
- More mixed income housing is needed.
- People with sensory disabilities are often overlooked.
- Count of homeless incomplete.
  - People who were moved were not counted.
  - LGBT community not surveyed.
- Affordability and accessibility equally important – affordability element needs to be included in universal design standards.
- Some projects emphasize aesthetics of project over accessibility – Easton examples:
  - Warning tiles on sidewalk are brown on tan streets.
  - Sidewalks do not lead to the street corner.
- SHRA surveys contain useful information – these were mailed to all residents
- The major housing needs for those with disabilities:
  - Availability of housing
  - Affordability
  - Accessibility

## SACRAMENTO COUNTY HOUSING ELEMENT 2013-2021 UPDATE COMMUNITY MEETING #1 NOTES

### COMMUNITY MEETING #1- KICK OFF:

09/06/2012

Sacramento County South Sacramento Sheriff's Center

6:00-9:00 PM

### PARTICIPANTS:

70 community members

7 County planners

1 Sacramento Housing and Redevelopment Agency analyst

### SUMMARY:

Sacramento County held an evening community workshop to kick off the Housing Element Update effort on September 6, 2012. The workshop was advertised by email blast, website, and flyers distributed to advocacy groups, community advisory councils and community centers/libraries. The workshop had over 70 community members participating in the discussion. County staff gave a presentation about the Housing Element and the update process. After the presentation, attendees were divided into small groups to discuss the following macro questions related to housing in Sacramento County:

- What are the unmet housing needs in your community?
- What kinds of housing can accommodate those needs? What programs are needed?
- How could affordable housing become more accepted?
- Any other issues you would like to discuss?

After the small group discussions on each question, participants used stickers to 'vote' for the responses that best captured their views. Participant responses to each question are listed below.

### QUESTION #1: WHAT ARE THE UNMET HOUSING NEEDS IN YOUR COMMUNITY?

General Category	Summary of Comments	Vote Tally
Homelessness	More shelter programs needed for all homeless (families, fathers with children, two parent households, couples, children, individuals). Nontraditional accommodations for homeless. More homeless prevention programs.	51
Affordable Housing	Affordable housing is needed for moderate-, low-, and extremely low-income groups.	23
Extremely Low-Income	Need more extremely low- income housing.	23

Housing Near Jobs/Services	Affordable housing near transit, jobs, fresh food.	14
Disabled Housing	More affordable disabled-accessible housing is needed.	13
Supportive Services	Need to support/increase permanent supportive housing for special needs groups including behavior health needs.	12
Homelessness	More transitional programs for homeless.	10
Preservation and Rehabilitation	Need strong policies regarding preservation and rehabilitation of existing rentals. Better upkeep of existing low income housing stock.	9
Senior Housing	Need senior housing at all income levels. Need housing that allows aging in place.	8
Accessibility	Available housing needs to be more accessible for those with disabilities.	7
Veterans	Need more housing for veterans, and veterans with children.	6
Safe Housing	Need safe affordable housing.	5
Infill	Better use of infill sites.	3
Transitional Housing	Need transitional housing, including allowing unmarried couples.	3
Inclusionary Development	Build affordable housing in proximity to market rate housing. New communities should be inclusionary.	2
Large Family Housing	Need housing sized to accommodate larger and multigenerational housing.	2
Farm worker Housing	Need more farm worker housing.	1
Female Head of Household	Need more female head of household housing.	1
Single Room Occupancy Units (SRO)	Need to preserve SRO units.	1
<b>Total Votes: 194</b>		

**QUESTION #2: WHAT KINDS OF HOUSING CAN ACCOMMODATE THOSE NEEDS? WHAT PROGRAMS ARE NEEDED?**

Category	Summary of Comments	Vote Tally
Supportive Services/ Transitional Housing	Provide more housing with supportive services. Examples include cottage housing such as Quinn Cottages, Mercy Serna, 7 <sup>th</sup> and H, and Omega. More permanent supportive housing.	58
Inclusionary Ordinance	Keep or expand the 15% inclusionary ordinance. Continue targeting Extremely Low-Income in Inclusionary Ordinance. Apply ordinance to both multifamily and single	43

	family development.	
Housing Trust Fund	Expand Housing Trust Fund.	20
Rental Inspection	Strengthen rental inspection program.	13
Shelter Crisis	Declare a shelter crisis to open additional funding/program opportunities.	8
Eviction Prevention	Focus on eviction prevention.	8
Inventory	Conduct an inventory of current housing stock.	7
Universal Design	Update universal design policy, create universal design ordinance. Flexibility in design.	7
Community Involvement	Involve churches, nontraditional groups in development/support of affordable housing.	6
Homeless	Nontraditional housing for homeless such as campgrounds, safe ground.	6
Disabled Housing	Housing and services for people with all disabilities.	5
Common Areas	Provide common areas in affordable housing such as community gardens, walking areas, playgrounds, safe common areas, computer labs.	5
Developer Incentives	Encourage developers of affordable housing through incentive programs. Increase focus on sites that qualify for tax credits.	5
Energy Efficiency	Encourage environmental, energy efficiency design in housing.	4
Senior Housing	Senior housing that allows children. A range of senior housing options. Accessibility in senior housing design (single story, interior accessibility).	4
Foreclosed Homes	Use vacant foreclosed homes for housing.	3
Zoning	Make zones more flexible to allow various densities related to affordability, i.e. "RD-Affordable".	3
Preservation Low Income Units	Preserve low income, SRO housing (including mobile home parks) at risk of going to market rate.	3
Farm Worker Housing	More farm worker housing.	2
Construction Quality	Better quality construction.	2
State Funding	Dedicated source of State funding.	1
Large units	Multi-bedroom units for larger families.	1
Boarding Houses	Allow more boarding houses, more flexible zoning.	1
<b>Total Votes:</b>		<b>215</b>

### QUESTION #3: HOW COULD AFFORDABLE HOUSING BECOME MORE ACCEPTED?

Category	Summary of Comments	Vote Tally
Success Stories	Highlight success stories of those living in affordable housing, address stigma, educational campaign, 'marketing' campaign, public relations campaign. Create community buy in, understanding of value in housing homeless, low income community.	24
Services for Residents	Onsite facilities such as community rooms, educational and life skills classes, drug and alcohol programs, job training.	18
Existing Mandates	Keep existing mandates.	10
Tax Incentives	New/expand tax incentives to business owners/others.	6
Inclusionary Housing	More mixed income/inclusionary housing, blend affordable housing into community, 15% low income.	4
Property Management	Stronger property management, stricter rules, 24 hour security.	3
Sustainable	Build affordable housing sustainably/green.	3
Sense of Community	Build a sense of community in affordable housing.	3
Better Support Staff	Better support staff for residents.	2
Agency Collaboration	Collaboration between MHSA, SHRA, others.	2
Leadership	Board/County leadership supporting affordable housing, political will.	1
Community Service	Required community service/volunteer work for residents.	1
Design	Stronger policies at development, universal design.	0
<b>Total Votes:</b>		<b>77</b>

### QUESTION #4: ANY OTHER ISSUES YOU WOULD LIKE TO DISCUSS?

Category	Summary of Comments	Vote Tally
Transitional Housing Terms	Allow longer terms in transitional housing.	15
Education	Drug and alcohol, financial, job training, domestic violence awareness.	15
Transportation	Better public transit, transportation to schools, transit oriented development, expand RT and lower fares.	15
State/Fed Housing Funds	Lobby state and congress for federal housing funds.	12

Groceries/ Fresh Food	Need for good, accessible grocery stores, avoiding developing affordable housing in food deserts. More farmers markets.	9
Drug Testing	Require drug testing for public housing.	8
Information	Use A.I. to inform housing E.L.	7
Universal Design	Universal design including housing with infrastructure including sidewalks and benches.	6
Inclusionary	Support inclusionary housing.	6
Employment	Lack of employment, need to create more employment.	6
Tax Breaks	Public benefit in exchange for tax breaks.	5
Safe Ground	Create safe ground program.	4
Schools	Need for decent, accessible schools.	2
Community Centers	Need for more community centers such as boys and girls clubs.	2
Shelter Plus	Bring shelter plus program back.	1
Fair Housing	Support fair housing.	1
Existing RDA Obligations	Enforce existing RDA obligations.	0
<b>Total Votes:</b>		<b>114</b>

## SACRAMENTO COUNTY HOUSING ELEMENT 2013-2021 UPDATE COMMUNITY MEETING #2 NOTES

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### COMMUNITY MEETING #2- SPECIAL TOPIC:

#### Conservation and Rehabilitation of Existing Housing and Neighborhoods

10/02/2012

Sacramento County Administration Building

10:30 AM -12:00 PM

### PARTICIPANTS:

20 community members

4 County planners

1 Sacramento Housing and Redevelopment Agency analyst

1 Code Enforcement Manager

### SUMMARY:

This was the first in a series of special topic workshops. It focused on programs for conserving and rehabilitating existing housing and neighborhoods. County staff gave a brief presentation on the topic. Then participants reviewed a list of related County programs currently part of the Housing Element. Participants discussed whether the programs were working or not, what improvements could be made, and which programs and policies they would like to see the County continue. Full discussion notes are included below.

### NOTES:

#### 1. Commercial Corridor strategy

- Too many strip malls/oversaturation – too much competition for commercial uses, not enough demand.
- Need holistic view of community/neighborhood to see what is needed. Focus resources to achieve that vision.
- Connectivity/walkability needs to be addressed in corridors – existing blocks are very long.
- Street width has to be taken into consideration – need to address corridors both as thoroughfares for automobiles and centers of commercial/residential uses.
- Accessibility and affordability are key issues.

#### 2. Loans for housing rehabilitation

- Owners that receive funding for rehabilitation need to commit to maintaining the rehabilitated home.
- What is source of money and what is County's goal? Source: low-interest redevelopment loans (no longer available). Rebuilding Together and NeighborWorks offer similar opportunities.
- Need to improve communication to let people know that programs are available.

- “Working poor” (people just above poverty line) need more access to programs.
  - Set target number for housing units to be rehabilitated each year via such programs.
3. Conversion of hotels to permanent housing
- Great program but very expensive. Instead, implement SHARE program that encourages private landlords to rent units by bedroom – County would need to remove restrictions on boarding houses and loosen parking requirements.
    - i. Need to ensure that people are not taken advantage of (examples: being rented bathroom/closet as a room).
    - ii. Need to coordinate with social services to ensure services are available and protections for residents are in place.
4. Zoning/Code Enforcement
- Request for more information on recent Code Enforcement (CE) activities (neighborhood sweeps).
  - What tools does CE have at its disposal to address blight issues?
  - Need more effort to address vacant/abandoned properties, particularly foreclosures. CE has two officers dedicated to this effort. CE now issuing administrative penalties upon first notice.
  - What is definition of “blight”? County does not have a specific definition, but generally something that depreciates values and is disagreeable to the senses.
    - i. Example: seven check cashing operations within 2 block stretch. Need ordinance/code change to limit concentration of such uses.
  - Is there no limit regarding number of cars that can be parked on a public street? Over-parking is an element of blight.
  - Need effective/proactive Rental Housing Inspection Program (RHIP) adopted via Ordinance like City of Sacramento’s program paid for via fee paid by rental owner. County’s Housing Element should propose RHIP like City’s.
    - i. County does currently have program that requires inspection of every unit once every five years. Program may be underfunded. Fee per unit is currently \$12 per year; City charges \$28 per year.
    - ii. County needs funding to implement its current RHIP and track audits.
    - iii. Outsource inspection to third-party to take burden off of Code Enforcement.
  - Need to clearly communicate information/requirements to landlords.



- Landlords need to be more heavily regulated.
  - Complaint-based system has drawbacks – some communities fear repercussions of reporting problems associated with their housing/landlord.
  - Need to address foreclosures, particularly vacant/abandoned units.
5. Bank investment
- Banks are now required to invest in low-interest loans.
  - County needs to assess and gather information on all available sources of funding/loans.
6. Design review
- Spread out affordable units/do not concentrate units together.
  - Need to design homes to be fully accessible – universal design (example: no steps leading to front door).
  - Idea of mixed use is good, but need to address potential overconcentration of retail.
  - County’s design review program is working well.
  - Concentration of units can be addressed by good landlords and upkeep of properties.
  - Improve public outreach/participation in design review process.

## SACRAMENTO COUNTY HOUSING ELEMENT 2013-2021 UPDATE COMMUNITY MEETING #3 NOTES

### COMMUNITY MEETING #3- SPECIAL TOPIC:

#### Housing for Special Needs Groups

10/02/2012

Sacramento County Administration Building

1:00-2:30 PM

### PARTICIPANTS:

30 community members

4 County planners

1 Sacramento Housing and Redevelopment Agency analyst

1 County building inspector

1 Manager – County Dept. of Human Assistance

### SUMMARY:

This was the second in a series of special topic workshops. It focused on programs for housing special needs groups. County staff gave a brief presentation on the topic. Then participants reviewed a list of related County programs currently part of the Housing Element. Participants discussed whether the programs were working or not, what improvements could be made, and which programs and policies they would like to see the County continue. Full discussion notes are included below.

### NOTES:

General questions/comments

- Data regarding homeless persons, extremely low-income people, seniors, and homeless veterans seems too low.
- How was homeless count conducted?
- Can County explain disparity between County and federal estimates of homeless veterans?
- AB 109 – how will persons released from prisons be housed? Sheriff wants to use majority of funds for law enforcement.

Programs 1-3: Reasonable Accommodation, Informing Homebuilders of Universal Design Features, Accessible Pedestrian Facilities in New Subdivisions

- Need reasonable accommodation ordinance – City of Sacramento has a good example.
- Reasonable accommodation needs to pay particular attention to people with mental disabilities. May need representative (ombudsperson) to help them through the process.
- Ordinance should also apply retroactively to existing structures.
- Look to organizations outside of County to help draft and implement ordinance.

- Many forms/processes are too complicated; do not require people to fill out forms online.
- Universal design should address aging in place.
- Have pass keys for firemen to enter homes rather than have to break doors down.
- Policy HS-9 of County's General Plan – need to implement.
- State law requires homebuyers to be able to have home built with universal design features – County is lax in enforcement.
- Universal design is for everyone – can help prevent accidents.
- County should reach out to other organizations/entities to get word out on universal design.
- Inspectors need to address/check buildings for ADA compliance and universal design.
- Consider production of video on universal design.

Programs 4-6: Continuum of Housing Options for Persons with Disabilities, Design Guidelines and Siting Criteria for Senior Housing and Care Facilities, Annual Inspection of Farm Labor Camps

- Need more and better independent living and full services facilities.
- Better coordination needed.
- Implement SHARE program that encourages private landlords to rent units by bedroom – County would need to remove restrictions on boarding houses and loosen parking requirements.
- County needs to develop a Housing Trust Fund (HTF).
  - County does have a HTF, based on commercial building permits, and used to fund housing.
  - County will put link on Housing Element web page to HTF.
- Need more housing options for extremely low-income populations.
- Need insurance for renters, particularly for low income persons.
- Need infrastructure/services around housing and senior housing – grocery stores, medical care, transit, etc. so people do not need to travel long distances for daily needs.
- Need central location/point of contact people can call to get answers to housing-related questions.
- Find additional sources of funding for County's HTF.
- Keep programs going for extremely low-income individuals – support public/private partnerships.
- Empty lots near transit stations make great locations for affordable housing – what can be done to get these sites built?
- Neighborhood shuttles to move people around their community and ensure they take people to multiple services.
- Need full sidewalks and curb ramps to ensure mobility.
- Need to address NIMBYism related to affordable housing.

- Need on-site supportive services for people with mental disabilities, particularly for an aging population.
- People with mental challenges can thrive if they have someone to look out for them (help secure housing, pay bills, etc.).
- County should incentivize builders and educate them about the benefits of universal design, etc.
- Problem with farmworker labor camps inspection – farmworkers do not feel protected nor able to raise issues about housing conditions.
- How are these inspections done – on a complaint basis?
  - County to research farmworker labor camp procedures and post more information on Housing Element web site.
- Make sure inspectors are trained to find all potential concerns (ex: the hole in wall behind couch).

Programs 7-9: Transitional Housing (With Job Training and Employment Counseling) at Mather Field, Laverne Adolfo Housing Program for Former Foster Youth, Extremely Low-Income (ELI) Buydown Program

- Need better communication with SHRA, particularly as it relates to people “timing out” of their stay at Mather or similar facilities.
- Lack of accessible housing units for people to transition to.
- Should address accessibility in design stage and before construction of building apartments and other units.
- Mather facility should be expanded – services nearby.
- People with disabilities should be consulted when designing/building accessible units to ensure they are truly accessible – need accountability to ensure units are truly accessible.
- Need more money for homeless emancipated youth (ages 18-24). They often do not get captured in the homeless count and do not trust authority.
- Tax Increment funds are no longer available and will impact many programs – need to identify funding to fill the hole.
- Youth in foster care are “thrown out” when they reach 18 years of age – need program to help transition these youth, help find them housing and provide opportunities to succeed.
- Retain language in current Affordable Housing Ordinance that addresses ELI.

Programs 10-12: Winter Shelter Program, Shelter Plus Care Program, Housing Choice Voucher Program

- Homeless people are dying – need shelter crisis ordinance.
- County should focus on housing homeless people rather using Sheriff and Park Rangers to move them from place to place (explore all options available – Safe Ground, high tolerance areas, etc.).
- Need to look at other successful homeless programs from around the country.

- What is status of Winter Shelter Program? Sacramento Steps Forward runs the program.
- Does not appear that resources/coordination exists to replicate Sac Mutual Housing project in North Highlands.
- Housing homeless people is more cost-effective than trying to address problems that occur after the fact due to homelessness.
- Shelter Plus Care program – question about eligibility.
- County needs to make commitment to backing up development of affordable housing when appropriate sites are identified, and help identify appropriate sites.

## SACRAMENTO COUNTY HOUSING ELEMENT 2013-2021 UPDATE COMMUNITY MEETING #4 NOTES

### COMMUNITY MEETING #4- SPECIAL TOPIC:

#### Production of Affordable Housing

10/11/2012

Sacramento County Administration Building

10:30 AM- 12:00 PM

### PARTICIPANTS:

14 community members

4 County planners

1 Sacramento Housing and Redevelopment Agency analyst

1 County Building Inspector

### SUMMARY:

This was the third in a series of special topic workshops. It focused on programs for encouraging production of affordable housing. County staff gave a brief presentation on the topic. Then participants reviewed a list of related County programs currently part of the Housing Element. Participants discussed whether the programs were working or not, what improvements could be made, and which programs and policies they would like to see the County continue. Full discussion notes are included below.

### NOTES:

- How often is affordability and income data updated?
- What is working? What is not working?
  - Loans instead of grants. Grants trigger prevailing wage, which increases costs by 30%. Below market interest rates are exempt from prevailing wage requirements.
  - County's fee waiver program – also triggers prevailing wage. Need to retool to avoid prevailing wage.
  - Federal Home Loan Bank – AHP money no longer available to some projects. Need to fill gap.
  - Finding construction funds is difficult for MHSA projects.
  - Affordable developers not looking at doing new construction right now. Cheaper to rehabilitate existing development – no land costs, impact fees, development costs, etc.
  - To do Extremely Low-Income (ELI) housing, you basically need to be given the construction costs. Revenue generated by project (e.g. rent) is just enough to cover operation and maintenance costs. Redevelopment no longer available to cover construction costs.
  - Bond money for shelters and transitional housing has dried up.

- Some affordable housing developers are still doing new construction since land costs are some much cheaper today.
- Conventional financing is very cheap right now – interest rates are very low. 97% loan-to-value available for non-profits.
- Great time to build affordable housing (cheap land, low interest rates, low construction costs). Unfortunately, less money available to support it.
- Policy HE-20.A (Federal Community Reinvestment Act) - Identify gaps and look for opportunities. Potentially revise program.
- Can prevailing wage laws be modified?
- Is there a central clearinghouse for all funding/financing sources for affordable housing?
- How are costs/savings of affordable housing passed on to consumers/residents?
- Home ownership assistance program works and needs to be continued/shored up. Need more outreach to educate realtors and financiers about program.
- Location of affordable multifamily housing along corridors. What is being done? Make sure area is served by transit.
- Accessible units – federal requirements are not enough. Retrofit Grant Program via SHRA is an important program but is underfunded.
- Investors are paying cash for homes, sometimes flipping the property – how is this monitored?
- Is County's foreclosure task force still active?
- Affordable ordinance – not much activity right now. Inclusionary requirements do work and provide housing for Very Low- and Extremely Low-Income families.
- We've lost a number of regulated affordable units as they've transitioned to market rate.
- Even though housing is more affordable than it was, incomes have also fallen and access to financing has become more difficult.
- Not all investors are the same – some are small investors that own a couple of homes, and some are large hedge funds buying large quantities of homes.
- Need political will to retain affordable housing sites and resist conversion to market rate.
- Some investor owned properties are not as well maintained as owner occupied properties. Code enforcement can be used to help.
- Local funds for gap financing have been cut in half over last few years – down to \$2 million. RDA funds are no longer available. Look into a transfer fee – fee applied to real estate transfers to support development of affordable housing.
- CalFHA program is limited – cannot sell bonds in bond market.

## SACRAMENTO COUNTY HOUSING ELEMENT 2013-2021 UPDATE COMMUNITY MEETING #5 NOTES

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### COMMUNITY MEETING #5- SPECIAL TOPIC:

#### Constraints to Housing Production

10/11/2012

Sacramento County Administration Building

1:00-2:30 PM

### PARTICIPANTS:

12 community members

4 County planners

### SUMMARY:

This was the fourth in a series of special topic workshops. It focused on programs for addressing constraints to housing production. County staff gave a brief presentation on the topic. Then participants reviewed a list of related County programs currently part of the Housing Element. Participants discussed whether the programs were working or not, what improvements could be made, and which programs and policies they would like to see the County continue. Full discussion notes are included below.

### NOTES:

#### Reduction in Permit Processing Times

- Being able to design and build affordable housing by right is critical. Reduces NIMBY opposition.
- Education about affordable housing is necessary to reduce 'NIMBYism'.
- Having EIR in place in corridors reduces time and cost associated with development projects
- Project Review Committee (PRC) process is effective.

#### Review Development Standards

- Consider adopting a Reasonable Accommodation ordinance – take into account processing issues as well.
- Look at increasing flexibility/by right provisions for accessory dwelling units (ADUs). Consider pre-approved plans for ADUs. Does County offer fee waivers/reductions for ADU applications?
- Are ADUs required to be accessible?
- County has not adopted new density bonus provisions – does County plan to do so?
- Make sure that if hearing body review is lowered for certain projects that people making decisions are well educated on planning and ADA-related issues.



- What are parking standards for multifamily developments? Parking standards are based on number of bedrooms in each unit. How many parking spaces for disabled parking are required per unit/bedroom?

#### Residential Development and Permitting Fees

- What is the impact of waiving fees (impact to both County and project receiving waiver)?
- How high are fees for new housing?
- Are fees tiered (i.e. lower) for non-profit developers and/or affordable housing?
- Look at reducing fees to stimulate construction.
- Fee deferral program has been effective – builders do not have to finance fees.
- Is fee deferral available for market-rate housing?
- Housing Element should have description of all fees applicable to new development.
- Will updated Zoning Code address accessibility? Have indicators showing which regulations are applicable to accessibility.

#### General

- Look into code enforcement-related constraints to housing production/maintenance.
- SHRA – Impediment to Fair Housing Choice.
- Promote existing Zoning Code provision that allows conversion of second unit for disabled persons by right.

## APPENDIX B

## PROGRAM EVALUATION

HOUSING ELEMENT EVALUATION			
Program	Objective	Achievements	Evaluation
<b>HOUSING STRATEGY I: ADEQUATE SUPPLY OF LAND FOR HOUSING</b>			
<b>Sub-Strategy I-A: Adequate Land for Housing</b>			
<b>Policy HE-1: The County will supply an adequate supply of land</b>			
HE-1(a) Ensuring adequate supply of residential land.	Annually monitor, and periodically review, the allocation of residential land to ensure adequate supply for future housing development for all income groups.	This program was not implemented.	The objective was not achieved for the planning period and the program will not be continued. Historically, there only have been shortages of vacant land for multifamily projects. Program HE-1(b) monitors vacant land for multifamily projects.
HE-1(b) Biannual Inventory of Vacant Residential Sites Available for Public Inspection	Inventory monitoring of sites and reports of inventory of sites	A report was completed in July 2009 and posted on the Planning and Environmental Review Division's website.	The objective was partially achieved and the program will be continued with periodic reports conducted as needed.
HE-1(c) Encourage Multifamily Projects on LC and SC Zones	25% of vacant LC and SC sites used for MF or mixed use projects	The County is continuing to permit multi-family dwellings as a matter of right in the LC and SC zones, subject only to development plan and/or design review to assure compliance with appropriate development standards. Due to the economic recession, only one project (Colonia San Martin) was built on LC or SC zoned properties.	Although 25% was not achieved, it was due to a slowdown in the housing market. The program will be continued.
HE-1(d) Permitting Multifamily Dwellings as a Matter of Right in RD-15 thru 40, LC and SC Zones	Encourage the construction of multifamily uses in appropriate zones while allowing for review of the quality and design of such uses	The County continues to permit multifamily dwellings as a matter of right, subject only to development plan and/or design review to assure compliance with appropriate development standards in RD-15/20, RD-25/30, RD40, LC and SC zones.	The objective was achieved for the planning period and the program will be continued.

**HOUSING ELEMENT EVALUATION**

Program	Objective	Achievements	Evaluation
HE-1(e) Housing Affordability Considered in Infrastructure Plans for New Growth Areas	Assure adequate infrastructure and services for sites in the County's residential land inventory.	The County waived certain fees for affordable units in New Growth Areas such as roadway and transit fees and the Antelope Community Plan Area fees for projects that were certified by the Sacramento Housing and Redevelopment Agency to have 10% of units available for very- low income households. This is to encourage retention of multifamily properties and foster housing affordability.	The objective was achieved for the planning period. However, this program is duplicative of other programs, such as Program HE-A4 which requires a certain percentage of units in new growth areas to be multifamily units, and Program HE- B8 which waives development fees for low income units in projects with at least 10% affordable units. In addition, all development in new growth areas must be included in master plans which have their own infrastructure finance plans. For these reasons, the intent of this program will be combined with others.
HE-1(f) Reporting to State HCD on the Financing and Construction Timeline for Projects Used to Fulfill the Alternative Adequate Sites Program	Ensure compliance with State Government Code Section 65583.1(c)(4).	The Greystone/New Seasons project did proceed while the Summerset project did not proceed due to market conditions. In lieu of the Summerset project, the Agency proceeded with the Lerwick project and the Norcade renovation projects. Both are rehabilitation projects that aim to transform 42 units and 40 units respectively into safe and decent affordable housing.	This program will not be continued. There are no Alternative Adequate Sites in this Housing Element's inventory of land suitable for residential development.
<b>Policy HE-2: The County will preserve the supply of sites zoned for multifamily housing.</b>			
HE-2(a) Preserving the Supply of Multifamily Land	Preserve supply of MF zoned land to accommodate the County's lower income housing needs.	During the planning period, the County allowed multifamily -designated land to be developed with other land uses only when a finding could be made that such land is not needed to accommodate the remaining SACOG allocation for very-low and low-income households.	The objective was achieved for the planning period and the program will be continued.
HE-2(b) Master Plans and Multifamily Housing	Propose a minimum percentage of the proposed dwelling units in specific and comprehensive plans to be developed at a density of at least 20 dwelling units per acre.	The Planning and Environmental Review Division required that the Cordova Hills Master Plan project has at least 33 percent of all dwelling units to be developed with at least RD- 20 densities. This requirement will be applied to all other proposed master plans in new growth	The objective was achieved for the planning period and the program will be continued.

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
		areas (outside of the County's Urban Policy Area) consistent with General Plan Land Use policy.	
<b>Sub-Strategy 1-B: Inventory of Surplus Land</b>			
<b>Policy HE-3: Utilize appropriate surplus federal, state and County land within Sacramento County for affordable housing development.</b>			
HE-3(a) Inventory of Surplus Land	Complete inventory and list of surplus federal, state and County lands. Post the list on the Planning and Environmental Review Division website.	This program was not implemented.	The objective was not achieved for the planning period and the program will not be continued since there is sufficient vacant multiple-family zoned land for housing needs, as shown in the vacant land inventory.
<b>Sub-Strategy I-C: Use of Infill and Underutilized Sites</b>			
<b>Policy HE-4: Promote and facilitate the build-out of vacant and underutilized urban land through infill, reuse, and redevelopment activities.</b>			
HE-4(a) Infill Coordinator Position	Continue to fund an Infill Coordinator position.	The Infill Coordinator has officially been filled since May 2008.	The objective has been achieved. This program will be continued though the Infill Coordinator position has been discontinued. The program has been modified. The Planning and Environmental Review Division will administer the infill program.
HE-4(b) Inventory of Urban Infill and Reuse Parcels	Develop an inventory of vacant infill, reuse, and redevelopment parcels.	The Infill Coordinator prepared a website that provides information on vacant infill parcels within the County's Urban Policy Area (Area where urban development is allowed).	The objective has been achieved. This program will be discontinued because the County does not have funds to update this inventory.
HE-4(c) Financial Incentives for Developing Infill Projects	Increase the type and the amount of financial incentives for infill projects.	Financial incentives developed to assist with infill project development include: 1. The drainage study for the North Watt corridor has been completed (2008). 2. Sewer and drainage studies for the North	The objective was achieved for the planning period and the program will be continued.

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
		<p>Watt and Fair Oaks Boulevard commercial corridors at County expense. These studies are normally provided by the developer (2009).</p> <p>3. Infill Home Plan Program developed. This program provides predesigned house construction plans at a discounted rate to those who build on infill parcels. This program was adopted by the Board of Supervisors in April, 2010. The plans reflect the new building code and provide for energy efficiencies and solar as recommended by SMUD (utility provider).</p> <p>4. Funding for street improvements for Freedom Park Drive and portions of the North Watt corridor has been attained. Construction will start during Spring, 2011.</p> <p>5. County has provided funding for construction of upgraded water and sewer lines for Freedom Park Drive which is the main road for the North Highlands Town Center, a major infill project. Construction of Phase one was completed Sept, 2010. These infrastructure improvements make all the parcels within the Town Center area “shovel-ready” for development.</p> <p>7. Received SGC Grant funding for South of Florin Area (SoFA) Park and Open space acquisition – an implementation measure in the SoFA Infill Development Plan. Southgate Recreation and Park District will provide the county with Quimby credits to be utilized by the county to reduce future residential Quimby fee requirements.</p> <p>8. Planning and design of SoFA Gateway and Safety Redevelopment Project is underway.</p> <p>9. Received SGC funding for Folsom Blvd Transit Corridor Implementation Plan- infrastructure studies for TOD areas and walk audits within a ½ mile radius of 5 light rail transit stations.</p>	

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-4(d) Mixed-Use Zone	Amend the Zoning Code to establish a mixed use zone.	This will be accomplished through the comprehensive updating of the Zoning Code.	The Zoning Code update is a high priority project for the next housing element planning period. This program will be implemented through the update process.
HE-4(e) Form-Based Codes or Districts	Adopt form based codes or districts	Final and draft commercial corridor plans have form based codes.	The objective has been achieved. This program will be discontinued.
HE-4(f) Commercial Corridor Plans	Adopt the Florin Rd., North Watt Ave. and Fair Oaks Blvd. Commercial Corridor Plans; the Transit Area Plans for the Folsom Boulevard Corridor and other plans as they progress.	The Old Florin Town, Fair Oaks Blvd., North Watt Ave. and Fulton Ave. corridor plans have been adopted. The draft Folsom Blvd. Transit Plans project's EIR is near completion.	This is a high priority objective for the County. This program will be continued and new corridor planning efforts will be implemented as resources allow.
HE-4(g) Infill Public Education	Increase the understanding and awareness of a greater regional need in the County to not "grow the development footprint". Reduce NIMBYism and increase acceptance of quality infill projects.	The County Infill Coordinator and other Community Development staff have given numerous presentations on the benefits of infill development to community and industry groups.	The objective was achieved for the planning period and the program will be combined with Program HE-4(h) and continued. Public education on infill development is often part of an outreach effort.
HE-4(h) Infill Public Outreach Program	Attain neighborhood and community acceptance of quality residential or mixed use project.	See HE-4(g).	The objective was achieved for the planning period and the program will be combined with Program HE-4(g) and continued,
HE-4(i) Infill Response Team	Develop an Infill Response Team and an Infill Council.	Both the Infill Response Team and Infill Council have been established.	The objective was achieved for the planning period and the program will be combined with Program HE-4(a). The Infill Response Team has been discontinued.

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-4(j) Infill Technical Assistance Program	Develop a technical assistance program to assist applicants in designing a house for infill properties.	An Infill Home Plan Program was developed. This program provides predesigned house construction plans at a discounted rate to those who build on infill parcels. The plans are available for purchase to the public. This program was adopted by the Board of Supervisors in April, 2010. The plans reflect the new building code and provide for energy efficiencies and solar as recommended by SMUD (utility provider).	The objective was achieved for the planning period and the program will be continued.
<b>HOUSING STRATEGY II: REDUCTION OF CONSTRAINTS TO HOUSING PRODUCTION</b>			
<b>Sub-Strategy II-A: Reduction in Permit Processing Times</b>			
<b>Policy HE-5: The County shall reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.</b>			
HE-5(a) Consultation With Housing Providers to Evaluate Development Approval Timelines and to Identify Process Improvements	Reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.	There were ongoing meetings between the Planning and Environmental Review Division and the Development Oversight Committee (DOC) to evaluate development approval timelines and identify process improvements. The DOC includes market rate and affordable housing developers.	The objective was achieved for the planning period and the program will be continued with periodic meetings held between the developers and the Planning and Environmental Review Division as needed. The DOC no longer exists.
HE-5(b) County Streamlining Program	Reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.	The County implemented a new streamlining process. The cornerstone of this streamlining process is the Project Review Committee, which identifies project issues early in the application process. This process reduces the average processing time by 60 days.	The objective was achieved for the planning period and the program will be continued with a focus on the Project Review Committee.
HE-5(c) Conditional Use Permits	The County will review its criteria and decision-making authority for conditional use permits to clarify and streamline the approval process.	This will be done through the Zoning Code update.	The Zoning Code update is a high priority project for the next housing element planning period. The objective of this program will be achieved through the update process.

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-5(d) Reduce Delays in the Review of Affordable Housing	Reduce delays in the approval of affordable housing projects.	Planning and Environmental Review Division staff gives priority and special handling to affordable housing projects.	The objective was achieved for the planning period and the program will be continued. The program will include the expediting of building permits for affordable housing projects.
HE-5(e) Master Environmental Impact Reports for Commercial Corridor Plans	Reduce delays in the environmental review of development proposals within commercial corridors.	Draft Master EIR's have been certified for the Old Florintown, North Watt Ave., Fair Oaks Blvd. and Fulton Ave. commercial corridor plans. Master EIR's are being prepared for the other commercial corridor plans.	The objective was achieved for the planning period and the program will be continued as resources allow.
HE-5(f) Planning Director Approval for Minor Modifications From Development Standards in Commercial Corridors	Allow limited flexibility from development standards through administrative review and reduce processing times.	This will be considered through the comprehensive update of the Zoning Code.	The Zoning Code update is a high priority project for the next housing element planning period. The objective of this program will be considered during the update process.
HE-5(g) Chief Land Surveyor Approval for Minor Modifications From Development Standards in Commercial Corridors	Allow limited flexibility from development and improvement standards through administrative review and reduce processing times, and ultimately overall development costs.	This will be considered through the comprehensive update of the Zoning Code.	The Zoning Code update is a high priority project for the next housing element planning period. The objective of this program will be considered during the update process.
HE-5(h) Different Thresholds for Planning Commission Review for Multifamily Categories.	Allow flexibility in regards to appropriate review level based on the project's community context	These are in the Interim Multifamily Guidelines. The thresholds are proposed to be in the updated Zoning Code.	The objective was fully achieved through the Interim Multiple Family Design guidelines. Since it has been fully implemented, the program will be removed.
<b>Policy HE-6: Sacramento County shall target 45-60 days from the submission of a complete application as a maximum review time for multifamily projects that require staff level Development Plan Review.</b>			



## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-6(a) Certification to expedite review of affordable residential projects.	Reduce the time and cost impact of discretionary permits on affordable and special needs housing.	This program was not implemented; however, other programs achieve this objective. Program HE-5(d) requires expediting of affordable housing projects. Program HE-11(a) provides fee waivers for very low income units for development impact fees for residential projects with at least 10 percent affordable units	This program will be discontinued.
<b>Sub-Strategy II-B: Review of Development Standards</b>			
<b>Policy HE-7: The County will encourage flexibility in density for residential projects.</b>			
HE-7(a) Eliminate Upper Limit in Residential Density in Commercial Zones	Encourage higher density residential development in commercial zones than is currently allowed.	Partially implemented by Zoning Code amendments adopted 5-28-08. There are no upper limits within ¼ mile of trunk line (transit) stop. Further implementation of this program will be considered through the comprehensive update of the Zoning Code.	The Zoning Code update is a high priority project for the next housing element planning period. The objective of this program will be considered during the update process.
HE-7(b) More Flexibility in Density for RD-20 Zone	Encourage higher density residential development in the RD-20 zone.	Program was not implemented.	Staff has developed an alternative program that will provide more flexibility in multifamily zones.
<b>Policy HE-8: The County will encourage flexibility in parking standards for residential projects.</b>			
HE-8(a) Street Parking Counting Toward Overall Parking Standards	Reduce on-site parking requirements by allowing on-street parking to count toward required parking.	This will be considered through the comprehensive update of the Zoning Code.	The Zoning Code Update is a high priority project for the next housing element planning period. The objective of this program will be considered during the update process.
HE-8(b) Reduce Parking Standards for Multifamily Affordable Housing	Reduce parking requirements for affordable dwelling units.	The Interim Multifamily Design Guidelines have reduced parking standards for multifamily projects in certain community contexts.	This has been accomplished through the Interim Multifamily Design Guidelines. This program will be discontinued.
<b>Policy HE-9: Flexibility of development standards and development ordinances for residential projects that are unique or provide special housing arrangements.</b>			

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-9(a) Adoption of New Development Code	Adopt form-based codes or districts/SPA's.	The new development code as not adopted because of budgetary constraints and resulting staffing shortages.	This will be a high priority project for the County. This program will be continued.
HE-9(b) Adoption of Interim Multi-Family Residential Design Guidelines	Adopt the Interim Multifamily Residential Design Guidelines.	The Interim Multifamily Residential Design Guidelines were adopted on May 28, 2008.	The objective has been achieved. This program will be discontinued. Another program will be provided concerning the continuing administering of the Guidelines.
HE-9(c) Flexibility in Zoning and Subdivision Development Standards to Accommodate Unique Residential Projects	Issuance of Special Development Permits as a mechanism to ensure flexibility in development standards requirements contained in Zoning and Subdivision ordinances.	The Planning and Environmental Review Division has encouraged the use of Special Development Permits particularly for multifamily projects or mixed use projects.	This program will be continued.
<b>Sub-Strategy II-C: Review Residential Development and Permit Fees</b>			
<b>Policy HE-10: Balance "full cost recovery" for planning and environmental review with the need to maintain reasonable fees that impact housing affordability.</b>			
HE-10(a) Consulting With Builders Before Increasing Planning and Environmental Fees	Periodically review application processing and infrastructure fee schedules and mitigate the cost impact of fees.	The Building Industry Association (BIA) and the Builders Exchange are consulted before increasing planning and environmental fees.	The objective has been achieved. This program will be continued.
<b>Policy HE-11: Defer and/or waive development impact fees for residential projects that have at least a minimum number of housing units on site that are affordable units.</b>			
HE-11(a) Fee Waiver Program for Affordable Housing Projects	To reduce the cost-impact of fee payments for qualifying very low-income housing units.	During the planning period, the County continued to waive development fees for residential developments in which at least 10 percent of the units are affordable to very low-income households and on which affordability restrictions are subject to long-term (30 year or greater) regulatory agreements as certified by the Sacramento Housing and Redevelopment Agency.	The objective has been achieved. This program will be continued.

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-11(b) Fee Deferral Program for Affordable Housing Projects	To delay the cost-impact of fees payments until a housing project begins to generate revenue.	During the planning period, the County continued to defer certain fees for residential projects in New Growth Areas such as roadway and transit fees and the Antelope Community Plan Area fees for projects that have at that were certified by the Sacramento Housing and Redevelopment Agency to have at least 10% of units being available for very-low income households or 49% of units being available for low income households. Fees for single-family residential projects are deferred to close of escrow. Fees for multiple-family residential projects are deferred upon close of permanent loan financing. The maximum deferral period is 24 months.	The objective has been achieved. This program will be continued.
HE-11(c) Amendment of Enacting Ordinances for the County Fee Waiver and Deferral Program to Extend the Deferral Period.	To extend the allowed fee deferral period to better reflect the time period before a housing project begins to generate revenue.	On September 23, 2008, the Board of Supervisors approved amendments to the Affordable Housing Fee Deferral Program. One amendment increases the deferral period from 15 to 24 months recognizing that the time to construct most of the projects in the program is typically more than 15 months.	The objective has been achieved. This program will be discontinued.
<b>Policy HE-12: Support legislation that reduces regulatory barriers to housing production, provides tax incentives and public subsidies for housing, and increases funding available for local infrastructure and services.</b>			
HE-12(a) Monitor State Legislation	To influence State legislation in support of the County's Housing Element objectives.	Planning staff are notified of State legislation pertaining to housing and are asked to provide comments to the County's legislative advocate.	The objective was achieved. The County recently added a full-time government affairs position to monitor State legislation. This program will be continued.
<b>HOUSING STRATEGY III: CONSERVATION AND REHABILITATION OF EXISTING HOUSING AND NEIGHBORHOODS</b>			
<b>Sub-Strategy III-A: Establishment and Maintenance of Programs for Rental Housing Rehabilitation</b>			
<b>Policy HE-13: Utilize federal, state, local, and private funding programs and private equity for the rehabilitation of rental properties for lower income households.</b>			

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-13(a) Loan Programs for Acquisition and Rehabilitation of Substandard Property for Affordable Housing	200 rehabilitated units annually, including units substantially rehabilitated and units preserved	In 2009, the Sacramento Housing and Redevelopment Agency financed three rehabilitation projects in the County. The projects included the renovation of two fourplex neighborhoods (Lerwick and Norcade) and a multifamily apartment complex (Shiloh Arms Apartments). Shiloh Arms was completed in 2011 while the Lerwick and Norcade projects are still under construction (2012). The projects have a total of 196 affordable units.	The objective was partially achieved. This program will be continued with revised quantitative goals.
HE-13(b) Summerset Apartments Conversion into Affordable Housing	Rehabilitate an existing problem property and create 119 affordable housing units.	Due to the poor economy along with the challenging neighborhood, the Sacramento Housing and Redevelopment Agency (SHRA) could not attract tax credit investors or lenders. SHRA is no longer seeking to rehabilitate this apartment complex. Summerset and Greystone Apartments were to provide 60 units affordable to very low-income families and 178 units affordable to low-income families. However, even without these affordable units, within the County's vacant land inventory for the 2008 Housing Element, there was a 458-unit surplus in the very low-income category and a 244-unit surplus in the low-income category.	This program was not implemented and will be discontinued.
HE-13(c) Greystone Apartments Conversion into Affordable Housing	Rehabilitate an existing problem property and create 119 affordable housing units.	Due to the poor economy along with the challenging neighborhood, the Sacramento Housing and Redevelopment Agency (SHRA) could not attract tax credit investors or lenders. SHRA is no longer seeking to rehabilitate this apartment complex. Summerset and Greystone Apartments were to provide 60 units affordable to very low-income families and 178 units affordable to low-income families. However, even without these affordable units, within the County's vacant land inventory for the 2008 Housing Element, there was a 458-unit surplus in the very low-income category and a 244-unit surplus in the low-income category.	This program was not implemented and will be discontinued.

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-13(d) Lerwick Road 4-Plexes Conversion into Affordable Housing	Rehabilitate existing problem properties, transforming a street by creating 20 affordable housing units.	The Sacramento Housing and Redevelopment Agency closed on a loan agreement with EPO-Lerwick, LLC Development on August 19, 2009 for the acquisition and rehabilitation of 48 units in 13 buildings on Lerwick Road. Of these 48 units, 24 will be affordable to very low income families, 12 to low income families and 12 to moderate income families.	The objective was achieved. The program will be discontinued.
<b>Sub-Strategy III-B: Establishment and Maintenance of Programs for Owner-Occupied Housing Rehabilitation</b>			
<b>Policy HE-14: Rehabilitation and preservation of substandard homes owned and occupied by lower income households.</b>			
HE-14(a) Provision of Low Interest and Deferred Loans for Rehabilitation of Homes in Order to Meet Health and Safety Standards	Substantially rehabilitate 100 homes for very low and low-income households.	During 2008-2011, 23 homes were substantially updated for very low and low-income households.	The objective was partially achieved. The program will be discontinued due to the lack of resources to administer this program.
HE-14(b) Financial Assistance for Home Repair and Upkeep for Lower Income Homeowners	Rehabilitate 400 homes for very low- and low-income households through Emergency Repair Grants and Retrofit Assistance Grants.	During 2008-2011, 385 homes were rehabilitated.	The objective has been achieved. This program will be continued.
<b>Policy HE-15: Support efforts to alleviate the individual and community problems associated with mortgage default and foreclosures.</b>			
HE-15(a) Pro-Active Task Force to Address Issues Associated With Foreclosures	Participate in a pro-active task force to address the property issues associated with foreclosures.	Since 2007, the Sacramento Housing and Redevelopment Agency (SHRA) has been working with the City and County on a comprehensive strategy to combat the foreclosure crisis in Sacramento. In that time, SHRA has hosted foreclosure events, tracked foreclosure data and trends, and participated in a Foreclosure Task Force. Most importantly, SHRA is administering an \$18 million grant from HUD under the Neighborhood Stabilization Program (NSP). The program is designed to eliminate neighborhood blight resulting from vacant, foreclosed homes.	The objective has been achieved.

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-15(b) HUD Approved Counseling Agencies.	Support homebuyer education, counseling and post purchase counseling.	The Sacramento Housing and Redevelopment Agency (SHRA) continues to support HUD Approved Counseling Agencies in their work to help buyers find and maintain housing, both through funding and referrals. In addition, SHRA requires homebuyer education for homebuyers receiving SHRA mortgage assistance and all homebuyers purchasing a home through the County Affordable Housing Ordinance.	The objective has been achieved. This program will be continued.
<b>Sub-Strategy III-C: Rehabilitation of Older Motels Serving as Transitional or Permanent Housing</b>			
<b>Policy HE-16: Identify older motels suitable and feasible for conversion to permanent affordable housing.</b>			
HE-16(a) Conversion of Older Motels to Permanent Affordable Housing	Support revitalization of older commercial corridors with rehabilitation and provision of new housing opportunities.	Due to the limitation in available funding sources, the Sacramento Housing and Redevelopment Agency (SHRA) has discontinued efforts to look for conversion opportunities.	SHRA will convert older motels if the opportunity arises. The program will be continued.
HE-16(b) Assistance to Motel Owners	See program HE-13 (a) for acquisition/rehabilitation objective for rental housing.	Due to limitation in available funding sources, assisting with potential conversions was discontinued during the planning period.	The Sacramento Housing and Redevelopment Agency will continue this program to take advantage of possible opportunities during the next Housing Element planning period.
<b>Sub-Strategy III-D: Conserve the Quality of Residential Neighborhoods Through Zoning Enforcement and Code Enforcement.</b>			
<b>Policy HE-17: Protect the quality and stability of residential neighborhoods through the enforcement of local regulations.</b>			
HE-17(a) Zoning Enforcement and Vehicle Abatement Programs for Existing Neighborhoods	Reduce the number of abandoned vehicles and illegal structures from residential neighborhoods.	The County continued during the planning period to enforce existing regulations and programs regarding abandoned vehicles, outdoor storage, and substandard or illegal buildings.	The objective has been achieved. The program will be continued.

**HOUSING ELEMENT EVALUATION**

<b>Program</b>	<b>Objective</b>	<b>Achievements</b>	<b>Evaluation</b>
HE-17(b) Enforcing Neighborhood Nuisance Abatement Ordinances	Increase neighborhood safety and eliminate blighting conditions.	The County Sheriff's Department and Code Enforcement officers continued during the planning period to enforce neighborhood nuisance abatement ordinances. The ordinances allow staff to prepare correction notices, fine and penalize owners for non-compliance, prosecute repeat offenders in criminal or civil proceedings and summarily abate and lien property for costs of enforcement abatement.	This program has the same objective as Program HE-17(a). This program will be discontinued.
HE-17(c) Special Planning Areas and Neighborhood Preservation Areas	Enhance and preserve unique communities through SPA's and NPA's	During the planning period, the County continued to enforce existing Neighborhood Preservation Area (NPA) ordinances.	The objective has been achieved. This program will be continued
HE-17(d) Focus Areas for Revitalization Projects	The approval and implementation of the South of Florin (SOFA) Revitalization Strategy	The South of Florin Infill Development Plan was completed in August, 2010.	The objective has been achieved. This program will be discontinued. The Sacramento Housing and Redevelopment Agency no longer has resources to continue this activity.
HE-17(e) Application of Section 108.7 of the UBC - Permitting Use of Alternate Materials, Designs and Methods of Construction	Ensure rental housing complies with health and safety codes.	During the planning period, the Building Department continued to permit alternate materials, designs and methods of construction.	The objective has been achieved. This program is required by State law and will be continued.
HE-17(f) Crime Free Certification Program for Apartments	Adopt a Crime Free Certification Program. Require Crime Free Certification as condition of approval for multifamily project's planning entitlement.	Proposed program has been eliminated from Sheriff's Department program plans because of budget problems.	The program was dropped from the Sheriff's budget. This program will be discontinued.
HE-17(g) Referral of Complaints From Mobile Home Residents to State HCD	Increase the level of State code compliance to improve mobile home park conditions.	During the planning period, complaints were automatically referred to the State.	The objective has been achieved. This program will be continued.

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-17(h) Exterior Housing Conditions Survey	To obtain an accurate estimate of housing rehabilitation and replacement needs to assist the County and the Sacramento Housing and Redevelopment Agency in implementing neighborhood preservation and housing maintenance strategies.	The Planning and Environmental Review Division completed the exterior housing survey program. Staff surveyed sample sites in selected census tracts and tabulated the data. A report with maps has been prepared and is available at the Planning and Environmental Review Division's website.	The objective has been achieved. This program will be discontinued.
<b>Policy HE-18: Promote efficient public outreach programs to enhance the rehabilitation of substandard housing.</b>			
HE-18(a) Distributing Brochures to Owners of Rental Units Cited for Health and Safety Violations	Increase the level of property maintenance through tenant and property owner education, thereby reducing the need for code enforcement.	During the planning period, the Code Enforcement Division distributed brochures with information from the Sacramento Housing and Redevelopment Agency to owners of residential rental units cited for health and safety violations. The Code Enforcement Division regularly provided information to tenants on rental property owner and tenant responsibilities for property maintenance. This information is contained in a booklet entitled "Home Safe Home" which is posted on Code Enforcement's website.	The objective has been achieved. This program will be continued.
<b>Sub-Strategy III-E: Revitalization of Deteriorated Neighborhoods Through Public Facility Improvements.</b>			
<b>Policy HE-19: Provide improved public infrastructure and service in blighted or declining neighborhoods, or to facilitate infill.</b>			
HE-19(a) Priorities in Capital Improvement Program for Commercial Corridors	Target infrastructure and public facility improvements to commercial corridors.	Commercial corridors as delineated in the General Plan Update were given priority in the Capital Improvement Program. Examples include the North Watt Corridor in North Highlands and the Fulton Avenue Corridor in Arden-Arcade.	Program objective has been achieved. The program will be combined with Program HE-19(b).



HOUSING ELEMENT EVALUATION			
Program	Objective	Achievements	Evaluation
HE-19(b) Improved Public Infrastructure and Services for the Florin Road Corridor	Target infrastructure and public facility improvements to Florin Road Corridor.	The Old Florintown Corridor Plan and the South of Florin Area (SoFA) infill Development Plan has been approved by the Board of Supervisors. These plans will guide the provision of public infrastructure and services in the Florin Road corridor.	Program objective has been partially achieved. The County has completed planning for the improvements. The provision of improvements has begun. The program will be combined with Program HE-19(a).
<b>Sub-Strategy III-F: Local/Private Sector Investment for Neighborhood Revitalization</b>			
<b>Policy HE-20: Maintain investment in preserving and revitalizing older neighborhoods through local lending institutions and the Community Reinvestment Act.</b>			
HE-20(a) Federal Community Reinvestment Act	Increase investment in minority and low-income areas.	During the planning period, there has been at least \$45.3 million of federal funds invested by the County Dept. of Finance in financial institutions that have issued loans in low to moderate income neighborhoods.	The objective has been achieved. This program will be continued.
<b>Sub-Strategy III-G: Reduce Loss of Housing Caused by Demolition Activities</b>			
<b>Policy HE-21: Support mechanisms that prevent the loss of housing and support programs that return vacant housing to residential use.</b>			
HE-21(a) Vacant House Monitoring Program	Increase neighborhood safety and eliminate blighting conditions.	The VOA (Vacant, Open and Accessible) program has been in effect since mid-2008. This program allows Code Enforcement to send notices to property owners if the property is being accessed by unauthorized persons. If there is no response, Code Enforcement could then secure the premises. It is also a violation of the landscaping code if a vacant building is not being maintained and the grass/weeds exceed 12 inches	The objective has been achieved. This program will be continued.
<b>Policy HE-22: Assist lower income households displaced as a result of demolition of substandard dwellings.</b>			

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-22(a) Information for Displaced Tenants	Increase tenant awareness of assistance programs for those displaced by demolition activities.	Residential tenants are notified by Code Enforcement of the forms of assistance that are available if their housing units are demolished.	The objective has been achieved. This program will be combined with program HE-22(b).
HE-22(b) Payment of Relocation Expenses of Displaced Tenants	Paying for the relocation expenses of lower income residents and seeking reimbursement by property owner.	This program was implemented during the planning period.	The objective has been achieved. This program will be continued.
<b>Sub-Strategy III-H: Implement Design Review</b>			
<b>Policy HE-23: The County will require high quality design in residential projects.</b>			
HE-23(a) Interim Multifamily Residential Design Guidelines [Same as Program HE-9(b)]	Adopt the Interim Multifamily Residential Design Guidelines.	The Interim Multifamily Residential Design Guidelines were adopted on May 28, 2008.	This program is a duplicate of Program HE-9(b) and will be eliminated.
<b>Policy HE-24: Ensure that new development is compatible and interconnected with existing residential development.</b>			
HE-24(a) Compatibility of Commercial and Mixed Use Developments to Surrounding Community	Ensure that new commercial and mixed use development is compatible with existing residential development by implementing design review.	The Design Review Administrator and an Administrative Design Review Advisory Committee review commercial and mixed use projects for Design Review conformance. Project review includes compatibility with existing developments.	The objective has been achieved. This program will be continued.
<b>Policy HE-25: Infill projects shall be integrated into the surrounding neighborhoods and communities.</b>			
HE-25(a) Flexible Design Guidelines for Infill Parcels	Ensure high quality and safe designs.	Approved and Draft commercial corridor plans have flexible design guidelines.	The objective has been partially achieved. This program will be continued.
<b>HOUSING STRATEGY IV: IMPROVEMENT OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS GROUPS</b>			
<b>Sub-Strategy IV-A: Housing for Persons with Disabilities</b>			
<b>Policy HE-26: Improve accessibility for dwelling units and neighborhoods to meet the special needs of persons with disabilities.</b>			

HOUSING ELEMENT EVALUATION			
Program	Objective	Achievements	Evaluation
HE-26(a) Publicize the Home Assistance and Repair Programs for Seniors (HARPS) and Emergency Repair Program (ERP-A)	Publicize the HARPS and ERP-A programs.	The Planning and Environmental Review Division started to publicize the HARPS and ERP-A on its website in 2011. The Sacramento Housing and Redevelopment Agency website continues to publicize this program.	The objective has been partially achieved. The Planning and Environmental Review Division will promote these programs in or near areas that were identified by the Exterior Housing Conditions Survey as having higher percentages of distressed housing.
HE-26(b) Informing Homebuilders on Universal Design Features	Publicize Universal Design Standards.	The Planning and Environmental Review Division has developed a brochure on Universal Design features. The brochures were available at the Division's information and plan check counters and the Building Department's Downtown Permit Center. As of May, 2012, 219 brochures were taken by the public.	The objective has been achieved. This program will be continued.
HE-26(c) Reasonable Accommodation	Adoption of a reasonable accommodation ordinance.	The County has not implemented this program. The County implements reasonable accommodation on a case –by- case manner.	The objective has not been achieved. This program will be continued.
HE-26(d) Require Accessible Pedestrian Facilities in New Subdivisions	Increase accessibility of residential structures and neighborhoods for persons with disabilities.	During the planning period, the Transportation Department continued to require accessible pedestrian facilities in new residential developments.	The objective has been achieved. This program will be continued.
<b>Policy HE-27: County will encourage housing for people with disabilities near essential support services and facilities.</b>			
HE-27(a) Provision of Access for Seniors and Disabled Persons in Transit Master Plans	Specific requirement for disabled access in transit master plans.	After a period of inactivity, in 2011 the project was reactivated. The Department of Transportation will conduct a study to improve accessibility at transit stops for persons with disabilities.	This program will be continued.
<b>Policy HE-28: Support activities that serve the housing needs of disabled low-income persons with a continuum of housing options.</b>			

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-28(a) Continuum of Housing Options for Persons With Disabilities	Support shared housing and development of small-scale residential care facilities, support for individuals with HIV/AIDS (through multiple programs), and housing and supportive services for persons with disabilities.	During 2008 -2011 housing assistance and supportive services were provided to over 2,800 persons.	The objective has been achieved. This program will be continued.
HE-28(b) Zoning Amendment Listing Supportive Housing and Transitional Housing in the Land Use Tables	Amend the Zoning Code to have Supportive Housing and Transitional Housing as residential uses listed in the Zoning Code's land use tables.	This program was not implemented.	The Zoning Code Update is a high priority project for the next housing element planning period. The objective of this program will be achieved through the update process.
<b>Sub-Strategy IV-B: Housing for Seniors</b>			
<b>Policy HE-29: Provide adequate and affordable housing for senior citizens.</b>			
HE-29(a) Senior Housing Master Plan	Develop a Senior Housing Master Plan.	The Planning and Environmental Review Division has not implemented this program. The County is developing design and siting guidelines for senior housing which will address many of the issues that the Senior Master Plan would have addressed.	This program will be discontinued.
HE-29(b) Incentives for Construction of Affordable Housing for Seniors	Promote incentives to builders to provide housing and care choices for seniors of all income levels. These incentives include grants and financial help for developers of senior housing, including multifamily developer assistance programs administered by the Sacramento Housing and Redevelopment Agency (SHRA).	During the planning period, SHRA continued to support new construction and rehabilitation of senior apartments throughout the County. In 2009, SHRA financially assisted in the construction of a new 152 unit senior apartment complex, the Varena Apartments.	The objective has been achieved. The program will be continued.

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-29(c) Support Current Temporary Shelters for Abused or Neglected Seniors	Continue funding current facilities providing temporary shelter for seniors.	During the planning period, the County's Adult Protective Services made referrals to the Sacramento Senior Safe House which opened its doors on July 23, 2009. This home is located in the Arden-Arcade area. The Volunteers of America own and run the home, which has room for 6 to 12 people. Abused or neglected seniors ages 62 and older are able to stay at the shelter for up to 90 days.	The County does not fund the Sacramento Senior Safe House. The County Adult Protective Services only makes referrals to the House. For this reason, the program will be discontinued.
<b>Policy HE-30: The County will encourage housing for seniors to be near essential services.</b>			
HE-30(a) Design Guidelines and Siting Criteria for Senior housing and Care Facilities	Develop flexible design guidelines and siting criteria for senior housing and care facilities.	Due to the limitation in available funding sources, the Sacramento Housing and Redevelopment Agency had discontinued efforts to develop flexible design guidelines for senior housing and care facilities.	The County will develop design guidelines and siting criteria for senior housing and care facilities. The guidelines will be used by the Design Review Administrator and Planning and Environmental Review Division staff in evaluating senior housing projects. The guidelines will also be available on the Planning and Environmental Review Division website.
<b>Policy HE-31: Support activities that increase the ability of the elderly to remain in their homes or to locate other housing to rent or purchase.</b>			
HE-31(a) Program Assisting Eligible Seniors to Make Health or Safety Repairs	Ongoing support of the In-Home Supportive Services program of the Dept. of Health and Human Services, Senior and Adult Services Division. Work with the Sacramento Housing and Redevelopment Agency (SHRA) to publicize the Home Assistance and Repair Programs for Seniors (HARPS) and ERP-A programs which assist seniors and low-income households with necessary repairs or accessibility modifications	The Dept. of Health and Human Services continued to support the In-Home Supportive Services program. SHRA continued to support and advertise on their website the HARPS and ERP-A programs.	The objective has been achieved. The program objective will be modified to refer only to the In-Home Supportive Services Program. Home assistance and repair are covered in other programs such as HE 14(a)

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-31(b) Promotion of Adaptability and Accessibility of Dwellings for Disabled and Elderly	Work with the Sacramento Housing and Redevelopment Agency (SHRA) to publicize the HARPS and ERP-A programs.	The Planning and Environmental Review Division added a link in its website to SHRA's information on the HARPS and ERP-A programs.	The program has the same objectives as Program HE-14 (a). This program will be discontinued.
<b>Sub-Strategy IV-C: Farm Worker Housing</b>			
<b>Policy HE-32: Ensure housing that is provided to migrant farm workers is decent, safe, and affordable.</b>			
HE-32(a) Annual Inspection of Farm Labor Camps	Ensure suitable living conditions at farm labor camps	During the planning period, annual inspections and licensing of farm labor camps were conducted by Environmental Management.	The objective has been achieved. This program will be continued.
<b>Policy HE-33: Support the use of available federal, state, and local resources to provide and enhance housing opportunities for farm workers.</b>			
HE-33(a) Technical Assistance for Applications for New Farm Worker Housing	Provide technical assistance for applications for loans through the Federal and State government to construct 50 housing units for farm workers.	This program was not implemented during the planning period.	This program is difficult to measure outcomes and it is unlikely that the Sacramento Housing and Redevelopment Agency will proactively pursue such housing. This program will be discontinued.
HE-33(b) Assistance for Farm Worker Housing	Assist in financing 50 units of housing affordable to farm workers	This program was not implemented during the planning period.	It is unlikely that the Sacramento Housing and Redevelopment Agency will proactively pursue such housing. This program will be discontinued.
HE-33(c) Review Housing Needs of Farm Workers	Biennially review housing needs of farm workers starting September 2009.	The Planning and Environmental Review Division has put this project on hold.	The objective has not been achieved. This program will be continued.
<b>Sub-Strategy IV-D: Housing for the Homeless</b>			
<b>Policy HE-34: Support programs that address long-term solutions to homelessness.</b>			

**HOUSING ELEMENT EVALUATION**

<b>Program</b>	<b>Objective</b>	<b>Achievements</b>	<b>Evaluation</b>
HE-34(a) Policy Board to End Homelessness	Develop affordable housing opportunities with supportive services for homeless persons in need; assist homeless men, women and children thorough the Continuum of Care to achieve independent living in permanent housing, ending their homelessness.	The Homeless Prevention and Rapid Rehousing Program began on October 1, 2009, serving currently homeless households. Prevention services began on November 2, 2009.	The objective has been achieved. The program will be continued. Sacramento Steps Forward, a non-profit agency, will continue to implement the Ten Year Plan to End Homelessness and HUD required activities to ensure ongoing Federal funding to address homelessness.
HE-34(b) Transitional Housing, Job Training and Employment Counseling at Mather Field	Provide housing and comprehensive job training	Currently, this facility is housing 200 individuals and 65 families. The administration of this facility has been transferred to the Volunteers of America.	The objective has been achieved. The Department of Human Assistance will continue to administer the contracts with Volunteers with America. Funding sources are also administered by DHA. This program will be combined with HE-34(d) and HE-34(e).
HE-34(c) Adequate Supply of Land for Homeless Shelters	Maintain an adequate supply of land for homeless shelters.	There are at least 18 acres available in the GC zone and 447 acres in the M-1 zone for emergency shelters where a use permit is not required.	The objective has been achieved. This program will be combined with HE-34(g).
HE-34(d) LaVerne Adolfo Housing Programs for Former Foster Youth	Provide housing and services for emancipated foster youth.	During the planning period, the County continued to support the LaVerne Adolfo Housing Program. Volunteers of America and Lutheran Social Services are the transitional housing providers.	The objective has been achieved. The Department of Human Assistance (DHA) will continue to administer the contracts with the non-profits. Funding sources are also administered by DHA. This program will be combined with HE-34(b) and HE-34(e).
HE-34(e) Winter Shelter Program	Provide emergency housing for the homeless.	For the winters of 2008-2009, 2009-2010 and 2010 -2011 a total of 1,600 individuals were served through the Winter Shelter Program.	The objective has been achieved. This program will be combined with HE-34(b) and HE-34(d).
HE-34(f) Shelter Plus Care Program	Provide supportive housing for disabled individuals and families.	Between 2008 and 2011, 3,350 individuals (an average of 338 a year) were served.	The objective has been achieved. This program will be continued.

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-34(g) Homeless Shelters in the GC and M-1 zones	Identification of appropriate zoning categories and land use designations	During the planning period, the County's Zoning Code continued to allow homeless shelters in the GC and M-1 zones, subject to appropriate development, location, and operations standards that address land use compatibility issues.	This program will be combined with Program HE-34(c).
HE-34(h) Single Room Occupancy Units	Identification of appropriate zoning categories and land use designations for Single Room Occupancy (SRO) residential units.	During the planning period, the County's Zoning Code continued to permit Single Room Occupancy (SRO) residential units in the RD-20, RD-25, RD-30, RD-40 and GC zones. The project to increase the number of zones for SRO's was not implemented.	The objective was partially achieved. This program will be continued by allowing SROs in existing zones.
HE-34(i) Zoning Amendment Listing Supportive Housing and Transitional Housing in the Land Use Tables	Amend the Zoning Code to have Supportive Housing and Transitional Housing as residential uses listed in the Zoning Code's land use tables.	Same as Program HE-28(b).	Program is a duplicate of Program HE-28(b). This program will be discontinued.
<b>Sub-Strategy IV-E: Enforcement of Anti-Discrimination Programs</b>			
<b>Policy HE-35: The County shall continue to provide funding for equal housing opportunity.</b>			
HE-35(a) Reducing Housing Discrimination	Increase the resolution to housing complaints and reduce housing discrimination.	During the planning period the Fair Housing Commission continued to investigate housing complaints and find evidence of discrimination.	The objective has been achieved. This program will be continued.
HE-35(b) Update of Analysis of Impediments to Housing	Improve the level of reporting to measure success in reducing housing discrimination.	The Sacramento Housing and Redevelopment Agency updated the Analysis of Impediments to Fair Housing Choice. CDBG completed the update to the Analysis of Impediments in 2011 and will submit with the 2012 Action Plan to HUD in preparation of creating the new Consolidated Plan for 2013-17.	The objective has been achieved. The program will be modified to include implementing the recommendations of the Analysis of Impediments to Fair Housing Choice.



## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-35(c) Information on Fair Housing	Increase the level of public awareness regarding County policies.	There is a web link to Fair Housing information on the Planning and Environmental Review Division's web site.	The objective has been partially achieved. The Planning and Environmental Review Division will distribute information on fair housing at community facilities such as community centers, libraries and County Service Centers as resources allow. This information will be printed in different languages. This program will be continued.
<b>Sub-Strategy IV-F: Housing Needs of Female Heads of Households</b>			
<b>Policy HE-36: Promote the construction of affordable housing that meets the needs of female heads of households.</b>			
HE-36(a) Location of Affordable Housing Projects	Appropriately located affordable housing to address needs of female heads of households.	During the planning period, the Commercial Corridor Program sought to locate affordable housing near services.	The program is a redundant program. It has the same objective as Program HE-52(a) and it will be discontinued.
<b>Sub-Strategy IV-G: Housing Needs of Large Households</b>			
<b>Policy HE-37: Support the development of housing to meet the needs of large households.</b>			
HE-37(a) Financing Developments for Large Families	Annually develop 40 affordable housing units with three bedrooms or more for large families.	During 2008-2011, the Sacramento Housing and Redevelopment Agency (SHRA) financed 2 affordable housing developments that had a total of 42 three bedroom units.	SHRA no longer has the resources to administer this program. This program will be discontinued.
HE-37(b) Fast-Tracking of Residential Projects with at least 20% of Units Affordable and/or With 3 Bedrooms or More	Increase the availability of large family housing.	Due to budget problems, this project was not implemented.	The Sacramento Housing and Redevelopment Agency no longer treats large projects differently from small projects. This program will be discontinued.

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-37(c) Comparable Size Requirements For All new Development Subject to the Affordable Housing Ordinance.	Increase the availability of large family housing.	The Affordable Housing Ordinance requires that development accommodate diverse family sizes by including units with different number of bedrooms. It had been anticipated that the Sacramento Housing and Redevelopment Agency (SHRA) would author Guidelines for implementation of the ordinance that would require affordable units should be offered at the same proportion as the overall development.	This program is no longer a priority with SHRA and thus it is unlikely the program will be implemented during the planning period. This program will be discontinued.
<b>Sub-Strategy IV-H: Increase the Supply of Affordable Rental Housing for Extremely Low-Income Households</b>			
<b>Policy HE-38: Facilitate the development of new Extremely Low-Income (ELI) rental units.</b>			
HE-38(a) ELI Buydown Program	Buy down at least 20% of rental units within a project built to meet the Affordable Housing Obligation to an extremely low-income level.	In 2010, the Agency approved the first extremely low income buydown agreement. Specifically the Agency bought down the affordability in 41 of the 102 units in the proposed Arbor Creek project to an extremely low income level	Objective has been achieved. This program will be continued but without the 20 percent requirement (due to lack of Sacramento Housing and Redevelopment Agency funding).
<b>Policy HE-39: Maintain and preserve existing stock of ELI units.</b>			
HE-39(a) County Support of the Sacramento Housing and Redevelopment Agency (SHRA) in Repositioning, Redeveloping and Rehabilitating Its Public Housing Stock	Support SHRA in repositioning, redeveloping and rehabilitating its public housing stock.	As a result of on-going reductions in capital and operating funding from the US Department of Housing and Urban Development (HUD), the County adopted the Asset Repositioning Study in July 2007. This study set the stage for the implementation of a proactive strategy to “reposition” Sacramento Housing and Redevelopment Agency’s (SHRA) public housing units to reduce dependence on HUD and eliminate capital and operating deficits. One of the guiding principles of this strategy was a “no net loss” policy.	Program will be continued. SHRA will continue to commit to a “no net loss” goal of its Annual Contribution Contract (“ACC”) units.
<b>Policy HE-40: Assist extremely low-income households through the use of portable and project based housing vouchers.</b>			

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-40(a) Maximize Use of Housing Choice Voucher Program	Ensure availability and choice of housing for extremely low-income households.	During the planning period, the Sacramento Housing and Redevelopment Agency (SHRA), in its role as the Housing Authority for both the City and County of Sacramento, administered approximately 11,500 Housing Choice Vouchers. Housing Choice Vouchers cover the portion of fair market rent above the tenant's share which is set at approximately 30% of their income. The average household income for the Housing Choice Vouchers is \$14,413. In 2010, SHRA maintained a 99.33% lease up of available vouchers and used 109.79% of the available funding. In 2011, SHRA maintained a 99.52% lease up of available vouchers and used 101.55% of the available funding.	Objective has been achieved. This program will be continued.
HE-40(b) Using Available Resources for the Provision of Housing for Extremely Low-Income Households	Ensure availability and choice for extremely low-income households.	See HE-40(a).	This program is redundant program. It has the same objective as Program HE-40(a). This program will be discontinued.
<b>HOUSING STRATEGY V: PRESERVATION OF EXISTING AFFORDABLE HOUSING STOCK AND PROVISION OF AFFORDABLE HOUSING</b>			
<b>Sub-Strategy V-A: Preservation of Existing Affordable Housing Stock</b>			
<b>Policy HE-41: Preserve the affordability of subsidized rental housing whenever possible.</b>			
HE-41(a) Distribution of Financing and Housing Voucher Program Information to Rental Owners and Managers	Preservation of existing affordable rental units.	During 2010-2011, no subsidized units were converted to market.	This program will be continued.
HE-41(b) Aiding Affordable Projects at Risk for Conversion	Do not allow any affordable units to convert to market rate housing, preserve up to 500 units "at risk" of conversion through 2013.	In 2010, the Sacramento Housing and Redevelopment Agency (SHRA) secured financing for the preservation of the Shiloh Arms Apartments and (pursuant to Program HE-41(c)) and this project was completed in early 2011.	SHRA will implement this program when funds become available. This program will be continued.

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-41(c) Affordable Housing Preservation Ordinance	Preserve affordable housing that potentially converts to market-rate.	This program was not implemented.	The objective has not been achieved. This program will be discontinued.
HE-41(d) Loan Agreement for Shiloh Arms Apartments	Preserve 106 low-income housing units from conversion to market rate.	The Sacramento Housing and Redevelopment Agency funded a request for \$1.5 million to preserve Shiloh Apartments in 2010. During 2010 the project was under construction and was completed in 2011.	The objective has been achieved. This program will be discontinued.
<b>Policy HE-42: Assist eligible owner-occupants to rehabilitate existing substandard mobile homes and assist mobile home park owners to make improvements to park facilities.</b>			
HE-42(a) Rehabilitation of Mobile Homes	Improve the condition of existing mobile homes.	During the planning period, the Sacramento Housing and Redevelopment Agency continued to offer their emergency repair and retrofit grant programs to mobile home owners and residents throughout the County.	This program has been combined with HE-14(b). This program will be discontinued.
HE-42(b) Referral of Complaints From Mobile Home Residents to State HCD	Ensure that mobile home parks are safe and well maintained in order to provide housing options for lower income residents.	During the planning period, Complaints are automatically referred to the State by Code Enforcement.	The objective has been achieved. This program will be continued.
<b>Sub-Strategy V-B: Utilization of Federal, State, and Local Programs for the Provision of Affordable Housing.</b>			
<b>Policy HE-43: Support the use of federal, state, and local programs for the purchase of affordable housing (new and existing) and assist low- and moderate-income households to purchase such dwelling units.</b>			
HE-43(a) Homeownership Assistance	Assist 175 households with MCC's and 200 households with First Time Homebuyer loans to become homeowners.	During 2008-2011, 518 MCC and First Time Homebuyer loans were issued.	The objective has been partially achieved. This program will be continued.
HE-43(b) Qualifying for Home Loans and Down Payment Assistance Programs	Serve 600 households annually through Home Loan Counseling Program	The County through the Sacramento Housing and Redevelopment Agency continues to support the Sacramento NeighborWorks Homeownership Center.	The Sacramento NeighborWorks Homeownership Program is not a County program. This program will be continued but will be modified to include other

<b>HOUSING ELEMENT EVALUATION</b>			
<b>Program</b>	<b>Objective</b>	<b>Achievements</b>	<b>Evaluation</b>
			counseling programs.
HE-43(c) Self-Help Housing Programs	Increase homeownership opportunities for low-income families – 10 homes over 5 years	No self-help housing was constructed during the planning period. The Sacramento Housing and Redevelopment Agency (SHRA) remains committed to this housing type should an opportunity arise.	Because of the rarity of self-help building programs in Sacramento County, this program will be discontinued in the Housing Element. SHRA remains committed to this housing type should an opportunity arise.
HE-43(d) BEGIN Program	10 new homeownership units annually.	No new homeownership units were built under the BEGIN program in 2008-2011.	Due to the decline of the housing market, this program was not implemented. However, the program will be continued because the expected housing recovery during the next housing element planning period.
<b>Policy HE-44: Support programs that provide assistance to developers who construct affordable rental units.</b>			
HE-44(a) Provide Gap Financing to Construct Affordable Housing	Assist 200 units financed per year (1,000 units over five years).	During 2008-2011, the Sacramento Housing and Redevelopment Agency financed 872 new affordable units using gap loan assistance.	The objective has been achieved. This program will be continued.
HE-44(b) Multifamily Mortgage Bonds	Increase the availability of financing for new affordable housing construction through multi-family mortgage bonds	During 2008-2011, the Sacramento Housing and Redevelopment Agency financed two affordable multifamily projects (Norden Terrace, Corsair Senior Apts.) with mortgage revenue bonds. These projects have a total of 313 affordable units.	The objective has been achieved. This program will be continued.
HE-44(c) Sacramento Housing and Redevelopment Agency (SHRA) Support of Developers Applying for State or Federal Funding Programs	Increase housing opportunities for lower income households, and use locally controlled funding to leverage funding from state and federal programs.	In 2009 and 2010, SHRA provided gap funds totaling over \$14 million for the Arbor Creek and Foothill Farms Apartments. These funds leveraged almost \$45 million in conventional and tax credit funding. No new financing was provided in 2011.	The objective has been achieved. This program will be continued.
<b>Sub-Strategy V-C: Density Bonuses for Affordable Housing</b>			
<b>Policy HE-45: Continue to implement a density bonus ordinance.</b>			

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-45(a) Update Zoning Code to Incorporate Changes in the State Density Bonus Law	Amend the Zoning Code to incorporate changes to the State Density Bonus law.	The program was not implemented due to budget problems and staff shortages.	The objective has not been achieved. The Planning and Environmental Review Division will recommend Zoning Code amendments to incorporate changes in State Density Bonus Law. This program will be continued.
<b>Sub-Strategy V-D: Mixed Use Development in Infill Parcels, Commercial Corridors and Near Light Rail Stations</b>			
<b>Policy HE-46: Integrate housing with compatible non-residential uses.</b>			
HE-46(a) Establishment of a Mixed Use Zone [Same as Program HE-4(d)]	Amend the Zoning Code to establish a mixed use zone.	The establishment of a mixed use zone will be included in the Zoning Code Update project.	This program is a duplicate of Program HE-4(d). This program will be discontinued. The updating of the Zoning Code will be a program in the 2013-2021 Housing Element.
HE-46(b) Form-Based Codes or Districts	Adopt form based codes or districts/SPA's.	Draft commercial corridor plans have form based codes.	This program will be discontinued. The adoption of the new Zoning Code will be a program in the 2013-2021 Housing Element.
HE-46(c) Mixed Use Zones in Jackson Highway New Growth Area Master Plans	Incorporate mixed use zones in any master plan for the Jackson Highway new growth area.	New criteria in updated General Plan adopted in 2011 requires 5% of land in new growth areas to be zoned/designated for mixed use development	The objective has been achieved. This program will be combined with Program HE-4(d).
<b>Sub-Strategy V-E: Accessory Dwelling Units</b>			
<b>Policy HE-47: Support the development of residential accessory dwelling units.</b>			
HE-47(a) Promoting Revised Second Unit Standards	Encourage residential accessory dwelling unit construction. At least 100 will be constructed.	During the planning period, the Planning and Environmental Review Division promoted the revised second unit standards through its website and a brochure distributed at the information and plan check counters and the Building Dept. Permit Center. Between December 16, 2009, and January 24, 2012, 261 brochures were taken by the public.	<p>The objective has been partially achieved. This program will be continued but with lower accessory dwelling construction goal due to current economic climate.</p> <p>During 2008-2011, only 24 accessory dwellings were constructed due to the overall downturn of the housing market.</p>

HOUSING ELEMENT EVALUATION			
Program	Objective	Achievements	Evaluation
			<p>An objective of 20 units per year will be reasonable because it is likely that the housing market will recover during the next Housing Element planning period.</p> <p>This program will be combined with Program HE 47(c).</p>
HE-47(b) Remove Use Permit Requirement for Some Accessory Dwellings	Require staff level design review instead of use permits for accessory dwellings between 400 and 1,200 square feet on parcels that are at least double the minimum lot size for the zone.	This project was not implemented.	Staff has determined that lowering the minimum parcel size requirement would have more impact in encouraging the construction of accessory structures than removing the Use Permit requirement. Lower the minimum parcel size for accessory structures will be a new program in the 2013-2021 Housing Element.
HE-47(c) Technical Assistance Program for Designing Accessory Dwellings	Develop an accessory dwelling technical assistance program.	A residential accessory dwelling unit (ADU) manual has been prepared that gives information on developing and renting ADUs. This manual will be available at the Planning and Environmental Review Division website and the Division's public counters. Ready made plans were not prepared because of budget constraints.	This program has been partially achieved and will be continued to include the provision of the ADU manual at the Planning and Environmental Review Division's website and public counters. This program will be combined with Program HE-47(a).
<b>Sub-Strategy V-F: Alternative Housing Types</b>			
<b>Policy HE-48: Support alternative housing types that provide for a variety of ownership opportunities.</b>			
HE-48(a) Encourage and Facilitate Alternative Housing Types	Develop incentives to encourage the construction of alternative housing types.	During the planning period, the Sacramento Housing and Redevelopment Agency and the Department of Community Development continued to work with developers interested in using alternative housing/construction models to produce affordable housing. Continued study and research into this area of development may lead to specific programs/policies in the future.	This program is a redundant program. It is unclear what alternative housing types are. Other programs such as Program HE-11(a) provide financial incentives for affordable housing. Program HE-9(b) provides regulatory flexibility through the Multifamily Design Guidelines. This program will be discontinued.

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
<b>Sub-Strategy V-G: Condominium Conversion</b>			
<b>Policy HE-49: Discourage the conversion of existing rental housing units, primarily those serving the needs of very low and low-income households.</b>			
HE-49(a) Condominium Conversion Ordinance	Reduce the conversion of market-rate rental housing occupied by lower income households to condominiums unless ownership opportunities are provided.	During the planning period, the County continued to implement its condominium conversion ordinance as contained in the Zoning Code. An analysis of the potential impact of the conversion on the displacement of low-income tenants with appropriate mitigation measures is required. The ordinance ensures tenant relocation assistance.	The objective has been achieved. This program will be continued.
<b>Sub-Strategy V-H: Self-Help Housing</b>			
<b>Policy HE-50: Support the use of self-help or sweat equity programs.</b>			
HE-50(a) Support Self-Help Housing [Same as 43(a)]	Assistance to ten low- and moderate-income households to build their own homes.	See HE- 43(a)	See He-43(a) This program will be discontinued because it is a redundant program.
<b>Sub-Strategy V-I: Affordable Housing Program</b>			
<b>Policy HE-51: The County will continue to implement its affordable housing program.</b>			
HE-51(a) Affordable Housing Program	Implement the Affordable Housing Program and prepare biennial reports.	During 2008-2011, 23 Affordable Housing Plans were approved. Over \$2 million in in-lieu fees will be collected, 412 affordable units will be constructed on-site.	This program will be continued but will be modified in response to recent court case rulings by the State Court of Appeals. To allow maximum flexibility in modifying the Affordable Housing Ordinance, the Housing Element will not list the Ordinance as an implementation program.



HOUSING ELEMENT EVALUATION			
Program	Objective	Achievements	Evaluation
HE-51(b) Adoption of Process and Procedure Guidelines for the Affordable Housing Ordinance	Adopt process and procedure guidelines for the Affordable Housing Ordinance.	Due to the limitation in available funding sources, the Sacramento Housing and Redevelopment Agency (SHRA) did not pursue drafting Ordinance Guidelines.	This program was not implemented. SHRA no longer has the resources to continue this program. This program will be discontinued.
<b>Sub-Strategy V-J: Locating Multiple-Family Projects Near Services</b>			
<b>Policy HE-52: The County will encourage the locating of multiple-family projects near amenities.</b>			
HE-52(a) Locating Multifamily Projects Near Services in Commercial Corridors	Develop commercial corridor plans with multifamily projects located near amenities.	The Draft North Watt Avenue Corridor Plan Policy 2.1 states that “higher density housing, at densities sufficient to support bus rapid transit, shall be concentrated in the district centers (urban mixed-use villages in the district centers with nearby residential mixed-use neighborhoods) to promote access to employment, goods and services, community services and transit. The same concept is in the other commercial corridor plans.”	This is a redundant program. The objectives of this program will be fulfilled through the commercial corridors program (HE-4(f))
HE-52(b) Avoid Clustering of Multifamily Projects	Avoid clustering of multifamily projects in one area of a community where services are limited.	During the planning period, the Issue was reviewed as part of the Florin Vineyard Community Plan process. It was also reviewed for the Cordova Hills Specific Plan.	Objective has been achieved. This program will be continued.
<b>Sub-Strategy V-K: New Funding Sources for Provision of Affordable Housing</b>			
<b>Policy HE-53: Identify new funding sources for the provision of affordable housing.</b>			
HE-53(a) New Funding Sources for the City/County Housing Trust Fund	Identify new funding sources and increase the availability of funding to support affordable housing.	In February, 2009, the Sacramento Housing and Redevelopment Agency, on behalf of the County, submitted an application to the State Department of Housing and Community Development (HCD) for an award of up to \$2 million in Local Housing Trust Fund Match funds. In 2010 this funding was awarded and is available to assist with financing a compatible project.	This program will be continued.

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
HE-53(b) Promote Federal Housing Choice Vouchers	Use of local project-based voucher program to increase feasibility of affordability.	During the planning period, the Sacramento Housing and Redevelopment Agency (SHRA) required that all projects receiving their financing accept Housing Choice Vouchers (HCV) tenants. When project based vouchers become available, SHRA will use them to increase the feasibility of deeply targeted affordable housing projects.	This program has same objective as Program HE-40(a). This program will be discontinued.
<b>HOUSING STRATEGY VI: PROMOTE THE HEALTH AND SAFETY OF ALL RESIDENTS</b>			
<b>Sub-Strategy I-A: Promote Health Through Community Design</b>			
<b>Policy HE-54: Develop regular channels of communication with County health officials for development process.</b>			
HE-54(a) Dept. of Health and Human Services (DHHS) Staff Person to Review Development Plans of Significant Projects	Dedicate a staff person to review development plans with the goal of promoting community health.	DHHS was unable to provide sufficient staff support for this Program. Review of development plans ended in 2010.	This program will be discontinued.
<b>Policy HE-55: The County will continue to encourage walking and bicycling and reducing auto dependency.</b>			
HE-55(a) Provide and Promote the Use of Bicycle and Pedestrian Trails and Sidewalks	Provide and encourage walking, bicycling and use of transit in residential communities. Diminish auto dependency, improve air quality and minimize environmental impacts.	County staff is actively encouraging developers in infill and new growth areas to provide walking, bicycling and transit facilities.	Encouraging pedestrian activity is an important component of infill and master plan projects. This program will be continued.
<b>Policy HE-56: The County will endeavor to protect homes from major sources of outdoor air pollution.</b>			
HE-56(a) Locate Housing At Least 500 ft. From Heavily-Used Roadways or Have Mitigation Measures	Mitigate impacts of air pollution for residential projects.	The environmental review process will provide suggested mechanisms for mitigation of noise and air pollution impacts to residential subdivisions that are adjacent to heavily-used roadways.	This program will be discontinued because it is in the Air Quality Element (AQ-3).

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
<b>Policy HE-57: The County will encourage the provision of safe, convenient opportunities to purchase fresh fruits and vegetables by ensuring that sources of healthy foods are accessible in all neighborhoods.</b>			
HE-57(a) Determine Areas Underserved by Grocery Stores	Comprehensive study to determine residential areas underserved by grocery stores.	The Planning and Environmental Review Division completed a study that determined which low-income areas are underserved by grocery markets. A report with maps was produced and made available on the Department's website. An email notification was sent out regarding the study. The study was also presented to the appropriate Community Planning Advisory Committees and the Planning Commission.	The study has been completed. This program will be discontinued.
HE-57(b) Expedite Permitting for New Grocery Stores in Underserved Areas	Expedite permitting for new grocery stores in underserved residential areas.	Due to budget problems and staffing shortages, this program was not implemented.	The objective was not achieved and will be discontinued as permitting timeframes do not appear to be a barrier to locating grocery stores in underserved areas.
HE-57(c) Community Gardens in New Multifamily Projects	Amend the Zoning Code to require community gardens in multifamily projects.	Inclusion of community gardens in multifamily projects will be considered in the comprehensive update of the Zoning Code.	The objective was not achieved. The Planning and Environmental Review Division is considering allowing community gardens in multifamily projects as part of the Zoning Code update.
<b>Sub-Strategy VI-B: Promote Safety Through Community Design</b>			
<b>Policy HE-58: The County will encourage residential subdivision and building design that help to reduce crime.</b>			
HE-58(a) Sheriffs Dept. Review of Development Plans	Review of development plans to discourage crime.	Due to budget problems, the Sheriff's department no longer reviews development projects.	This program will be discontinued.
HE-58(b) Classes in Reducing Crime Through Environmental Design	Review of development plans to discourage crime.	In the Planning and Environmental Review Division, a number of planners have attended a class on reducing crime through environmental design.	The Planning and Environmental Review Division will continue to provide an opportunity for staff to receive training on reducing crime through environmental design as resources allow. This program

## HOUSING ELEMENT EVALUATION

Program	Objective	Achievements	Evaluation
			will be continued.
<b>HOUSING STRATEGY VII: PROMOTE THE EFFICIENT USE OF ENERGY AND IMPROVE THE AIR QUALITY OF SACRAMENTO COUNTY</b>			
<b>Sub-Strategy VII-A: Promote the Efficient Use of Energy and Reduce the Long-Term Operational Cost of Housing</b>			
<b>Policy HE-59: Incorporate energy-efficient site design.</b>			
HE-59(a) SMUD Participation in Project Pre-application Meetings	Have SMUD staff participate in pre-application meetings.	During the planning period, SMUD officials regularly participated in the Project Review Committee (PRC) process.	The program objective has been achieved. This program will be continued and combined with Program 59(b).
HE-59(b) Energy Efficient Configuration Incorporated in Land Use Plans	Incorporate energy efficiency as primary goals in master plans.	Energy efficient configuration and design standards are part of both the Elverta Specific Plan and the Easton Project Plan.	The program objective has been achieved. This program will be continued and combined with Program 59(a).
HE-59(c) 25% Density Bonus	Provide up to a 25% density bonus for residential projects with increased energy efficiency.	This bonus provision is in the County's Zoning Code.	This program will be discontinued because this density bonus is rarely used.
<b>Policy HE-60: The County will encourage residential developers/builders to maximize energy efficiency.</b>			
HE-60(a) Residential Title 24 Energy Analysis	Require Residential Title 24 Energy Analysis for building permit applications.	During the planning period, the Building Permits and Inspection Division continued to require Title 24 Energy Analysis to accompany building permit plans.	The program objective has been achieved. This program will be discontinued since Title 24 has been replaced by the California Building Code and California Residential Code which have more strict energy efficiency standards.
HE-60(b) Comprehensive Green Building Program	Develop a comprehensive Green Building Program	The Green Building Team Task Force has developed recommendations for a future Green Building Program. The recommendations were presented to the Board of Supervisors in 2011.	The objective has been achieved. This program will be discontinued.

**HOUSING ELEMENT EVALUATION**

<b>Program</b>	<b>Objective</b>	<b>Achievements</b>	<b>Evaluation</b>
HE-60(c) Web Page Advertising GreenPoint Rating Program and/or Equivalent Rating System.	Prepare a web page that advertises the GreenPoint rating program and/or equivalent rating system and highlights residential developments that exceed Residential Title 24 Energy Analysis Requirements.	The County has yet to advertise Green Building rating systems on the website.	This program has been modified.
HE-60(d) Educating Residents about Green Building and Promoting Green Building Rating Systems.	Determine and implement 3 programs that educate residents about Green Building and promoting the use of Green Building rating systems.	The County's website "Green Sacramento County" educates residents about Green Building and highlights LEED certified buildings.	The program objective has been partially achieved. There will likely be more promotion of rating systems and green developments on the "Green Sacramento County" website. This program will be discontinued.
HE-60(e) Offering Incentives for Residential Projects That Attain Rating of "Green Building"	Offer incentives for the attainment of the GreenPoint Rated label.	Beyond project promotion through its website, the County has not offered incentives for residential projects that attain rating of "Green Building".	The program objective has not been achieved. This Program will be modified.
HE-60(f) Distribution of Information on Benefits of Energy Conservation	Provide information on benefits of energy conservation incentive programs.	The Planning and Environmental Review Division distributes information on energy conservation incentive programs at its public counters and the downtown Building Permits and Inspection Division permit center.	The program objective has been achieved. This program will be continued. Energy efficiency information will also be provided at the County Service Centers in North Highlands and Orangevale.
HE-60(g) Indicate During Plan-check Process Whether Applicant is Participating in SMUD's Advantage Home Rebate Program	Ensure that an applicant for a new home will participate in SMUD's Advantage Home rebate program.	This SMUD program was discontinued during the planning period.	The program will be discontinued.
HE-60(h) Reporting in Staff Report That Project Exceeded Title 24 Energy Efficiency Standards.	Report in staff reports and presentation the percentage that a project exceeds the State's Title 24 energy efficiency standards.	It is rare that the applicant provides Title 24 information at the time a planning application is filed; that information is usually only available at a later stage when a building permit is being pulled. It is used when the information is provided.	Because applicants rarely have access to this information when a planning application is submitted, this program will be discontinued.

**TABLE C-1**  
**ZONING: AGRICULTURAL RESIDENTIAL 1 (AR 1)**  
**GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU)**  
**ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
0620030004	Vineyard	AR 1	0.59	1
0620030015	Vineyard	AR 1	0.78	1
0620030026	Vineyard	AR 1	1.00	1
0620030028	Vineyard	AR 1	0.50	1
0630120012	Vineyard	AR 1	1.00	1
0630120024	Vineyard	AR 1	1.11	1
1210021001	Vineyard	AR 1	0.75	1
1210022001	Vineyard	AR 1	0.77	1
1220330016	Vineyard	AR 1	1.83	1
1220340001	Vineyard	AR 1	0.93	1
1220340012	Vineyard	AR 1	0.93	1
1220430044	Vineyard	AR 1	0.96	1
1230220062	Vineyard	AR 1	5.27	5
1420100110	Delta	AR 1	2.66	2
1420210002	Delta	AR 1	1.00	1
1480072007	Southeast	AR 1	12.12	12
1480072009	Southeast	AR 1	9.53	9
1480240002	Southeast	AR 1	9.77	9
1500042037	Southeast	AR 1	0.55	1
1500042063	Southeast	AR 1	0.55	1
1500060058	Southeast	AR 1	1.21	1
1500060075	Southeast	AR 1	0.12	1
1500060083	Southeast	AR 1	0.99	1
1500060084	Southeast	AR 1	0.99	1
1500371014	Southeast	AR 1	1.28	1
2020060035	Rio Linda/Elverta	AR 1	0.92	1
2020310029	Rio Linda/Elverta	AR 1	0.75	1
2030010016	Rio Linda/Elverta	AR 1	143.41	97
2030040007	Rio Linda/Elverta	AR 1	12.34	8
2030080038	Rio Linda/Elverta	AR 1	24.57	15
2030080039	Rio Linda/Elverta	AR 1	6.88	5
2030620053	Antelope	AR 1	0.82	1
2070012032	Rio Linda/Elverta	AR 1	1.74	1
2070012046	Rio Linda/Elverta	AR 1	1.09	1
2070012048	Rio Linda/Elverta	AR 1	0.64	1
2070012050	Rio Linda/Elverta	AR 1	1.44	1
2070012055	Rio Linda/Elverta	AR 1	2.19	2
2070051042	Rio Linda/Elverta	AR 1	1.25	1
2080121010	North Highlands	AR 1	0.57	1
2080121012	North Highlands	AR 1	0.38	1
2080121013	North Highlands	AR 1	1.00	1
2080121017	North Highlands	AR 1	10.00	10
2080121049	North Highlands	AR 1	0.89	1

2080121054	North Highlands	AR 1	1.25	1
2080122022	North Highlands	AR 1	0.78	1
2080133002	North Highlands	AR 1	5.00	5
2080134005	North Highlands	AR 1	1.00	1
2080141012	North Highlands	AR 1	3.74	3
2080141026	North Highlands	AR 1	1.70	1
2080154025	North Highlands	AR 1	11.90	11
2080161016	North Highlands	AR 1	1.44	1
2080162003	North Highlands	AR 1	3.62	3
2080162006	North Highlands	AR 1	6.37	6
2080162016	North Highlands	AR 1	2.39	2
2080172002	North Highlands	AR 1	1.91	1
2130014023	Orangevale	AR 1	1.00	1
2130014024	Orangevale	AR 1	1.00	1
2130014038	Orangevale	AR 1	0.85	1
2130014039	Orangevale	AR 1	0.85	1
2130031034	Orangevale	AR 1	2.04	2
2130040027	Orangevale	AR 1	9.66	9
2130051020	Orangevale	AR 1	2.38	2
2130052003	Orangevale	AR 1	0.78	1
2130052007	Orangevale	AR 1	0.97	1
2130052010	Orangevale	AR 1	0.94	1
2130052011	Orangevale	AR 1	0.94	1
2130052012	Orangevale	AR 1	0.78	1
2130081007	Orangevale	AR 1	2.06	2
2130091003	Orangevale	AR 1	1.56	1
2130102030	Orangevale	AR 1	1.09	1
2130102031	Orangevale	AR 1	1.08	1
2130102032	Orangevale	AR 1	1.00	1
2130102033	Orangevale	AR 1	1.18	1
2130102037	Orangevale	AR 1	1.01	1
2130102038	Orangevale	AR 1	1.07	1
2130112002	Orangevale	AR 1	0.89	1
2130112041	Orangevale	AR 1	1.16	1
2130112042	Orangevale	AR 1	1.00	1
2130120033	Orangevale	AR 1	3.05	3
2130161019	Orangevale	AR 1	1.69	1
2130161033	Orangevale	AR 1	3.12	3
2130170024	Orangevale	AR 1	1.14	1
2130190039	Orangevale	AR 1	1.01	1
2130190040	Orangevale	AR 1	1.18	1
2130190041	Orangevale	AR 1	1.14	1
2130291028	Orangevale	AR 1	0.95	1
2130291030	Orangevale	AR 1	0.98	1
2130360012	Orangevale	AR 1	4.59	4
2130360031	Orangevale	AR 1	1.35	1
2130410027	Orangevale	AR 1	0.47	1
2130540013	Orangevale	AR 1	0.09	1
2150062006	Rio Linda/Elverta	AR 1	4.70	4
2150062029	Rio Linda/Elverta	AR 1	3.86	3

2150071010	Rio Linda/Elverta	AR 1	0.41	1
2190410009	North Highlands	AR 1	1.09	1
2250131006	Natomas	AR 1	1.42	1
2250131009	Natomas	AR 1	1.02	1
2250132003	Natomas	AR 1	1.06	1
2250132004	Natomas	AR 1	1.00	1
2270151012	Orangevale	AR 1	0.57	1
2270151023	Orangevale	AR 1	0.99	1
2270160023	Orangevale	AR 1	0.17	1
2270160025	Orangevale	AR 1	0.68	1
2460130067	Fair Oaks	AR 1	0.36	1
2460141053	Fair Oaks	AR 1	0.89	1
2460170004	Fair Oaks	AR 1	0.99	1
2460170044	Fair Oaks	AR 1	1.53	1
2460170075	Fair Oaks	AR 1	1.12	1
2460170076	Fair Oaks	AR 1	1.00	1
2460182038	Fair Oaks	AR 1	1.06	1
2460182044	Fair Oaks	AR 1	0.84	1
2460182045	Fair Oaks	AR 1	2.06	2
2460390001	Fair Oaks	AR 1	0.95	1
2460390007	Fair Oaks	AR 1	1.01	1
2570200027	Orangevale	AR 1	1.06	1
2570200028	Orangevale	AR 1	1.05	1
2570210011	Orangevale	AR 1	1.43	1
2570220011	Orangevale	AR 1	1.52	1
2610080040	Fair Oaks	AR 1	0.44	1
2610080041	Fair Oaks	AR 1	0.44	1
			<b>399.94</b>	<b>331</b>
			<b>Acres</b>	<b>Units</b>



**TABLE C-2**  
**ZONING: AGRICULTURAL RESIDENTIAL 2 (A 2)**  
**GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU)**  
**ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
0730090062	Cosumnes	A 2	117.62	58
0730180019	Cosumnes	A 2	0.59	1
0730180027	Cosumnes	A 2	202.71	101
0730180029	Cosumnes	A 2	39.81	19
0730180030	Cosumnes	A 2	143.50	71
0730190047	Cosumnes	A 2	9.48	4
0730450003	Cosumnes	A 2	8.75	4
0730460007	Cosumnes	A 2	0.32	1
0730460014	Cosumnes	A 2	17.93	8
0730470004	Cosumnes	A 2	16.60	8
0730470005	Cosumnes	A 2	21.81	10
0730470006	Cosumnes	A 2	14.73	7
0730480001	Cosumnes	A 2	0.46	1
0730790001	Cosumnes	A 2	0.30	1
0730790023	Cosumnes	A 2	238.36	119
0730790026	Cosumnes	A 2	0.17	1
0730800003	Cosumnes	A 2	218.03	109
0730800006	Cosumnes	A 2	11.03	5
0730800007	Cosumnes	A 2	3.01	1
0730800008	Cosumnes	A 2	92.75	46
0730800009	Cosumnes	A 2	65.08	32
1260070005	Cosumnes	A 2	10.00	5
1260070034	Cosumnes	A 2	2.87	1
1260070047	Cosumnes	A 2	3.05	1
1260070062	Cosumnes	A 2	2.27	1
1260070063	Cosumnes	A 2	2.27	1
1260070074	Cosumnes	A 2	10.45	5
1260070086	Cosumnes	A 2	0.08	1
1260070095	Cosumnes	A 2	4.18	2
1260070097	Cosumnes	A 2	2.47	1
1260070098	Cosumnes	A 2	2.47	1
1260070101	Cosumnes	A 2	2.46	1
1260070102	Cosumnes	A 2	2.45	1
1260070103	Cosumnes	A 2	2.04	1
1260141005	Cosumnes	A 2	2.44	1
1260141007	Cosumnes	A 2	2.19	1
1260141008	Cosumnes	A 2	2.45	1
1260141009	Cosumnes	A 2	2.34	1
1260220005	Cosumnes	A 2	2.32	1
1260230001	Cosumnes	A 2	3.65	1
1260230007	Cosumnes	A 2	0.88	1
1260230008	Cosumnes	A 2	0.18	1
1260241004	Cosumnes	A 2	7.16	3
1260241007	Cosumnes	A 2	0.59	1

1260241009	Cosumnes	A 2	0.47	1
1260270016	Cosumnes	A 2	1.32	1
1260500002	Cosumnes	A 2	0.95	1
1260500004	Cosumnes	A 2	1.07	1
1260540002	Cosumnes	A 2	1.22	1
1280270004	Cosumnes	A 2	0.22	1
1320030080	Delta	A 2	2.33	1
1340143005	Cosumnes	A 2	3.70	1
1340143008	Cosumnes	A 2	1.43	1
1340160032	Cosumnes	A 2	2.00	1
1340173007	Cosumnes	A 2	2.44	1
1340322005	Cosumnes	A 2	1.95	1
1360050057	Cosumnes	A 2	1.78	1
1360060034	Cosumnes	A 2	2.61	1
1360101041	Cosumnes	A 2	3.99	1
1360101064	Cosumnes	A 2	2.00	1
1360101067	Cosumnes	A 2	3.00	1
1360110028	Cosumnes	A 2	2.00	1
1360110100	Cosumnes	A 2	1.33	1
1360170047	Cosumnes	A 2	0.93	1
1360340005	Cosumnes	A 2	3.11	1
1380041001	Southeast	A 2	0.50	1
1380042016	Southeast	A 2	0.14	1
1380043010	Southeast	A 2	0.18	1
1380043011	Southeast	A 2	0.14	1
1380043012	Southeast	A 2	0.14	1
1380043013	Southeast	A 2	0.14	1
1380043014	Southeast	A 2	0.14	1
1380043015	Southeast	A 2	0.14	1
1380043016	Southeast	A 2	0.14	1
1380043017	Southeast	A 2	0.14	1
1380043018	Southeast	A 2	0.14	1
1380043019	Southeast	A 2	0.28	1
1380043022	Southeast	A 2	0.20	1
1380043024	Southeast	A 2	0.55	1
1380054016	Southeast	A 2	2.86	1
1380054017	Southeast	A 2	3.14	1
1500071030	Southeast	A 2	2.22	1
1500071033	Southeast	A 2	1.86	1
1500071056	Southeast	A 2	2.17	1
1500071057	Southeast	A 2	2.18	1
1500071058	Southeast	A 2	2.47	1
1520031016	Southeast	A 2	0.15	1
1520062004	Southeast	A 2	1.16	1
1520190031	Southeast	A 2	0.36	1
1520190032	Southeast	A 2	0.42	1
2240200015	Orangevale	A 2	1.75	1
2240540034	Orangevale	A 2	2.04	1
2240560042	Orangevale	A 2	1.63	1

			1361.50	690
			Acres	Units

**TABLE C-3**  
**ZONING: AGRICULTURAL RESIDENTIAL 2 (AR 2)**  
**GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU)**  
**ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
0620060016	Vineyard	AR 2	0.27	1
0630060021	Vineyard	AR 2	1.00	1
0630120025	Vineyard	AR 2	1.77	1
0650080067	Vineyard	AR 2	3.18	1
1210030030	Vineyard	AR 2	0.61	1
1210030049	Vineyard	AR 2	2.10	1
1210030057	Vineyard	AR 2	1.07	1
1210130011	Vineyard	AR 2	2.33	1
1220030008	Vineyard	AR 2	3.30	1
1220040001	Vineyard	AR 2	1.97	1
1220070003	Vineyard	AR 2	2.38	1
1220070005	Vineyard	AR 2	2.38	1
1220070014	Vineyard	AR 2	3.65	1
1220070032	Vineyard	AR 2	2.36	1
1220100016	Vineyard	AR 2	2.04	1
1220140014	Vineyard	AR 2	3.11	1
1220140015	Vineyard	AR 2	3.11	1
1220140016	Vineyard	AR 2	3.11	1
1220160021	Vineyard	AR 2	3.13	1
1220170022	Vineyard	AR 2	3.02	1
1230090015	Vineyard	AR 2	1.53	1
1230200019	Vineyard	AR 2	2.00	1
1340190029	Cosumnes	AR 2	8.39	4
1340190030	Cosumnes	AR 2	9.67	4
1420100017	Delta	AR 2	0.66	1
1420100052	Delta	AR 2	0.36	1
1460180007	Delta	AR 2	1.28	1
1480041006	Southeast	AR 2	9.93	4
1480041009	Southeast	AR 2	0.16	1
1480041028	Southeast	AR 2	2.07	1
1480064006	Southeast	AR 2	9.40	4
1480064010	Southeast	AR 2	10.00	5
1480064026	Southeast	AR 2	2.27	1
1480111005	Southeast	AR 2	19.91	9
1480111006	Southeast	AR 2	19.71	9
1480113046	Southeast	AR 2	2.71	1
1480113049	Southeast	AR 2	1.56	1
1480113054	Southeast	AR 2	3.47	1
1480115080	Southeast	AR 2	2.00	1
1480115081	Southeast	AR 2	2.00	1
1480115082	Southeast	AR 2	2.00	1
1480132058	Southeast	AR 2	10.95	5
1480152066	Southeast	AR 2	1.77	1
1480152073	Southeast	AR 2	2.61	1

1480152092	Southeast	AR 2	1.97	1
1480152093	Southeast	AR 2	2.00	1
1480152095	Southeast	AR 2	2.50	1
1480152102	Southeast	AR 2	1.75	1
1480160032	Southeast	AR 2	9.61	4
1480160033	Southeast	AR 2	12.92	6
1480160034	Southeast	AR 2	9.00	4
1480160068	Southeast	AR 2	5.20	2
1480180096	Southeast	AR 2	2.10	1
1480180113	Southeast	AR 2	1.98	1
1480190026	Southeast	AR 2	19.34	9
1480190066	Southeast	AR 2	2.87	1
1480190067	Southeast	AR 2	2.00	1
1480190068	Southeast	AR 2	2.00	1
1480190071	Southeast	AR 2	2.42	1
1480212002	Southeast	AR 2	2.08	1
1480212007	Southeast	AR 2	2.49	1
1480221003	Southeast	AR 2	2.00	1
1480240012	Southeast	AR 2	8.47	4
1480350007	Southeast	AR 2	1.85	1
1480730008	Southeast	AR 2	1.68	1
1480730009	Southeast	AR 2	1.69	1
1480730010	Southeast	AR 2	1.52	1
1481060001	Southeast	AR 2	1.83	1
1481060002	Southeast	AR 2	2.39	1
1481100002	Southeast	AR 2	2.00	1
1560020038	Delta	AR 2	0.76	1
1560080040	Delta	AR 2	0.33	1
1560080041	Delta	AR 2	0.61	1
1560080042	Delta	AR 2	1.12	1
1560080069	Delta	AR 2	2.66	1
1560080070	Delta	AR 2	2.06	1
1560220001	Delta	AR 2	1.40	1
1560220002	Delta	AR 2	1.25	1
1570100025	Delta	AR 2	0.59	1
1570100081	Delta	AR 2	3.51	1
1570100082	Delta	AR 2	2.64	1
1570100083	Delta	AR 2	3.63	1
2010053005	Rio Linda/Elverta	AR 2	5.40	2
2010093010	Natomas	AR 2	5.22	2
2010093011	Natomas	AR 2	0.23	1
2020010019	Rio Linda/Elverta	AR 2	2.55	1
2020010030	Rio Linda/Elverta	AR 2	15.92	7
2020020003	Rio Linda/Elverta	AR 2	4.00	2
2020020009	Rio Linda/Elverta	AR 2	4.65	2
2020020013	Rio Linda/Elverta	AR 2	1.20	1
2020020020	Rio Linda/Elverta	AR 2	1.89	1
2020020022	Rio Linda/Elverta	AR 2	1.66	1
2020020049	Rio Linda/Elverta	AR 2	1.95	1
2020101047	Rio Linda/Elverta	AR 2	5.00	2

2020121033	Rio Linda/Elverta	AR 2	2.40	1
2020121053	Rio Linda/Elverta	AR 2	2.00	1
2020121056	Rio Linda/Elverta	AR 2	1.98	1
2020121057	Rio Linda/Elverta	AR 2	2.97	1
2020121058	Rio Linda/Elverta	AR 2	2.96	1
2020131008	Rio Linda/Elverta	AR 2	0.82	1
2020131021	Rio Linda/Elverta	AR 2	2.55	1
2020132022	Rio Linda/Elverta	AR 2	0.60	1
2020132023	Rio Linda/Elverta	AR 2	0.77	1
2020132025	Rio Linda/Elverta	AR 2	1.43	1
2020132033	Rio Linda/Elverta	AR 2	0.25	1
2020133032	Rio Linda/Elverta	AR 2	1.81	1
2020145002	Rio Linda/Elverta	AR 2	8.37	4
2020170005	Rio Linda/Elverta	AR 2	3.30	1
2020170038	Rio Linda/Elverta	AR 2	1.85	1
2020180006	Rio Linda/Elverta	AR 2	5.46	2
2020180013	Rio Linda/Elverta	AR 2	1.98	1
2020190030	Rio Linda/Elverta	AR 2	0.99	1
2020213007	Rio Linda/Elverta	AR 2	5.29	2
2020272010	Rio Linda/Elverta	AR 2	2.71	1
2020272011	Rio Linda/Elverta	AR 2	5.10	2
2020281004	Rio Linda/Elverta	AR 2	10.00	5
2020281005	Rio Linda/Elverta	AR 2	9.43	4
2020282017	Rio Linda/Elverta	AR 2	2.89	1
2020282018	Rio Linda/Elverta	AR 2	3.12	1
2020291001	Rio Linda/Elverta	AR 2	7.90	3
2020291011	Rio Linda/Elverta	AR 2	2.00	1
2020291012	Rio Linda/Elverta	AR 2	2.00	1
2020292004	Rio Linda/Elverta	AR 2	0.52	1
2020301015	Rio Linda/Elverta	AR 2	2.41	1
2020302005	Rio Linda/Elverta	AR 2	6.98	3
2020310010	Rio Linda/Elverta	AR 2	5.00	2
2020310030	Rio Linda/Elverta	AR 2	4.00	2
2020310036	Rio Linda/Elverta	AR 2	1.66	1
2020310038	Rio Linda/Elverta	AR 2	2.00	1
2020310039	Rio Linda/Elverta	AR 2	1.84	1
2020330036	Rio Linda/Elverta	AR 2	2.50	1
2020330037	Rio Linda/Elverta	AR 2	2.33	1
2020350001	Rio Linda/Elverta	AR 2	1.67	1
2030020036	Antelope	AR 2	2.00	1
2030030003	Antelope	AR 2	0.45	1
2030030005	Antelope	AR 2	0.41	1
2030030007	Antelope	AR 2	0.80	1
2030030008	Antelope	AR 2	0.31	1
2030030009	Antelope	AR 2	0.15	1
2030120018	Antelope	AR 2	7.96	3
2030120048	Antelope	AR 2	2.00	1
2030120074	Antelope	AR 2	0.30	1
2030250010	Antelope	AR 2	4.70	2
2030250012	Antelope	AR 2	2.47	1

2030250025	Antelope	AR 2	2.62	1
2030260019	Antelope	AR 2	11.70	5
2030260041	Antelope	AR 2	2.00	1
2030260052	Antelope	AR 2	2.01	1
2030260053	Antelope	AR 2	2.00	1
2030260057	Antelope	AR 2	2.00	1
2030260059	Antelope	AR 2	0.14	1
2030260064	Antelope	AR 2	3.95	1
2030270001	Antelope	AR 2	0.68	1
2030270002	Antelope	AR 2	0.36	1
2030270006	Antelope	AR 2	0.16	1
2030270007	Antelope	AR 2	0.16	1
2030460004	Antelope	AR 2	1.85	1
2032060004	Rio Linda/Elverta	AR 2	3.60	1
2060010008	Rio Linda/Elverta	AR 2	1.00	1
2060010016	Rio Linda/Elverta	AR 2	1.09	1
2060010018	Rio Linda/Elverta	AR 2	1.09	1
2060010023	Rio Linda/Elverta	AR 2	3.23	1
2060010025	Rio Linda/Elverta	AR 2	2.94	1
2060010028	Rio Linda/Elverta	AR 2	2.03	1
2060010031	Rio Linda/Elverta	AR 2	1.30	1
2060040035	Rio Linda/Elverta	AR 2	0.98	1
2060040045	Rio Linda/Elverta	AR 2	2.00	1
2060090038	Rio Linda/Elverta	AR 2	2.29	1
2060090041	Rio Linda/Elverta	AR 2	0.87	1
2060090042	Rio Linda/Elverta	AR 2	0.87	1
2060100012	Rio Linda/Elverta	AR 2	5.00	2
2060100019	Rio Linda/Elverta	AR 2	5.00	2
2060100024	Rio Linda/Elverta	AR 2	1.19	1
2060100028	Rio Linda/Elverta	AR 2	2.00	1
2060100029	Rio Linda/Elverta	AR 2	0.31	1
2060130026	Rio Linda/Elverta	AR 2	1.91	1
2060142020	Rio Linda/Elverta	AR 2	1.01	1
2060200003	Rio Linda/Elverta	AR 2	0.50	1
2060200008	Rio Linda/Elverta	AR 2	2.96	1
2060200060	Rio Linda/Elverta	AR 2	1.68	1
2060440002	Rio Linda/Elverta	AR 2	3.02	1
2070041021	Rio Linda/Elverta	AR 2	1.66	1
2070041023	Rio Linda/Elverta	AR 2	1.68	1
2070052041	Rio Linda/Elverta	AR 2	2.17	1
2070160035	Rio Linda/Elverta	AR 2	8.08	4
2070170016	Rio Linda/Elverta	AR 2	12.50	6
2070170037	Rio Linda/Elverta	AR 2	6.88	3
2070180007	Rio Linda/Elverta	AR 2	1.52	1
2070221022	Rio Linda/Elverta	AR 2	9.55	4
2070230008	Rio Linda/Elverta	AR 2	0.46	1
2070230009	Rio Linda/Elverta	AR 2	2.66	1
2070230051	Rio Linda/Elverta	AR 2	0.96	1
2070240013	Rio Linda/Elverta	AR 2	5.00	2
2070240043	Rio Linda/Elverta	AR 2	5.84	2

2070300001	Rio Linda/Elverta	AR 2	2.78	1
2130180024	Orangevale	AR 2	9.93	4
2140010030	Rio Linda/Elverta	AR 2	2.06	1
2140010054	Rio Linda/Elverta	AR 2	2.70	1
2140010055	Rio Linda/Elverta	AR 2	2.00	1
2140021021	Rio Linda/Elverta	AR 2	2.31	1
2140021023	Rio Linda/Elverta	AR 2	2.31	1
2140021026	Rio Linda/Elverta	AR 2	2.17	1
2140021028	Rio Linda/Elverta	AR 2	1.41	1
2140022016	Rio Linda/Elverta	AR 2	0.76	1
2140080017	Rio Linda/Elverta	AR 2	0.57	1
2140080022	Rio Linda/Elverta	AR 2	0.92	1
2140092033	Rio Linda/Elverta	AR 2	0.45	1
2140101001	Rio Linda/Elverta	AR 2	4.19	2
2140101018	Rio Linda/Elverta	AR 2	3.18	1
2140102013	Rio Linda/Elverta	AR 2	1.88	1
2140111004	Rio Linda/Elverta	AR 2	10.00	5
2140112024	Rio Linda/Elverta	AR 2	2.41	1
2140112025	Rio Linda/Elverta	AR 2	2.41	1
2140121019	Rio Linda/Elverta	AR 2	0.04	1
2140123032	Rio Linda/Elverta	AR 2	1.50	1
2140123043	Rio Linda/Elverta	AR 2	2.00	1
2140130010	Rio Linda/Elverta	AR 2	1.49	1
2140130021	Rio Linda/Elverta	AR 2	1.94	1
2140130023	Rio Linda/Elverta	AR 2	1.63	1
2140130024	Rio Linda/Elverta	AR 2	2.00	1
2140130025	Rio Linda/Elverta	AR 2	2.00	1
2140130026	Rio Linda/Elverta	AR 2	3.98	1
2140171022	Rio Linda/Elverta	AR 2	0.46	1
2140173008	Rio Linda/Elverta	AR 2	2.02	1
2140173010	Rio Linda/Elverta	AR 2	0.14	1
2140182018	Rio Linda/Elverta	AR 2	2.40	1
2140182022	Rio Linda/Elverta	AR 2	2.00	1
2140191009	Rio Linda/Elverta	AR 2	2.38	1
2140191019	Rio Linda/Elverta	AR 2	1.57	1
2140191026	Rio Linda/Elverta	AR 2	0.93	1
2140192011	Rio Linda/Elverta	AR 2	0.45	1
2140192026	Rio Linda/Elverta	AR 2	2.07	1
2140192027	Rio Linda/Elverta	AR 2	3.21	1
2140350002	Rio Linda/Elverta	AR 2	1.79	1
2140350003	Rio Linda/Elverta	AR 2	2.15	1
2140350004	Rio Linda/Elverta	AR 2	1.85	1
2150010005	Rio Linda/Elverta	AR 2	5.00	2
2150020066	Rio Linda/Elverta	AR 2	0.96	1
2150020069	Rio Linda/Elverta	AR 2	2.29	1
2150031008	Rio Linda/Elverta	AR 2	1.00	1
2150111010	Rio Linda/Elverta	AR 2	2.50	1
2150120002	Rio Linda/Elverta	AR 2	2.44	1
2150120007	Rio Linda/Elverta	AR 2	0.36	1
2150120016	Rio Linda/Elverta	AR 2	2.77	1



2150120061	Rio Linda/Elverta	AR 2	2.53	1
2150130053	Rio Linda/Elverta	AR 2	1.00	1
2150130054	Rio Linda/Elverta	AR 2	1.00	1
2150130056	Rio Linda/Elverta	AR 2	2.00	1
2150130058	Rio Linda/Elverta	AR 2	1.86	1
2150140003	Rio Linda/Elverta	AR 2	3.62	1
2150140004	Rio Linda/Elverta	AR 2	3.28	1
2150140021	Rio Linda/Elverta	AR 2	2.39	1
2150140022	Rio Linda/Elverta	AR 2	2.39	1
2150140070	Rio Linda/Elverta	AR 2	0.43	1
2150140081	Rio Linda/Elverta	AR 2	1.40	1
2150140082	Rio Linda/Elverta	AR 2	0.91	1
2150150026	Rio Linda/Elverta	AR 2	2.24	1
2150161006	Rio Linda/Elverta	AR 2	5.30	2
2150201031	Rio Linda/Elverta	AR 2	2.69	1
2150202004	Rio Linda/Elverta	AR 2	2.17	1
2150202005	North Highlands	AR 2	2.17	1
2150212010	Rio Linda/Elverta	AR 2	0.70	1
2150212011	Rio Linda/Elverta	AR 2	0.57	1
2150212041	Rio Linda/Elverta	AR 2	0.46	1
2150220025	Rio Linda/Elverta	AR 2	4.08	2
2150410002	Rio Linda/Elverta	AR 2	2.64	1
2240200005	Orangevale	AR 2	11.65	5
2240200021	Orangevale	AR 2	2.43	1
2240200038	Orangevale	AR 2	2.19	1
2240240041	Orangevale	AR 2	2.00	1
2240272016	Orangevale	AR 2	0.17	1
2240290005	Orangevale	AR 2	1.29	1
2240290027	Orangevale	AR 2	0.47	1
2240290037	Orangevale	AR 2	0.66	1
2240760017	Orangevale	AR 2	7.41	3
2240760018	Orangevale	AR 2	7.01	3
2240760020	Orangevale	AR 2	5.00	2
2240760034	Orangevale	AR 2	5.17	2
2240760046	Orangevale	AR 2	2.00	1
2240770004	Orangevale	AR 2	1.46	1
2240770014	Orangevale	AR 2	2.00	1
2240770034	Orangevale	AR 2	2.00	1
2240800008	Orangevale	AR 2	2.00	1
2240800011	Orangevale	AR 2	1.61	1
2240800013	Orangevale	AR 2	2.01	1
2240990002	Orangevale	AR 2	1.98	1
2240990003	Orangevale	AR 2	1.99	1
2240990004	Orangevale	AR 2	2.13	1
2250121003	Natomas	AR 2	2.24	1
2270010002	Orangevale	AR 2	24.80	12
2270010041	Orangevale	AR 2	0.66	1
2270010042	Orangevale	AR 2	0.32	1
2270010043	Orangevale	AR 2	0.32	1
2270010044	Orangevale	AR 2	0.32	1

2270010063	Orangevale	AR 2	1.46	1
2270020035	Orangevale	AR 2	1.18	1
2270020047	Orangevale	AR 2	1.72	1
2270020058	Orangevale	AR 2	2.29	1
2270032002	Orangevale	AR 2	2.00	1
2270040006	Orangevale	AR 2	0.67	1
2270040016	Orangevale	AR 2	0.80	1
2270040021	Orangevale	AR 2	0.41	1
2270040023	Orangevale	AR 2	2.10	1
2270040049	Orangevale	AR 2	2.29	1
2270050019	Orangevale	AR 2	2.60	1
2270050023	Orangevale	AR 2	0.38	1
2270050024	Orangevale	AR 2	2.54	1
2270050025	Orangevale	AR 2	1.75	1
2270050026	Orangevale	AR 2	1.53	1
2270050028	Orangevale	AR 2	1.74	1
2270050031	Orangevale	AR 2	1.34	1
2270080004	Orangevale	AR 2	1.00	1
2270080014	Orangevale	AR 2	0.86	1
2270080016	Orangevale	AR 2	2.58	1
2270080031	Orangevale	AR 2	1.84	1
2270110023	Orangevale	AR 2	1.27	1
2270110038	Orangevale	AR 2	0.48	1
2270110044	Orangevale	AR 2	1.03	1
2270110057	Orangevale	AR 2	1.14	1
2270110059	Orangevale	AR 2	0.50	1
2270120034	Orangevale	AR 2	1.91	1
2270142004	Orangevale	AR 2	0.92	1
2270152010	Orangevale	AR 2	2.63	1
2270170016	Orangevale	AR 2	0.27	1
2270170035	Orangevale	AR 2	1.21	1
2270170036	Orangevale	AR 2	0.35	1
2270170042	Orangevale	AR 2	2.88	1
2270180038	Orangevale	AR 2	2.30	1
2270180039	Orangevale	AR 2	2.30	1
2270290003	Orangevale	AR 2	2.15	1
2270530008	Orangevale	AR 2	2.38	1
2270630005	Orangevale	AR 2	1.85	1
2740250005	Natomas	AR 2	0.99	1
2740250010	Natomas	AR 2	0.60	1
2740250012	Natomas	AR 2	3.26	1
2740250014	Natomas	AR 2	1.85	1
2740250015	Natomas	AR 2	3.87	1
2740250016	Natomas	AR 2	0.28	1
2740260005	Natomas	AR 2	2.62	1
2740260038	Natomas	AR 2	4.44	2
2740260039	Natomas	AR 2	5.57	2
			<b>963.08</b>	<b>488</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-4**  
**ZONING: AGRICULTURAL RESIDENTIAL 5 (A 5)**  
**GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU)**  
**ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
0730131002	Cosumnes	A 5	5.02	1
0730132001	Cosumnes	A 5	5.00	1
0730132007	Cosumnes	A 5	8.48	1
0730141006	Cosumnes	A 5	5.26	1
0730142001	Cosumnes	A 5	7.50	1
0730142012	Cosumnes	A 5	5.18	1
0730142013	Cosumnes	A 5	0.31	1
0730151002	Cosumnes	A 5	8.62	1
0730152009	Cosumnes	A 5	4.85	1
0730152010	Cosumnes	A 5	0.25	1
0730152011	Cosumnes	A 5	4.77	1
0730161001	Cosumnes	A 5	5.36	1
0730161002	Cosumnes	A 5	5.40	1
0730161004	Cosumnes	A 5	5.07	1
0730172003	Cosumnes	A 5	6.53	1
1260131014	Cosumnes	A 5	4.76	1
1260131017	Cosumnes	A 5	5.52	1
1260132005	Cosumnes	A 5	0.12	1
1260173035	Cosumnes	A 5	1.16	1
1260173043	Cosumnes	A 5	6.72	1
1260180054	Cosumnes	A 5	3.11	1
1260180057	Cosumnes	A 5	4.68	1
1260210031	Cosumnes	A 5	4.21	1
1260270002	Cosumnes	A 5	9.31	1
1260270003	Cosumnes	A 5	9.31	1
1260270004	Cosumnes	A 5	9.31	1
1260270004	Cosumnes	A 5	9.31	1
1260290049	Cosumnes	A 5	11.98	2
1260290050	Cosumnes	A 5	4.81	1
1260300027	Cosumnes	A 5	5.60	1
1260300029	Cosumnes	A 5	4.99	1
1260300060	Cosumnes	A 5	4.76	1
1260300061	Cosumnes	A 5	4.77	1
1260360008	Cosumnes	A 5	4.97	1
1260390008	Cosumnes	A 5	6.78	1
1260520001	Cosumnes	A 5	4.12	1
1280032030	Cosumnes	A 5	0.13	1
1280032051	Cosumnes	A 5	5.01	1
1280032052	Cosumnes	A 5	4.60	1
1280032058	Cosumnes	A 5	5.00	1
1280032059	Cosumnes	A 5	5.00	1
1280041022	Cosumnes	A 5	4.78	1
1280041029	Cosumnes	A 5	9.72	1
1280041069	Cosumnes	A 5	5.00	1

1280041084	Cosumnes	A 5	4.62	1
1280041088	Cosumnes	A 5	5.00	1
1280041089	Cosumnes	A 5	4.78	1
1280041091	Cosumnes	A 5	4.77	1
1280041092	Cosumnes	A 5	4.77	1
1280050008	Cosumnes	A 5	10.00	2
1280050011	Cosumnes	A 5	8.44	1
1280050012	Cosumnes	A 5	10.00	2
1280050050	Cosumnes	A 5	2.47	1
1280050101	Cosumnes	A 5	4.77	1
1280050107	Cosumnes	A 5	4.95	1
1280070070	Cosumnes	A 5	0.87	1
1280200027	Cosumnes	A 5	4.95	1
1280360002	Cosumnes	A 5	5.00	1
1280360003	Cosumnes	A 5	5.00	1
1320230102	Delta	A 5	0.61	1
1340141014	Cosumnes	A 5	4.25	1
1340141019	Cosumnes	A 5	4.67	1
1340143028	Cosumnes	A 5	4.43	1
1340143028	Cosumnes	A 5	4.43	1
1340173013	Cosumnes	A 5	10.00	2
1340173045	Cosumnes	A 5	4.85	1
1340173048	Cosumnes	A 5	4.76	1
1340211037	Cosumnes	A 5	4.59	1
1340211038	Cosumnes	A 5	3.65	1
1340211040	Cosumnes	A 5	4.15	1
1340212036	Cosumnes	A 5	4.69	1
1340212037	Cosumnes	A 5	4.69	1
1340322020	Cosumnes	A 5	6.15	1
1340324002	Cosumnes	A 5	10.00	2
1340324041	Cosumnes	A 5	10.00	2
1340331010	Cosumnes	A 5	8.54	1
1340332019	Cosumnes	A 5	4.85	1
1341040002	Cosumnes	A 5	5.00	1
1341070001	Cosumnes	A 5	4.35	1
1341070002	Cosumnes	A 5	5.00	1
1341070003	Cosumnes	A 5	4.57	1
1360010022	Cosumnes	A 5	5.00	1
1360010024	Cosumnes	A 5	5.00	1
1360010026	Cosumnes	A 5	9.23	1
1360010027	Cosumnes	A 5	5.29	1
1360010028	Cosumnes	A 5	4.46	1
1360010029	Cosumnes	A 5	4.66	1
1360010031	Cosumnes	A 5	5.05	1
1360010032	Cosumnes	A 5	5.05	1
1360010033	Cosumnes	A 5	4.52	1
1360020022	Cosumnes	A 5	4.77	1
1360020026	Cosumnes	A 5	4.75	1
1360030041	Cosumnes	A 5	4.67	1
1360060013	Cosumnes	A 5	10.18	2

1360060050	Cosumnes	A 5	1.33	1
1360060051	Cosumnes	A 5	1.12	1
1360060066	Cosumnes	A 5	4.53	1
1360070011	Cosumnes	A 5	10.00	2
1360070021	Cosumnes	A 5	5.00	1
1360080065	Cosumnes	A 5	4.68	1
1360080078	Cosumnes	A 5	4.77	1
1360080083	Cosumnes	A 5	4.78	1
1360110006	Cosumnes	A 5	3.00	1
1360110048	Cosumnes	A 5	18.30	3
1360110083	Cosumnes	A 5	3.00	1
1360130008	Cosumnes	A 5	10.00	2
1360130049	Cosumnes	A 5	5.97	1
1360130054	Cosumnes	A 5	4.24	1
1360130059	Cosumnes	A 5	4.43	1
1360141008	Cosumnes	A 5	7.97	1
1360141014	Cosumnes	A 5	5.04	1
1360142004	Cosumnes	A 5	4.73	1
1360150072	Cosumnes	A 5	4.55	1
1360150091	Cosumnes	A 5	5.00	1
1360160042	Southeast	A 5	10.00	2
1360160045	Southeast	A 5	9.08	1
1360160048	Southeast	A 5	4.11	1
1360170009	Cosumnes	A 5	5.00	1
1360170037	Cosumnes	A 5	0.40	1
1360170043	Cosumnes	A 5	5.00	1
1360170049	Cosumnes	A 5	3.33	1
1360170070	Cosumnes	A 5	9.77	1
1360170086	Cosumnes	A 5	4.77	1
1360180015	Southeast	A 5	5.00	1
1360180038	Southeast	A 5	2.50	1
1360180040	Southeast	A 5	2.28	1
1360180041	Southeast	A 5	5.00	1
1360190005	Southeast	A 5	4.00	1
1360230020	Southeast	A 5	4.69	1
1360230031	Southeast	A 5	0.01	1
1360230054	Southeast	A 5	1.90	1
1360230075	Southeast	A 5	4.78	1
1360230076	Southeast	A 5	5.00	1
1360240004	Southeast	A 5	1.79	1
1360240014	Southeast	A 5	1.23	1
1360240021	Southeast	A 5	4.77	1
1360240025	Southeast	A 5	5.02	1
1360240027	Southeast	A 5	5.00	1
1360240029	Southeast	A 5	4.67	1
1360240030	Southeast	A 5	4.69	1
1360240031	Southeast	A 5	5.00	1
1360240032	Southeast	A 5	5.00	1
1360260004	Southeast	A 5	20.00	4
1360260005	Southeast	A 5	20.00	4

1360260015	Southeast	A 5	10.00	2
1360260018	Southeast	A 5	15.00	3
1360260022	Southeast	A 5	20.00	4
1360260023	Southeast	A 5	10.00	2
1360260035	Southeast	A 5	4.62	1
1360260038	Southeast	A 5	4.79	1
1360271054	Southeast	A 5	5.00	1
1360271061	Southeast	A 5	4.83	1
1360300046	Southeast	A 5	4.59	1
1360300047	Southeast	A 5	9.84	1
1360310004	Cosumnes	A 5	5.43	1
1360340023	Cosumnes	A 5	4.39	1
1360340040	Cosumnes	A 5	4.68	1
1360340041	Cosumnes	A 5	4.68	1
1360340043	Cosumnes	A 5	4.68	1
1360340046	Cosumnes	A 5	4.68	1
1360340051	Cosumnes	A 5	4.80	1
1360340053	Cosumnes	A 5	7.74	1
1360400002	Cosumnes	A 5	4.55	1
1360410002	Cosumnes	A 5	5.78	1
1380020020	Southeast	A 5	4.76	1
1380020026	Southeast	A 5	5.02	1
1380020031	Southeast	A 5	1.30	1
1380020052	Southeast	A 5	5.00	1
1380070030	Southeast	A 5	10.86	2
1380070033	Southeast	A 5	17.71	3
1380070034	Southeast	A 5	9.84	1
1380090050	Southeast	A 5	2.30	1
1380123006	Southeast	A 5	0.47	1
1380123009	Southeast	A 5	0.90	1
1380123011	Southeast	A 5	0.20	1
1380123015	Southeast	A 5	0.85	1
1380123018	Southeast	A 5	0.29	1
1380123019	Southeast	A 5	0.19	1
1380123025	Southeast	A 5	0.20	1
1380123036	Southeast	A 5	0.20	1
1380123069	Southeast	A 5	0.79	1
1380123072	Southeast	A 5	2.45	1
1380140042	Southeast	A 5	0.23	1
1380140044	Southeast	A 5	0.32	1
1380240018	Southeast	A 5	10.00	2
1380240058	Southeast	A 5	5.36	1
1380240060	Southeast	A 5	9.77	1
1380240072	Southeast	A 5	15.65	3
1380250036	Southeast	A 5	5.02	1
1400070013	Southeast	A 5	10.55	2
1400070014	Southeast	A 5	7.52	1
1400070019	Southeast	A 5	5.77	1
1400070021	Southeast	A 5	5.77	1
1400080042	Southeast	A 5	2.00	1

1400080043	Southeast	A 5	2.00	1
1400080045	Southeast	A 5	2.00	1
1400090044	Southeast	A 5	5.00	1
1400100040	Southeast	A 5	4.85	1
1400130004	Southeast	A 5	2.50	1
1400130008	Southeast	A 5	1.00	1
1400130009	Southeast	A 5	1.00	1
1400130016	Southeast	A 5	1.00	1
1400130029	Southeast	A 5	5.00	1
1400130036	Southeast	A 5	5.28	1
1400140008	Southeast	A 5	4.34	1
1400140009	Southeast	A 5	1.00	1
1400140018	Southeast	A 5	10.25	2
1400150001	Southeast	A 5	4.91	1
1520010010	Southeast	A 5	10.00	2
1520010015	Southeast	A 5	10.20	2
1520010050	Southeast	A 5	4.94	1
1520010051	Southeast	A 5	4.94	1
1520010071	Southeast	A 5	0.92	1
1520080069	Southeast	A 5	9.23	1
1520230014	Southeast	A 5	7.09	1
1520230017	Southeast	A 5	7.52	1
1520270029	Southeast	A 5	5.43	1
1540020017	Southeast	A 5	3.97	1
			<b>1180.35</b>	<b>253</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-5**  
**ZONING: AGRICULTURAL RESIDENTIAL 5 (AR 5)**  
**GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU)**  
**ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
0650041015	South Sacramento	AR 5	4.86	1
0650042028	South Sacramento	AR 5	4.91	1
0650042043	South Sacramento	AR 5	5.30	1
0650042045	South Sacramento	AR 5	5.29	1
0650080050	Vineyard	AR 5	5.87	1
0650160011	South Sacramento	AR 5	5.00	1
1220040009	Vineyard	AR 5	2.50	1
1220040010	Vineyard	AR 5	5.00	1
1220080007	Vineyard	AR 5	4.37	1
1220090021	Vineyard	AR 5	4.81	1
1220100003	Vineyard	AR 5	4.98	1
1220160003	Vineyard	AR 5	5.16	1
1230230001	Vineyard	AR 5	1.44	1
1260150047	Cosumnes	AR 5	4.80	1
1260440001	Cosumnes	AR 5	3.86	1
1260440002	Cosumnes	AR 5	3.97	1
1260440003	Cosumnes	AR 5	4.51	1
1260440004	Cosumnes	AR 5	4.73	1
1260440005	Cosumnes	AR 5	4.76	1
1260440006	Cosumnes	AR 5	5.37	1
1260440007	Cosumnes	AR 5	6.31	1
1260440011	Cosumnes	AR 5	4.72	1
1260440012	Cosumnes	AR 5	4.72	1
1260440014	Cosumnes	AR 5	4.38	1
1320331003	Delta	AR 5	9.60	1
1340141031	Cosumnes	AR 5	15.03	3
1360091042	Cosumnes	AR 5	5.00	1
1360091043	Cosumnes	AR 5	5.00	1
1360091044	Cosumnes	AR 5	4.55	1
1360091056	Cosumnes	AR 5	1.67	1
1360091062	Cosumnes	AR 5	5.00	1
1360091064	Cosumnes	AR 5	4.44	1
1360091065	Cosumnes	AR 5	4.66	1
1360101049	Cosumnes	AR 5	4.99	1
1360150076	Cosumnes	AR 5	4.55	1
1360150079	Cosumnes	AR 5	4.77	1
1360170073	Cosumnes	AR 5	4.77	1
1360170074	Cosumnes	AR 5	4.77	1
1360170087	Cosumnes	AR 5	4.76	1
1360170092	Cosumnes	AR 5	5.00	1
1360190028	Southeast	AR 5	6.25	1
1360250051	Southeast	AR 5	5.00	1
1360320079	Cosumnes	AR 5	4.32	1
1360330003	Cosumnes	AR 5	4.77	1



1360390002	Cosumnes	AR 5	5.95	1
1360420001	Southeast	AR 5	5.00	1
1360420002	Southeast	AR 5	5.00	1
1360420004	Southeast	AR 5	5.00	1
1380020007	Southeast	AR 5	5.42	1
1420100082	Delta	AR 5	0.94	1
1480033005	Southeast	AR 5	37.66	7
1480033009	Southeast	AR 5	9.22	1
1480033010	Southeast	AR 5	14.22	2
1480042041	Southeast	AR 5	11.42	2
1480042049	Southeast	AR 5	4.99	1
1480042059	Southeast	AR 5	5.01	1
1480042060	Southeast	AR 5	5.01	1
1480042062	Southeast	AR 5	4.59	1
1480051005	Southeast	AR 5	20.00	4
1480051016	Southeast	AR 5	58.00	11
1480051058	Southeast	AR 5	5.00	1
1480051059	Southeast	AR 5	5.00	1
1480051060	Southeast	AR 5	5.00	1
1480051077	Southeast	AR 5	4.79	1
1480052001	Southeast	AR 5	10.01	2
1480052002	Southeast	AR 5	10.01	2
1480052003	Southeast	AR 5	20.00	4
1480052004	Southeast	AR 5	20.00	4
1480065001	Southeast	AR 5	5.53	1
1480065002	Southeast	AR 5	5.52	1
1480065005	Southeast	AR 5	4.71	1
1480065007	Southeast	AR 5	4.57	1
1480090054	Southeast	AR 5	9.73	1
1480114006	Southeast	AR 5	5.80	1
1480132080	Southeast	AR 5	5.00	1
1480132081	Southeast	AR 5	20.00	4
1500060064	Southeast	AR 5	4.42	1
1500060081	Southeast	AR 5	6.06	1
1500060082	Southeast	AR 5	5.52	1
1500072013	Southeast	AR 5	4.77	1
1520161011	Southeast	AR 5	4.77	1
1520260131	Southeast	AR 5	5.00	1
1520300001	Southeast	AR 5	4.84	1
1520300002	Southeast	AR 5	4.84	1
1520300003	Southeast	AR 5	4.84	1
1520300004	Southeast	AR 5	10.00	1
2020070002	Rio Linda/Elverta	AR 5	51.00	10
2020070006	Rio Linda/Elverta	AR 5	78.00	15
2020070013	Rio Linda/Elverta	AR 5	20.00	4
2020070019	Rio Linda/Elverta	AR 5	3.76	1
2020070020	Rio Linda/Elverta	AR 5	24.08	4
2020070031	Rio Linda/Elverta	AR 5	20.01	4
2020070034	Rio Linda/Elverta	AR 5	44.00	8
2020070036	Rio Linda/Elverta	AR 5	10.00	2

2020070038	Rio Linda/Elverta	AR 5	5.30	1
2020080007	Rio Linda/Elverta	AR 5	18.10	3
2020080010	Rio Linda/Elverta	AR 5	1.25	1
2020080034	Rio Linda/Elverta	AR 5	1.85	1
2020080042	Rio Linda/Elverta	AR 5	18.75	3
2020080043	Rio Linda/Elverta	AR 5	1.23	1
2020080051	Rio Linda/Elverta	AR 5	0.53	1
2020170019	Rio Linda/Elverta	AR 5	79.80	15
2020170024	Rio Linda/Elverta	AR 5	165.70	33
2030010001	Rio Linda/Elverta	AR 5	20.81	4
2030010003	Rio Linda/Elverta	AR 5	19.16	3
2030010015	Rio Linda/Elverta	AR 5	87.17	17
2030020012	Rio Linda/Elverta	AR 5	0.93	1
2030020013	Rio Linda/Elverta	AR 5	9.70	1
2030040004	Rio Linda/Elverta	AR 5	4.51	1
2030040008	Rio Linda/Elverta	AR 5	5.19	1
2030040015	Rio Linda/Elverta	AR 5	1.00	1
2030040016	Rio Linda/Elverta	AR 5	10.00	2
2030040022	Rio Linda/Elverta	AR 5	0.86	1
2030040023	Rio Linda/Elverta	AR 5	19.14	3
2030040030	Rio Linda/Elverta	AR 5	2.38	1
2030080027	Rio Linda/Elverta	AR 5	5.86	1
2030080044	Rio Linda/Elverta	AR 5	5.23	1
2250122001	Natomas	AR 5	5.49	1
2270050030	Orangevale	AR 5	3.49	1
2270070005	Orangevale	AR 5	5.50	1
2270070006	Orangevale	AR 5	7.60	1
2270070007	Orangevale	AR 5	15.60	3
2270070008	Orangevale	AR 5	15.50	3
2270070009	Orangevale	AR 5	7.42	1
2270070010	Orangevale	AR 5	7.30	1
2270190034	Orangevale	AR 5	5.25	1
			<b>1422.13</b>	<b>278</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-6**  
**ZONING: AGRICULTURAL RESIDENTIAL 10 (A 10)**  
**GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU)**  
**ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
0640072008	South Sacramento	A 10	11.76	1
0640072016	South Sacramento	A 10	0.73	1
0640072019	South Sacramento	A 10	0.84	1
0640072024	South Sacramento	A 10	11.56	1
0640072032	South Sacramento	A 10	0.94	1
0650042031	South Sacramento	A 10	12.26	1
0650042040	South Sacramento	A 10	10.12	1
0650042041	South Sacramento	A 10	10.12	1
0650042042	South Sacramento	A 10	16.33	1
0650042061	South Sacramento	A 10	4.95	1
0650042062	South Sacramento	A 10	6.63	1
0650070021	South Sacramento	A 10	21.45	2
0720270129	Cosumnes	A 10	2.93	1
0720270133	Cosumnes	A 10	11.86	1
0730111002	Cosumnes	A 10	10.10	1
0730111003	Cosumnes	A 10	10.14	1
0730111004	Cosumnes	A 10	10.81	1
0730111010	Cosumnes	A 10	10.45	1
0730111011	Cosumnes	A 10	10.39	1
0730112004	Cosumnes	A 10	12.87	1
0730112006	Cosumnes	A 10	11.24	1
0730113004	Cosumnes	A 10	10.40	1
0730113008	Cosumnes	A 10	11.46	1
0730114008	Cosumnes	A 10	11.45	1
0730114011	Cosumnes	A 10	0.36	1
0730114012	Cosumnes	A 10	11.60	1
0730115003	Cosumnes	A 10	2.05	1
0730122006	Cosumnes	A 10	10.60	1
1150091012	Vineyard	A 10	2.50	1
1150091014	Vineyard	A 10	8.84	1
1150091022	Vineyard	A 10	8.25	1
1150091032	Vineyard	A 10	2.55	1
1150091037	Vineyard	A 10	0.19	1
1150091057	Vineyard	A 10	17.75	1
1150091058	Vineyard	A 10	2.89	1
1150091067	Vineyard	A 10	3.18	1
1150091074	Vineyard	A 10	3.13	1
1150091078	Vineyard	A 10	4.00	1
1150091087	Vineyard	A 10	0.50	1
1150091088	Vineyard	A 10	5.69	1
1150092003	Vineyard	A 10	2.50	1
1150092005	Vineyard	A 10	2.50	1
1260060009	Cosumnes	A 10	21.26	2
1260160023	Cosumnes	A 10	5.12	1

1260160024	Cosumnes	A 10	11.02	1
1260190008	Cosumnes	A 10	11.02	1
1260190009	Cosumnes	A 10	11.01	1
1260270043	Cosumnes	A 10	9.33	1
1260270045	Cosumnes	A 10	15.55	1
1260290001	Cosumnes	A 10	10.63	1
1260290001	Cosumnes	A 10	10.63	1
1260290002	Cosumnes	A 10	10.61	1
1260290002	Cosumnes	A 10	10.61	1
1260290018	Cosumnes	A 10	4.13	1
1260290022	Cosumnes	A 10	13.14	1
1260290023	Cosumnes	A 10	1.46	1
1280172005	Cosumnes	A 10	9.93	1
1280172006	Cosumnes	A 10	10.33	1
1280172008	Cosumnes	A 10	9.70	1
1280173001	Cosumnes	A 10	9.76	1
1280173005	Cosumnes	A 10	9.87	1
1280174001	Cosumnes	A 10	15.84	1
1280174010	Cosumnes	A 10	10.79	1
1320222005	Delta	A 10	0.72	1
1320222007	Delta	A 10	8.79	1
1340141011	Cosumnes	A 10	8.42	1
1340171005	Cosumnes	A 10	12.12	1
1340171009	Cosumnes	A 10	10.00	1
1340171010	Cosumnes	A 10	16.25	1
1340171011	Cosumnes	A 10	12.57	1
1340174004	Cosumnes	A 10	4.84	1
1360020032	Cosumnes	A 10	9.59	1
1360020033	Cosumnes	A 10	11.32	1
1360020034	Cosumnes	A 10	11.64	1
1360091015	Cosumnes	A 10	10.00	1
1360091048	Cosumnes	A 10	10.00	1
1360101001	Cosumnes	A 10	20.00	2
1360102002	Cosumnes	A 10	9.46	1
1360102005	Cosumnes	A 10	8.65	1
1360102006	Cosumnes	A 10	12.67	1
1360102007	Cosumnes	A 10	10.00	1
1360102008	Cosumnes	A 10	10.00	1
1360102011	Cosumnes	A 10	13.28	1
1360102012	Cosumnes	A 10	10.00	1
1360102020	Cosumnes	A 10	9.84	1
1360102021	Cosumnes	A 10	15.83	1
1360130011	Cosumnes	A 10	10.00	1
1360130016	Cosumnes	A 10	10.00	1
1360130027	Cosumnes	A 10	2.04	1
1360130028	Cosumnes	A 10	2.07	1
1360130029	Cosumnes	A 10	7.82	1
1360130030	Cosumnes	A 10	7.95	1
1360130057	Cosumnes	A 10	5.08	1
1360130058	Cosumnes	A 10	5.08	1

1360150001	Cosumnes	A 10	9.24	1
1360150083	Cosumnes	A 10	0.48	1
1360160015	Southeast	A 10	4.00	1
1360160094	Southeast	A 10	7.63	1
1360170007	Cosumnes	A 10	10.00	1
1360170013	Cosumnes	A 10	10.00	1
1360170020	Cosumnes	A 10	5.00	1
1360170022	Cosumnes	A 10	5.00	1
1360260008	Southeast	A 10	10.00	1
1360300018	Southeast	A 10	10.00	1
1360300028	Southeast	A 10	12.60	1
1360300037	Southeast	A 10	9.94	1
1360300038	Southeast	A 10	9.89	1
1360300049	Southeast	A 10	10.14	1
1360320019	Cosumnes	A 10	10.00	1
1360320032	Cosumnes	A 10	6.00	1
1380020008	Southeast	A 10	10.17	1
1380020009	Southeast	A 10	10.74	1
1380112003	Southeast	A 10	0.19	1
1380112004	Southeast	A 10	0.19	1
1380112008	Southeast	A 10	0.38	1
1380112021	Southeast	A 10	0.22	1
1380112023	Southeast	A 10	0.40	1
1380112026	Southeast	A 10	0.20	1
1380112027	Southeast	A 10	0.20	1
1380112033	Southeast	A 10	0.21	1
1380112034	Southeast	A 10	0.21	1
1380112035	Southeast	A 10	0.21	1
1380112036	Southeast	A 10	0.21	1
1380112040	Southeast	A 10	0.20	1
1380112046	Southeast	A 10	0.20	1
1380112047	Southeast	A 10	0.20	1
1380112048	Southeast	A 10	0.20	1
1380112049	Southeast	A 10	0.20	1
1380112066	Southeast	A 10	0.20	1
1380112076	Southeast	A 10	0.19	1
1380112077	Southeast	A 10	0.19	1
1380112078	Southeast	A 10	0.19	1
1380112087	Southeast	A 10	0.41	1
1380112088	Southeast	A 10	0.39	1
1380121012	Southeast	A 10	0.38	1
1380121013	Southeast	A 10	0.21	1
1380121014	Southeast	A 10	0.35	1
1380121015	Southeast	A 10	0.31	1
1380121018	Southeast	A 10	0.21	1
1380121021	Southeast	A 10	0.21	1
1380121026	Southeast	A 10	0.64	1
1380121036	Southeast	A 10	0.21	1
1380121037	Southeast	A 10	0.58	1
1380121040	Southeast	A 10	10.09	1

1380130039	Southeast	A 10	10.00	1
1380150024	Southeast	A 10	2.00	1
1380150084	Southeast	A 10	16.00	1
1380200033	Southeast	A 10	2.50	1
1380200034	Southeast	A 10	2.52	1
1380200056	Southeast	A 10	4.99	1
1380210016	Southeast	A 10	3.00	1
1380210024	Southeast	A 10	20.00	2
1380210033	Southeast	A 10	12.00	1
1380210049	Southeast	A 10	12.00	1
1380210067	Southeast	A 10	2.14	1
1380210075	Southeast	A 10	10.00	1
1380220004	Southeast	A 10	1.02	1
1380220011	Southeast	A 10	2.00	1
1380220012	Southeast	A 10	1.00	1
1380220016	Southeast	A 10	2.00	1
1380230009	Southeast	A 10	4.00	1
1380230010	Southeast	A 10	2.00	1
1380230019	Southeast	A 10	2.00	1
1380230021	Southeast	A 10	5.00	1
1380230053	Southeast	A 10	8.00	1
1380230058	Southeast	A 10	11.00	1
1380230061	Southeast	A 10	9.48	1
1380230062	Southeast	A 10	18.16	1
1380230072	Southeast	A 10	9.67	1
1520050005	Southeast	A 10	11.78	1
1520080065	Southeast	A 10	10.00	1
1520080066	Southeast	A 10	20.19	2
1520090008	Southeast	A 10	10.00	1
1520090015	Southeast	A 10	10.00	1
1520110007	Southeast	A 10	10.00	1
1520110010	Southeast	A 10	5.00	1
1520110052	Southeast	A 10	10.24	1
1520120007	Southeast	A 10	5.00	1
1520120010	Southeast	A 10	5.00	1
1520120012	Southeast	A 10	10.00	1
1520120028	Southeast	A 10	18.89	1
1520120034	Southeast	A 10	12.02	1
1520120036	Southeast	A 10	10.00	1
1520120045	Southeast	A 10	10.92	1
1520130009	Southeast	A 10	5.00	1
1520130010	Southeast	A 10	5.00	1
1520130014	Southeast	A 10	10.00	1
1520130054	Southeast	A 10	5.23	1
1520260127	Southeast	A 10	5.00	1
1540010002	Southeast	A 10	2.31	1
1540010008	Southeast	A 10	2.00	1
1540010021	Southeast	A 10	10.18	1
1540020017	Southeast	A 10	6.02	1
1540020023	Southeast	A 10	10.00	1

1540030014	Southeast	A 10	15.88	1
1540030030	Southeast	A 10	6.00	1
1540050015	Southeast	A 10	16.00	1
1540050016	Southeast	A 10	4.00	1
1540070022	Southeast	A 10	2.00	1
1540070023	Southeast	A 10	2.00	1
1540070024	Southeast	A 10	2.00	1
1540070026	Southeast	A 10	2.00	1
1540070027	Southeast	A 10	2.00	1
1540070028	Southeast	A 10	2.00	1
1540070029	Southeast	A 10	2.00	1
1540070031	Southeast	A 10	2.09	1
1540070032	Southeast	A 10	2.14	1
1540070033	Southeast	A 10	2.20	1
1540070034	Southeast	A 10	2.25	1
			<b>1464.66</b>	<b>214</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-7**  
**ZONING: AGRICULTURAL RESIDENTIAL 10 (AR 10)**  
**GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU)**  
**ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
0650051008	Vineyard	AR10	5.00	1
0650051009	Vineyard	AR10	5.00	1
0650051018	Vineyard	AR10	9.82	1
0650051021	Vineyard	AR10	12.83	1
0650051022	Vineyard	AR10	0.68	1
0650051024	Vineyard	AR10	0.47	1
0650051025	Vineyard	AR10	3.83	1
0650051030	Vineyard	AR10	10.00	1
0650051032	Vineyard	AR10	10.00	1
0650051045	Vineyard	AR10	13.18	1
0650051047	Vineyard	AR10	9.89	1
0650052013	Vineyard	AR10	4.90	1
0650052028	Vineyard	AR10	12.83	1
0650080034	Vineyard	AR10	9.63	1
0650290001	Vineyard	AR10	2.43	1
0650290003	Vineyard	AR10	0.64	1
0650290006	Vineyard	AR10	0.91	1
0650290010	Vineyard	AR10	0.55	1
0650290011	Vineyard	AR10	7.41	1
0650290017	Vineyard	AR10	4.59	1
0650290019	Vineyard	AR10	1.01	1
0660090013	Vineyard	AR10	0.15	1
0660090015	Vineyard	AR10	0.15	1
0660100091	Vineyard	AR10	10.02	1
0660100102	Vineyard	AR10	9.80	1
0660110006	Vineyard	AR10	9.47	1
0660110007	Vineyard	AR10	10.12	1
0660110008	Vineyard	AR10	10.10	1
0660110009	Vineyard	AR10	9.47	1
0660110010	Vineyard	AR10	9.47	1
0660110011	Vineyard	AR10	10.10	1
0660110012	Vineyard	AR10	10.12	1
0660110013	Vineyard	AR10	10.13	1
0660110020	Vineyard	AR10	10.15	1
1150142002	South Sacramento	AR10	1.04	1
1150142004	South Sacramento	AR10	2.93	1
1150142005	South Sacramento	AR10	1.35	1
1150142012	South Sacramento	AR10	0.81	1
1210010015	Vineyard	AR10	6.93	1
1210010027	Vineyard	AR10	2.90	1
1210010029	Vineyard	AR10	12.43	1
1210010030	Vineyard	AR10	10.40	1
1210010051	Vineyard	AR10	36.09	3
1210040016	Vineyard	AR10	9.94	1



1210040017	Vineyard	AR10	9.94	1
1210040019	Vineyard	AR10	9.95	1
1210040020	Vineyard	AR10	9.94	1
1210050001	Vineyard	AR10	1.96	1
1210050013	Vineyard	AR10	13.87	1
1210050021	Vineyard	AR10	12.98	1
1210050024	Vineyard	AR10	3.91	1
1210050039	Vineyard	AR10	10.00	1
1210050043	Vineyard	AR10	2.60	1
1210050044	Vineyard	AR10	4.59	1
1210050046	Vineyard	AR10	1.16	1
1210050049	Vineyard	AR10	4.84	1
1210050050	Vineyard	AR10	5.94	1
1210050054	Vineyard	AR10	13.69	1
1210060020	Vineyard	AR10	2.07	1
1210060022	Vineyard	AR10	17.42	1
1210070005	Vineyard	AR10	3.13	1
1210070007	Vineyard	AR10	1.55	1
1210070008	Vineyard	AR10	1.53	1
1210070018	Vineyard	AR10	0.90	1
1210070021	Vineyard	AR10	6.59	1
1210070022	Vineyard	AR10	3.20	1
1210080002	Vineyard	AR10	4.90	1
1210080004	Vineyard	AR10	9.83	1
1210080006	Vineyard	AR10	2.98	1
1210080007	Vineyard	AR10	5.08	1
1210080008	Vineyard	AR10	13.00	1
1210080023	Vineyard	AR10	9.60	1
1210080028	Vineyard	AR10	19.60	1
1220010011	Vineyard	AR10	9.55	1
1220010013	Vineyard	AR10	10.17	1
1220010014	Vineyard	AR10	9.83	1
1220020009	Vineyard	AR10	14.30	1
1220020013	Vineyard	AR10	8.16	1
1220050033	Vineyard	AR10	9.71	1
1220080001	Vineyard	AR10	9.47	1
1220080010	Vineyard	AR10	10.00	1
1220100001	Vineyard	AR10	9.96	1
1220790002	Vineyard	AR10	0.45	1
1320181023	Delta	AR10	1.30	1
1320181024	Delta	AR10	3.63	1
1320261008	Delta	AR10	9.75	1
1320261009	Delta	AR10	9.65	1
1320261010	Delta	AR10	9.61	1
1320261011	Delta	AR10	9.66	1
1480041001	Southeast	AR10	20.83	2
1480041004	Southeast	AR10	10.00	1
1480041026	Southeast	AR10	13.02	1
1480042005	Southeast	AR10	0.18	1
1480042006	Southeast	AR10	9.56	1

1480042024	Southeast	AR10	14.85	1
1480064002	Southeast	AR10	20.00	2
1480064003	Southeast	AR10	9.18	1
1480064004	Southeast	AR10	9.47	1
1480064009	Southeast	AR10	10.00	1
1480064012	Southeast	AR10	9.36	1
1480065013	Southeast	AR10	17.68	1
1480065014	Southeast	AR10	0.05	1
1520280002	Southeast	AR10	5.22	1
1520280003	Southeast	AR10	4.73	1
1520280005	Southeast	AR10	12.91	1
1520280006	Southeast	AR10	0.15	1
2010069019	Rio Linda/Elverta	AR10	1.27	1
2010110024	Rio Linda/Elverta	AR10	13.39	1
2020010025	Rio Linda/Elverta	AR10	9.85	1
2020010026	Rio Linda/Elverta	AR10	9.65	1
2020010027	Rio Linda/Elverta	AR10	5.65	1
2020010034	Rio Linda/Elverta	AR10	4.69	1
2020010047	Rio Linda/Elverta	AR10	1.07	1
2020030030	Rio Linda/Elverta	AR10	5.00	1
2020030031	Rio Linda/Elverta	AR10	5.00	1
2020030048	Rio Linda/Elverta	AR10	10.00	1
2020030052	Rio Linda/Elverta	AR10	4.77	1
			<b>899.14</b>	<b>121</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-8  
RESIDENTIAL DENSITY 1 (RD 1)  
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)  
ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

<b>APN</b>	<b>Community</b>	<b>Zoning</b>	<b>Acres</b>	<b>Available Units</b>
1150112026	South Sacramento	RD 1	1.96	1
1150112030	South Sacramento	RD 1	0.05	1
1210420068	Vineyard	RD 1	1.33	1
1420080061	Delta	RD 1	1.08	1
1420080092	Delta	RD 1	0.65	1
1420080108	Delta	RD 1	7.92	6
1580060001	Delta	RD 1	1.00	1
1580060009	Delta	RD 1	0.23	1
1580060011	Delta	RD 1	0.22	1
1580060013	Delta	RD 1	0.46	1
1580060014	Delta	RD 1	0.22	1
1580060015	Delta	RD 1	0.22	1
1580060025	Delta	RD 1	0.23	1
1580060038	Delta	RD 1	0.46	1
1580060047	Delta	RD 1	0.47	1
2360070018	Carmichael & Old Foothill Farms	RD 1	0.92	1
2460121026	Fair Oaks	RD 1	0.05	1
2460121027	Fair Oaks	RD 1	0.43	1
2600120070	Carmichael & Old Foothill Farms	RD 1	0.96	1
2600120071	Carmichael & Old Foothill Farms	RD 1	0.93	1
2600120072	Carmichael & Old Foothill Farms	RD 1	1.20	1
2600410011	Carmichael & Old Foothill Farms	RD 1	0.48	1
2600410013	Carmichael & Old Foothill Farms	RD 1	1.17	1
2600410021	Carmichael & Old Foothill Farms	RD 1	0.22	1
2600410022	Carmichael & Old Foothill Farms	RD 1	2.63	2
2600460003	Carmichael & Old Foothill Farms	RD 1	1.02	1
2600460019	Carmichael & Old Foothill Farms	RD 1	0.04	1
2600460020	Carmichael & Old Foothill Farms	RD 1	0.04	1
2600510004	Carmichael & Old Foothill Farms	RD 1	1.14	1
2710193002	Arden Arcade	RD 1	0.34	1
2730030006	Carmichael & Old Foothill Farms	RD 1	1.23	1
2730030048	Carmichael & Old Foothill Farms	RD 1	1.14	1

2730030109	Carmichael & Old Foothill Farms	RD 1	1.11	1
2730250048	Carmichael & Old Foothill Farms	RD 1	1.18	1
2730400002	Carmichael & Old Foothill Farms	RD 1	1.00	1
2730400003	Carmichael & Old Foothill Farms	RD 1	1.01	1
2730400004	Carmichael & Old Foothill Farms	RD 1	1.01	1
2740220063	Natomas	RD 1	1.13	1
2740220065	Natomas	RD 1	0.81	1
2830050023	Carmichael & Old Foothill Farms	RD 1	0.56	1
2920200078	Arden Arcade	RD 1	0.42	1
2920200090	Arden Arcade	RD 1	0.97	1
			<b>39.64</b>	<b>48</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-9  
RESIDENTIAL DENSITY 2 (RD 2)  
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)  
ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

<b>APN</b>	<b>Community</b>	<b>Zoning</b>	<b>Acres</b>	<b>Available Units</b>
0500301044	South Sacramento	RD 2	0.53	1
0510062002	South Sacramento	RD 2	0.49	1
0510062003	South Sacramento	RD 2	0.47	1
0510062016	South Sacramento	RD 2	1.40	2
0510071008	South Sacramento	RD 2	0.23	1
0510111021	South Sacramento	RD 2	0.50	1
0510111039	South Sacramento	RD 2	0.32	1
1150142025	South Sacramento	RD 2	2.18	3
1420180014	Delta	RD 2	0.91	1
1420180019	Delta	RD 2	0.49	1
1500333022	Southeast	RD 2	0.88	1
1500333023	Southeast	RD 2	0.87	1
1500333025	Southeast	RD 2	1.08	1
1570081015	Delta	RD 2	3.72	6
1570081017	Delta	RD 2	2.62	4
1570211006	Delta	RD 2	1.06	1
1570212001	Delta	RD 2	0.17	1
1570212006	Delta	RD 2	0.29	1
1570221001	Delta	RD 2	1.06	1
1570221002	Delta	RD 2	0.30	1
1570221004	Delta	RD 2	0.50	1
1570221008	Delta	RD 2	1.01	1
1570222002	Delta	RD 2	0.45	1
1570222007	Delta	RD 2	0.45	1
1570222010	Delta	RD 2	0.22	1
1570222012	Delta	RD 2	0.45	1
1570222013	Delta	RD 2	0.23	1
1570222014	Delta	RD 2	0.25	1
1570222016	Delta	RD 2	0.24	1
2010250004	Natomas	RD 2	0.49	1
2010250005	Natomas	RD 2	1.34	2
2010250031	Natomas	RD 2	0.51	1
2010260017	Natomas	RD 2	0.70	1
2010260033	Natomas	RD 2	0.74	1
2010260035	Natomas	RD 2	0.55	1
2010260038	Natomas	RD 2	0.69	1
2010270026	Natomas	RD 2	2.06	3
2010270061	Natomas	RD 2	1.00	1
2010280067	Natomas	RD 2	1.00	1
2010330021	Natomas	RD 2	2.40	4
2010330023	Natomas	RD 2	1.49	2
2010330025	Natomas	RD 2	0.54	1
2010330040	Natomas	RD 2	1.23	2
2020101005	Rio Linda/Elverta	RD 2	10.00	17

2020101023	Rio Linda/Elverta	RD 2	5.58	9
2020111025	Rio Linda/Elverta	RD 2	0.06	1
2020111040	Rio Linda/Elverta	RD 2	1.08	1
2020141015	Rio Linda/Elverta	RD 2	0.49	1
2020141022	Rio Linda/Elverta	RD 2	0.46	1
2020150002	Rio Linda/Elverta	RD 2	0.48	1
2020170024	Rio Linda/Elverta	RD 2	8.23	8
2020360001	Rio Linda/Elverta	RD 2	1.00	1
2020360003	Rio Linda/Elverta	RD 2	1.00	1
2130201080	Orangevale	RD 2	0.91	1
2130202062	Orangevale	RD 2	0.52	1
2130211001	Orangevale	RD 2	2.00	3
2130211020	Orangevale	RD 2	1.01	1
2130211031	Orangevale	RD 2	1.54	2
2130211033	Orangevale	RD 2	2.82	4
2130212011	Orangevale	RD 2	0.67	1
2130212014	Orangevale	RD 2	7.10	12
2130241034	Orangevale	RD 2	0.47	1
2130241035	Orangevale	RD 2	0.50	1
2130244032	Orangevale	RD 2	0.87	1
2130253042	Orangevale	RD 2	0.50	1
2130373061	Orangevale	RD 2	0.43	1
2130430001	Orangevale	RD 2	0.40	1
2130430007	Orangevale	RD 2	0.05	1
2130430015	Orangevale	RD 2	0.25	1
2130450039	Orangevale	RD 2	2.49	4
2130450040	Orangevale	RD 2	0.48	1
2130450041	Orangevale	RD 2	0.50	1
2130450042	Orangevale	RD 2	0.56	1
2130450043	Orangevale	RD 2	0.71	1
2130460055	Orangevale	RD 2	0.46	1
2130470046	Orangevale	RD 2	0.46	1
2130480040	Orangevale	RD 2	0.46	1
2130480041	Orangevale	RD 2	0.48	1
2200023004	Carmichael & Old Foothill Farms	RD 2	0.51	1
2200023005	Carmichael & Old Foothill Farms	RD 2	0.50	1
2200023006	Carmichael & Old Foothill Farms	RD 2	0.53	1
2200032049	Carmichael & Old Foothill Farms	RD 2	0.55	1
2200032050	Carmichael & Old Foothill Farms	RD 2	0.46	1
2200032060	Carmichael & Old Foothill Farms	RD 2	0.66	1
2230012008	Orangevale	RD 2	0.53	1
2230030023	Orangevale	RD 2	0.12	1
2230030037	Orangevale	RD 2	1.44	2
2230041027	Orangevale	RD 2	0.33	1
2230041035	Orangevale	RD 2	0.31	1

2230042030	Orangevale	RD 2	1.15	1
2230042052	Orangevale	RD 2	0.25	1
2230042066	Orangevale	RD 2	0.55	1
2230071026	Orangevale	RD 2	0.52	1
2230071027	Orangevale	RD 2	0.52	1
2230071028	Orangevale	RD 2	0.52	1
2230071029	Orangevale	RD 2	0.55	1
2230091010	Orangevale	RD 2	0.87	1
2230092028	Orangevale	RD 2	2.18	3
2230092031	Orangevale	RD 2	2.05	3
2230092040	Orangevale	RD 2	1.00	1
2230101047	Orangevale	RD 2	0.56	1
2230690005	Orangevale	RD 2	0.51	1
2250090047	Natomas	RD 2	1.03	1
2250090048	Natomas	RD 2	1.10	1
2250190010	Natomas	RD 2	1.16	1
2250200012	Natomas	RD 2	0.64	1
2250200021	Natomas	RD 2	0.33	1
2250210032	Natomas	RD 2	0.77	1
2250210036	Natomas	RD 2	0.73	1
2250210046	Natomas	RD 2	1.35	2
2250210047	Natomas	RD 2	1.32	2
2250210048	Natomas	RD 2	1.44	2
2250260002	Natomas	RD 2	0.70	1
2250260006	Natomas	RD 2	0.68	1
2250260008	Natomas	RD 2	0.76	1
2250260009	Natomas	RD 2	0.86	1
2250360003	Natomas	RD 2	0.83	1
2250360013	Natomas	RD 2	1.17	1
2300041009	Carmichael & Old Foothill Farms	RD 2	1.22	2
2300091043	Carmichael & Old Foothill Farms	RD 2	0.46	1
2300092003	Carmichael & Old Foothill Farms	RD 2	2.51	4
2300092023	Carmichael & Old Foothill Farms	RD 2	1.47	2
2300171016	Carmichael & Old Foothill Farms	RD 2	0.08	1
2300203026	Carmichael & Old Foothill Farms	RD 2	0.50	1
2300203027	Carmichael & Old Foothill Farms	RD 2	0.50	1
2300211010	Carmichael & Old Foothill Farms	RD 2	0.92	1
2300211016	Carmichael & Old Foothill Farms	RD 2	1.23	2
2300230011	Carmichael & Old Foothill Farms	RD 2	0.30	1
2300321033	Carmichael & Old Foothill Farms	RD 2	0.34	1

2300474013	Carmichael & Old Foothill Farms	RD 2	0.89	1
2300880004	Carmichael & Old Foothill Farms	RD 2	0.44	1
2350060010	Fair Oaks	RD 2	0.63	1
2350060011	Fair Oaks	RD 2	0.63	1
2400081002	Carmichael & Old Foothill Farms	RD 2	0.78	1
2400084009	Carmichael & Old Foothill Farms	RD 2	0.41	1
2400111012	Carmichael & Old Foothill Farms	RD 2	1.02	1
2400111024	Carmichael & Old Foothill Farms	RD 2	1.07	1
2400111075	Carmichael & Old Foothill Farms	RD 2	0.47	1
2400111084	Carmichael & Old Foothill Farms	RD 2	0.48	1
2400111110	Carmichael & Old Foothill Farms	RD 2	0.53	1
2400131104	Carmichael & Old Foothill Farms	RD 2	0.35	1
2400131105	Carmichael & Old Foothill Farms	RD 2	0.44	1
2400222002	Carmichael & Old Foothill Farms	RD 2	1.24	2
2400222015	Carmichael & Old Foothill Farms	RD 2	0.48	1
2400222034	Carmichael & Old Foothill Farms	RD 2	1.06	1
2400223036	Carmichael & Old Foothill Farms	RD 2	0.34	1
2400223037	Carmichael & Old Foothill Farms	RD 2	0.23	1
2400223042	Carmichael & Old Foothill Farms	RD 2	0.51	1
2400223046	Carmichael & Old Foothill Farms	RD 2	0.58	1
2400262027	Carmichael & Old Foothill Farms	RD 2	0.62	1
2400262042	Carmichael & Old Foothill Farms	RD 2	0.46	1
2400262044	Carmichael & Old Foothill Farms	RD 2	0.46	1
2400262045	Carmichael & Old Foothill Farms	RD 2	0.45	1
2400262046	Carmichael & Old Foothill Farms	RD 2	0.34	1
2400262047	Carmichael & Old Foothill Farms	RD 2	0.15	1
2400312013	Carmichael & Old Foothill Farms	RD 2	0.59	1
2400312016	Carmichael & Old Foothill Farms	RD 2	0.27	1



2400320010	Carmichael & Old Foothill Farms	RD 2	0.71	1
2400320012	Carmichael & Old Foothill Farms	RD 2	0.14	1
2400320051	Carmichael & Old Foothill Farms	RD 2	0.24	1
2400320076	Carmichael & Old Foothill Farms	RD 2	0.45	1
2400512003	Carmichael & Old Foothill Farms	RD 2	0.87	1
2400522010	Carmichael & Old Foothill Farms	RD 2	0.27	1
2400530007	Carmichael & Old Foothill Farms	RD 2	0.09	1
2400560085	Carmichael & Old Foothill Farms	RD 2	0.27	1
2400560086	Carmichael & Old Foothill Farms	RD 2	1.90	3
2400560094	Carmichael & Old Foothill Farms	RD 2	2.72	4
2400560095	Carmichael & Old Foothill Farms	RD 2	0.73	1
2400560096	Carmichael & Old Foothill Farms	RD 2	0.60	1
2400630001	Carmichael & Old Foothill Farms	RD 2	0.31	1
2400630012	Carmichael & Old Foothill Farms	RD 2	0.35	1
2400630013	Carmichael & Old Foothill Farms	RD 2	0.29	1
2400680007	Carmichael & Old Foothill Farms	RD 2	0.57	1
2400690022	Carmichael & Old Foothill Farms	RD 2	0.45	1
2400690023	Carmichael & Old Foothill Farms	RD 2	0.41	1
2400690024	Carmichael & Old Foothill Farms	RD 2	0.41	1
2420172005	Fair Oaks	RD 2	1.26	2
2420175015	Fair Oaks	RD 2	0.66	1
2420175018	Fair Oaks	RD 2	1.92	3
2420175025	Fair Oaks	RD 2	0.99	1
2420221024	Fair Oaks	RD 2	0.34	1
2420221042	Fair Oaks	RD 2	0.95	1
2420221055	Fair Oaks	RD 2	0.12	1
2420222037	Fair Oaks	RD 2	0.53	1
2420222038	Fair Oaks	RD 2	0.53	1
2420251025	Fair Oaks	RD 2	1.83	3
2420364017	Fair Oaks	RD 2	0.85	1
2420460017	Fair Oaks	RD 2	0.55	1
2420460018	Fair Oaks	RD 2	0.47	1
2420590004	Fair Oaks	RD 2	0.92	1
2440110007	Fair Oaks	RD 2	0.08	1

2440110044	Fair Oaks	RD 2	0.65	1
2440110047	Fair Oaks	RD 2	0.37	1
2450121010	Carmichael & Old Foothill Farms	RD 2	0.49	1
2450123013	Carmichael & Old Foothill Farms	RD 2	0.49	1
2450132030	Carmichael & Old Foothill Farms	RD 2	0.41	1
2450140019	Carmichael & Old Foothill Farms	RD 2	0.28	1
2450240008	Carmichael & Old Foothill Farms	RD 2	2.49	4
2450240009	Carmichael & Old Foothill Farms	RD 2	0.44	1
2460030023	Fair Oaks	RD 2	0.54	1
2460080055	Fair Oaks	RD 2	0.55	1
2460093030	Fair Oaks	RD 2	0.33	1
2460111011	Fair Oaks	RD 2	1.15	1
2460111015	Fair Oaks	RD 2	0.17	1
2460111035	Fair Oaks	RD 2	0.52	1
2460111051	Fair Oaks	RD 2	0.09	1
2460111057	Fair Oaks	RD 2	2.50	4
2460130100	Fair Oaks	RD 2	0.49	1
2460142023	Fair Oaks	RD 2	0.74	1
2460142030	Fair Oaks	RD 2	0.30	1
2460152008	Fair Oaks	RD 2	0.52	1
2460170057	Fair Oaks	RD 2	4.77	8
2460170075	Fair Oaks	RD 2	0.23	1
2460170076	Fair Oaks	RD 2	0.14	1
2460192087	Fair Oaks	RD 2	0.43	1
2460192088	Fair Oaks	RD 2	0.63	1
2460192090	Fair Oaks	RD 2	0.55	1
2460192096	Fair Oaks	RD 2	0.46	1
2460192097	Fair Oaks	RD 2	0.56	1
2460200103	Fair Oaks	RD 2	0.48	1
2460200104	Fair Oaks	RD 2	0.46	1
2460200116	Fair Oaks	RD 2	0.45	1
2460212020	Fair Oaks	RD 2	0.47	1
2460221019	Fair Oaks	RD 2	0.64	1
2460233019	Fair Oaks	RD 2	0.46	1
2460312024	Fair Oaks	RD 2	0.70	1
2460312027	Fair Oaks	RD 2	0.77	1
2460402033	Fair Oaks	RD 2	0.51	1
2460441004	Fair Oaks	RD 2	0.56	1
2460441014	Fair Oaks	RD 2	0.48	1
2460441020	Fair Oaks	RD 2	1.30	2
2460441021	Fair Oaks	RD 2	0.16	1
2460441023	Fair Oaks	RD 2	0.51	1
2460441024	Fair Oaks	RD 2	0.51	1
2460570008	Fair Oaks	RD 2	0.70	1
2460580005	Fair Oaks	RD 2	0.76	1

2460650016	Fair Oaks	RD 2	0.48	1
2460770007	Fair Oaks	RD 2	0.68	1
2460770013	Fair Oaks	RD 2	0.52	1
2470171003	Carmichael & Old Foothill Farms	RD 2	0.30	1
2470220026	Carmichael & Old Foothill Farms	RD 2	0.55	1
2470232031	Carmichael & Old Foothill Farms	RD 2	0.35	1
2470232033	Carmichael & Old Foothill Farms	RD 2	0.26	1
2470240040	Carmichael & Old Foothill Farms	RD 2	1.53	2
2480020029	Fair Oaks	RD 2	0.72	1
2480020057	Fair Oaks	RD 2	8.06	13
2490170045	Fair Oaks	RD 2	0.62	1
2490170046	Fair Oaks	RD 2	0.56	1
2490170048	Fair Oaks	RD 2	0.85	1
2490170049	Fair Oaks	RD 2	0.77	1
2490170050	Fair Oaks	RD 2	0.79	1
2490170051	Fair Oaks	RD 2	0.86	1
2530210003	Fair Oaks	RD 2	0.21	1
2530210007	Fair Oaks	RD 2	0.30	1
2530210059	Fair Oaks	RD 2	3.26	5
2530360005	Fair Oaks	RD 2	0.62	1
2560360016	Carmichael & Old Foothill Farms	RD 2	0.88	1
2580130070	Carmichael & Old Foothill Farms	RD 2	0.88	1
2590250054	Orangevale	RD 2	1.09	1
2590250062	Orangevale	RD 2	0.51	1
2590250063	Orangevale	RD 2	0.51	1
2590250065	Orangevale	RD 2	0.51	1
2590291026	Orangevale	RD 2	0.51	1
2590340006	Orangevale	RD 2	0.51	1
2590380007	Orangevale	RD 2	0.51	1
2590380008	Orangevale	RD 2	0.52	1
2600031034	Carmichael & Old Foothill Farms	RD 2	0.67	1
2600113032	Carmichael & Old Foothill Farms	RD 2	0.56	1
2600113035	Carmichael & Old Foothill Farms	RD 2	0.63	1
2600113037	Carmichael & Old Foothill Farms	RD 2	0.49	1
2600120002	Carmichael & Old Foothill Farms	RD 2	1.16	1
2600120055	Carmichael & Old Foothill Farms	RD 2	0.83	1
2600120073	Carmichael & Old Foothill Farms	RD 2	0.50	1

2600120076	Carmichael & Old Foothill Farms	RD 2	0.75	1
2600200044	Carmichael & Old Foothill Farms	RD 2	0.58	1
2600200045	Carmichael & Old Foothill Farms	RD 2	0.57	1
2600200049	Carmichael & Old Foothill Farms	RD 2	0.49	1
2600200050	Carmichael & Old Foothill Farms	RD 2	0.51	1
2600200051	Carmichael & Old Foothill Farms	RD 2	0.45	1
2600250041	Carmichael & Old Foothill Farms	RD 2	0.36	1
2600250067	Carmichael & Old Foothill Farms	RD 2	1.47	2
2600250070	Carmichael & Old Foothill Farms	RD 2	0.37	1
2600250077	Carmichael & Old Foothill Farms	RD 2	0.46	1
2600250078	Carmichael & Old Foothill Farms	RD 2	0.46	1
2600250082	Carmichael & Old Foothill Farms	RD 2	0.69	1
2600270028	Carmichael & Old Foothill Farms	RD 2	0.39	1
2600340014	Carmichael & Old Foothill Farms	RD 2	0.29	1
2600400008	Carmichael & Old Foothill Farms	RD 2	1.29	2
2600490001	Carmichael & Old Foothill Farms	RD 2	0.47	1
2600490002	Carmichael & Old Foothill Farms	RD 2	0.49	1
2600490003	Carmichael & Old Foothill Farms	RD 2	0.49	1
2600490004	Carmichael & Old Foothill Farms	RD 2	0.47	1
2600490005	Carmichael & Old Foothill Farms	RD 2	0.46	1
2600490006	Carmichael & Old Foothill Farms	RD 2	0.46	1
2600490007	Carmichael & Old Foothill Farms	RD 2	0.46	1
2600490008	Carmichael & Old Foothill Farms	RD 2	0.47	1
2600490009	Carmichael & Old Foothill Farms	RD 2	0.47	1
2600490010	Carmichael & Old Foothill Farms	RD 2	0.53	1
2610040007	Fair Oaks	RD 2	0.42	1
2610160030	Orangevale	RD 2	0.40	1
2610170077	Orangevale	RD 2	0.46	1
2610210001	Orangevale	RD 2	1.17	1

2610220001	Orangevale	RD 2	0.46	1
2610220015	Orangevale	RD 2	3.88	6
2610320013	Fair Oaks	RD 2	1.16	1
2730030010	Carmichael & Old Foothill Farms	RD 2	0.40	1
2730051042	Carmichael & Old Foothill Farms	RD 2	0.57	1
2730142028	Carmichael & Old Foothill Farms	RD 2	0.55	1
2730150004	Carmichael & Old Foothill Farms	RD 2	0.43	1
2730170046	Carmichael & Old Foothill Farms	RD 2	1.00	1
2730170049	Carmichael & Old Foothill Farms	RD 2	1.00	1
2730170051	Carmichael & Old Foothill Farms	RD 2	1.40	2
2730170080	Carmichael & Old Foothill Farms	RD 2	0.52	1
2730170092	Carmichael & Old Foothill Farms	RD 2	0.66	1
2730183032	Carmichael & Old Foothill Farms	RD 2	0.71	1
2730220031	Carmichael & Old Foothill Farms	RD 2	0.48	1
2730220039	Carmichael & Old Foothill Farms	RD 2	0.28	1
2730230022	Carmichael & Old Foothill Farms	RD 2	0.37	1
2730230029	Carmichael & Old Foothill Farms	RD 2	0.76	1
2730284022	Carmichael & Old Foothill Farms	RD 2	0.91	1
2730284039	Carmichael & Old Foothill Farms	RD 2	1.06	1
2730370001	Carmichael & Old Foothill Farms	RD 2	0.48	1
2730370002	Carmichael & Old Foothill Farms	RD 2	0.53	1
2740021007	Natomas	RD 2	1.36	2
2740250029	Natomas	RD 2	0.58	1
2740690002	Natomas	RD 2	0.92	1
2810191004	Arden Arcade	RD 2	0.26	1
2810192004	Arden Arcade	RD 2	0.06	1
2810221002	Arden Arcade	RD 2	0.06	1
2810221008	Arden Arcade	RD 2	0.93	1
2810222004	Arden Arcade	RD 2	0.05	1
2810222028	Arden Arcade	RD 2	1.23	2
2810242002	Arden Arcade	RD 2	0.72	1
2810254006	Arden Arcade	RD 2	0.08	1
2810281006	Arden Arcade	RD 2	1.00	1
2810281008	Arden Arcade	RD 2	0.28	1

2810291002	Arden Arcade	RD 2	0.75	1
2810291004	Arden Arcade	RD 2	1.30	2
2810292017	Arden Arcade	RD 2	1.06	1
2810292019	Arden Arcade	RD 2	1.00	1
2810351005	Arden Arcade	RD 2	0.05	1
2830090011	Carmichael & Old Foothill Farms	RD 2	0.22	1
2830090029	Carmichael & Old Foothill Farms	RD 2	0.80	1
2830090068	Carmichael & Old Foothill Farms	RD 2	0.55	1
2830242003	Carmichael & Old Foothill Farms	RD 2	0.73	1
2830242005	Carmichael & Old Foothill Farms	RD 2	0.59	1
2830321019	Carmichael & Old Foothill Farms	RD 2	0.31	1
2830570003	Carmichael & Old Foothill Farms	RD 2	0.45	1
2830570004	Carmichael & Old Foothill Farms	RD 2	0.46	1
2830570007	Carmichael & Old Foothill Farms	RD 2	0.82	1
2890042005	Carmichael & Old Foothill Farms	RD 2	0.72	1
2890134003	Arden Arcade	RD 2	1.30	2
2890140022	Arden Arcade	RD 2	0.46	1
2890161018	Arden Arcade	RD 2	0.80	1
2890162013	Arden Arcade	RD 2	1.03	1
			<b>294.05</b>	<b>493</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-10  
RESIDENTIAL DENSITY 3 (RD 3)  
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)  
ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
0660080009	Vineyard	RD 3	9.88	25
0660100024	Vineyard	RD 3	21.27	54
0730190047	Cosumnes	RD 3	6.42	16
1150142016	South Sacramento	RD 3	5.50	14
1220040012	Vineyard	RD 3	5.04	12
1220770001	Vineyard	RD 3	0.23	1
1220770002	Vineyard	RD 3	0.23	1
1220770003	Vineyard	RD 3	0.23	1
1220770004	Vineyard	RD 3	0.23	1
1220770005	Vineyard	RD 3	0.23	1
1220770006	Vineyard	RD 3	0.23	1
1220770007	Vineyard	RD 3	0.26	1
1220770008	Vineyard	RD 3	0.26	1
1220770009	Vineyard	RD 3	0.26	1
1220770010	Vineyard	RD 3	0.25	1
1220770011	Vineyard	RD 3	0.41	1
1220770012	Vineyard	RD 3	0.42	1
1220770013	Vineyard	RD 3	0.33	1
1220770014	Vineyard	RD 3	0.36	1
1220770015	Vineyard	RD 3	0.37	1
1220770016	Vineyard	RD 3	0.44	1
1220770017	Vineyard	RD 3	0.24	1
1220770018	Vineyard	RD 3	0.24	1
1220770019	Vineyard	RD 3	0.24	1
1220770020	Vineyard	RD 3	0.24	1
1220770021	Vineyard	RD 3	0.38	1
1220770022	Vineyard	RD 3	0.45	1
1220770023	Vineyard	RD 3	0.38	1
1220770024	Vineyard	RD 3	0.23	1
1220770025	Vineyard	RD 3	0.25	1
1420140003	Delta	RD 3	0.29	1
1420140024	Delta	RD 3	0.35	1
1420140028	Delta	RD 3	0.33	1
2030700022	Rio Linda/Elverta	RD 3	0.43	1
2130201063	Orangevale	RD 3	0.40	1
2130260050	Orangevale	RD 3	1.01	2
2130271004	Orangevale	RD 3	0.13	1
2130343025	Orangevale	RD 3	0.27	1
2130343026	Orangevale	RD 3	0.28	1
2130343027	Orangevale	RD 3	0.51	1
2130460003	Orangevale	RD 3	0.35	1
2130460016	Orangevale	RD 3	0.25	1
2130460018	Orangevale	RD 3	0.25	1
2130460020	Orangevale	RD 3	0.25	1

2130460066	Orangevale	RD 3	0.22	1
2131060001	Orangevale	RD 3	0.64	1
2131060002	Orangevale	RD 3	0.24	1
2131060004	Orangevale	RD 3	0.32	1
2230042003	Orangevale	RD 3	0.58	1
2300201051	Carmichael & Old Foothill Farms	RD 3	0.31	1
2300870024	Carmichael & Old Foothill Farms	RD 3	0.36	1
2350180015	Fair Oaks	RD 3	0.95	2
2350640017	Fair Oaks	RD 3	0.35	1
2390113007	Carmichael & Old Foothill Farms	RD 3	0.44	1
2400700005	Arden Arcade	RD 3	0.43	1
2460023025	Fair Oaks	RD 3	0.66	1
2460051043	Fair Oaks	RD 3	0.30	1
2460051044	Fair Oaks	RD 3	0.29	1
2460051045	Fair Oaks	RD 3	0.35	1
2460200117	Fair Oaks	RD 3	0.46	1
2460321016	Fair Oaks	RD 3	0.21	1
2460342009	Fair Oaks	RD 3	0.29	1
2460402038	Fair Oaks	RD 3	0.19	1
2460511021	Fair Oaks	RD 3	0.32	1
2460530016	Fair Oaks	RD 3	0.52	1
2490142071	Fair Oaks	RD 3	0.28	1
2490142075	Fair Oaks	RD 3	0.36	1
2490150001	Fair Oaks	RD 3	0.34	1
2490150040	Fair Oaks	RD 3	0.26	1
2490150041	Fair Oaks	RD 3	0.30	1
2490170032	Fair Oaks	RD 3	1.11	2
2490360008	Fair Oaks	RD 3	1.10	2
2490360010	Fair Oaks	RD 3	1.03	2
2530160066	Fair Oaks	RD 3	0.35	1
2530172077	Fair Oaks	RD 3	0.23	1
2530172085	Fair Oaks	RD 3	0.28	1
2530172087	Fair Oaks	RD 3	0.35	1
2530182049	Fair Oaks	RD 3	0.26	1
2530182051	Fair Oaks	RD 3	0.34	1
2530182053	Fair Oaks	RD 3	0.78	1
2530220044	Fair Oaks	RD 3	0.31	1
2530233037	Fair Oaks	RD 3	0.23	1
2530250041	Fair Oaks	RD 3	0.39	1
2530250043	Fair Oaks	RD 3	0.26	1
2530250044	Fair Oaks	RD 3	0.30	1
2530390001	Fair Oaks	RD 3	0.32	1
2530390002	Fair Oaks	RD 3	0.32	1
2530390003	Fair Oaks	RD 3	0.32	1
2530390004	Fair Oaks	RD 3	0.40	1
2540241037	Arden Arcade	RD 3	0.33	1
2540253002	Arden Arcade	RD 3	1.00	2



2600063059	Carmichael & Old Foothill Farms	RD 3	0.44	1
2600303002	Carmichael & Old Foothill Farms	RD 3	0.34	1
2680104039	Arden Arcade	RD 3	0.31	1
2680104040	Arden Arcade	RD 3	0.43	1
2730220058	Carmichael & Old Foothill Farms	RD 3	0.28	1
2730350008	Carmichael & Old Foothill Farms	RD 3	0.18	1
2790183009	Arden Arcade	RD 3	0.56	1
2880010012	Arden Arcade	RD 3	0.14	1
2890171010	Arden Arcade	RD 3	0.33	1
2890172029	Arden Arcade	RD 3	0.28	1
2890210032	Carmichael & Old Foothill Farms	RD 3	0.36	1
2920111022	Arden Arcade	RD 3	0.46	1
			<b>84.69</b>	<b>225</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-11  
RESIDENTIAL DENSITY 4 (RD 4)  
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)  
ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

<b>APN</b>	<b>Community</b>	<b>Zoning</b>	<b>Acres</b>	<b>Available Units</b>
0640072034	Vineyard	RD 4	1.50	7
0640071045	Vineyard	RD 4	14.90	84
0650070007	Vineyard	RD 4	15.40	52
0730190099	Cosumnes	RD 4	6.61	22
0730790044	Cosumnes	RD 4	23.37	79
1150142025	South Sacramento	RD 4	1.95	6
1210120027	Vineyard	RD 4	0.79	2
1220040012	Vineyard	RD 4	4.75	16
1220120015	Vineyard	RD 4	10.96	37
1220120043	Vineyard	RD 4	1.42	4
1220120044	Vineyard	RD 4	9.54	32
1220120045	Vineyard	RD 4	7.70	26
1220150062	Vineyard	RD 4	0.19	1
1220150063	Vineyard	RD 4	0.19	1
1220150064	Vineyard	RD 4	0.18	1
1220150065	Vineyard	RD 4	0.21	1
1220150066	Vineyard	RD 4	0.21	1
1220150067	Vineyard	RD 4	0.21	1
1220150068	Vineyard	RD 4	0.21	1
1220150069	Vineyard	RD 4	0.21	1
1220150070	Vineyard	RD 4	0.20	1
1220150071	Vineyard	RD 4	0.21	1
1220150072	Vineyard	RD 4	0.24	1
1220150073	Vineyard	RD 4	0.21	1
1220150074	Vineyard	RD 4	0.21	1
1220150075	Vineyard	RD 4	0.21	1
1220150076	Vineyard	RD 4	0.21	1
1220150077	Vineyard	RD 4	0.21	1
1220150078	Vineyard	RD 4	0.22	1
1220150079	Vineyard	RD 4	0.22	1
1220150080	Vineyard	RD 4	0.17	1
1220690022	Vineyard	RD 4	0.40	1
1220790007	Vineyard	RD 4	0.44	1
1220790008	Vineyard	RD 4	7.89	26
1220790009	Vineyard	RD 4	14.07	47
1220790010	Vineyard	RD 4	8.68	29
1220790011	Vineyard	RD 4	3.22	10
1220790017	Vineyard	RD 4	0.48	1
1220790018	Vineyard	RD 4	7.48	25
2230161014	Orangevale	RD 4	0.51	1
2230161020	Orangevale	RD 4	0.75	2
2230161021	Orangevale	RD 4	1.33	4
2230220066	Orangevale	RD 4	0.22	1
2230232039	Orangevale	RD 4	0.40	1

2230242062	Orangevale	RD 4	1.06	3
2230251021	Orangevale	RD 4	0.15	1
2230251029	Orangevale	RD 4	0.02	1
2350180079	Fair Oaks	RD 4	0.29	1
2350180080	Fair Oaks	RD 4	0.29	1
2350180081	Fair Oaks	RD 4	0.27	1
2350180082	Fair Oaks	RD 4	0.31	1
2350180083	Fair Oaks	RD 4	0.34	1
2400092038	North Highlands	RD 4	0.63	2
2400092044	North Highlands	RD 4	0.28	1
2400282042	Arden Arcade	RD 4	0.30	1
2490020006	Fair Oaks	RD 4	36.37	123
2490370001	Fair Oaks	RD 4	0.20	1
2490370002	Fair Oaks	RD 4	0.18	1
2490370003	Fair Oaks	RD 4	0.18	1
2490370004	Fair Oaks	RD 4	0.18	1
2490370005	Fair Oaks	RD 4	0.18	1
2490370006	Fair Oaks	RD 4	0.18	1
2490370007	Fair Oaks	RD 4	0.18	1
2490370008	Fair Oaks	RD 4	0.18	1
2490370009	Fair Oaks	RD 4	0.18	1
2490370010	Fair Oaks	RD 4	0.18	1
2490370011	Fair Oaks	RD 4	0.18	1
2490370012	Fair Oaks	RD 4	0.20	1
2490370013	Fair Oaks	RD 4	0.20	1
2490370014	Fair Oaks	RD 4	0.18	1
2490370015	Fair Oaks	RD 4	0.19	1
2490370016	Fair Oaks	RD 4	0.20	1
2490370017	Fair Oaks	RD 4	0.20	1
2490370018	Fair Oaks	RD 4	0.20	1
2490370019	Fair Oaks	RD 4	0.19	1
2490370020	Fair Oaks	RD 4	0.18	1
2490370021	Fair Oaks	RD 4	0.18	1
2490370022	Fair Oaks	RD 4	0.18	1
2490370023	Fair Oaks	RD 4	0.18	1
2490370024	Fair Oaks	RD 4	0.18	1
2490370025	Fair Oaks	RD 4	0.22	1
2490370026	Fair Oaks	RD 4	0.19	1
2490370027	Fair Oaks	RD 4	0.19	1
2490370028	Fair Oaks	RD 4	0.19	1
2490370029	Fair Oaks	RD 4	0.20	1
2490370030	Fair Oaks	RD 4	0.24	1
2490370031	Fair Oaks	RD 4	0.33	1
2490370032	Fair Oaks	RD 4	0.36	1
2490370033	Fair Oaks	RD 4	0.30	1
2490370034	Fair Oaks	RD 4	0.35	1
2490370035	Fair Oaks	RD 4	0.36	1
2490370036	Fair Oaks	RD 4	0.36	1
2490370037	Fair Oaks	RD 4	0.23	1
2490370038	Fair Oaks	RD 4	0.25	1

2490370039	Fair Oaks	RD 4	0.22	1
2490370040	Fair Oaks	RD 4	0.37	1
2490370041	Fair Oaks	RD 4	0.54	1
2490370042	Fair Oaks	RD 4	0.38	1
2490370043	Fair Oaks	RD 4	0.25	1
2490370044	Fair Oaks	RD 4	0.25	1
2490370045	Fair Oaks	RD 4	0.38	1
2490370046	Fair Oaks	RD 4	0.54	1
2490370047	Fair Oaks	RD 4	0.38	1
2490370048	Fair Oaks	RD 4	0.25	1
2490370049	Fair Oaks	RD 4	0.25	1
2490370050	Fair Oaks	RD 4	0.38	1
2490370051	Fair Oaks	RD 4	0.53	1
2490370052	Fair Oaks	RD 4	0.38	1
2490370053	Fair Oaks	RD 4	0.25	1
2490370054	Fair Oaks	RD 4	0.25	1
2490370055	Fair Oaks	RD 4	0.26	1
2490370056	Fair Oaks	RD 4	0.33	1
2490380001	Fair Oaks	RD 4	0.21	1
2490380002	Fair Oaks	RD 4	0.19	1
2490380003	Fair Oaks	RD 4	0.19	1
2490380004	Fair Oaks	RD 4	0.19	1
2490380005	Fair Oaks	RD 4	0.19	1
2490380006	Fair Oaks	RD 4	0.21	1
2490380007	Fair Oaks	RD 4	0.19	1
2490380008	Fair Oaks	RD 4	0.19	1
2490380009	Fair Oaks	RD 4	0.21	1
2490380010	Fair Oaks	RD 4	0.23	1
2490380011	Fair Oaks	RD 4	0.21	1
2490380012	Fair Oaks	RD 4	0.21	1
2490380013	Fair Oaks	RD 4	0.24	1
2490380014	Fair Oaks	RD 4	0.21	1
2490380015	Fair Oaks	RD 4	0.21	1
2490380016	Fair Oaks	RD 4	0.21	1
2490380017	Fair Oaks	RD 4	0.21	1
2490380018	Fair Oaks	RD 4	0.20	1
2490380019	Fair Oaks	RD 4	0.34	1
2490380020	Fair Oaks	RD 4	0.28	1
2490380021	Fair Oaks	RD 4	0.23	1
2490380022	Fair Oaks	RD 4	0.20	1
2490380023	Fair Oaks	RD 4	0.19	1
2490380024	Fair Oaks	RD 4	0.21	1
2490380025	Fair Oaks	RD 4	0.34	1
2490380026	Fair Oaks	RD 4	0.21	1
2490380027	Fair Oaks	RD 4	0.20	1
2490380028	Fair Oaks	RD 4	0.21	1
2490380029	Fair Oaks	RD 4	0.22	1
2490380030	Fair Oaks	RD 4	0.22	1
2490380031	Fair Oaks	RD 4	0.21	1
2490380032	Fair Oaks	RD 4	0.24	1

2490380033	Fair Oaks	RD 4	0.21	1
2490380034	Fair Oaks	RD 4	0.20	1
2490380035	Fair Oaks	RD 4	0.20	1
2490380036	Fair Oaks	RD 4	0.19	1
2490380037	Fair Oaks	RD 4	0.20	1
2490380038	Fair Oaks	RD 4	0.21	1
2490380039	Fair Oaks	RD 4	0.19	1
2490380040	Fair Oaks	RD 4	0.20	1
2490380041	Fair Oaks	RD 4	0.20	1
2490380042	Fair Oaks	RD 4	0.25	1
2490380043	Fair Oaks	RD 4	0.20	1
2490380044	Fair Oaks	RD 4	0.19	1
2490380045	Fair Oaks	RD 4	0.19	1
2490380046	Fair Oaks	RD 4	0.20	1
2490380047	Fair Oaks	RD 4	0.20	1
2490380048	Fair Oaks	RD 4	0.20	1
2490380049	Fair Oaks	RD 4	0.20	1
2490390001	Fair Oaks	RD 4	0.20	1
2490390002	Fair Oaks	RD 4	0.20	1
2490390003	Fair Oaks	RD 4	0.21	1
2490390004	Fair Oaks	RD 4	0.25	1
2490390005	Fair Oaks	RD 4	0.22	1
2490390006	Fair Oaks	RD 4	0.20	1
2490390007	Fair Oaks	RD 4	0.20	1
2490390008	Fair Oaks	RD 4	0.20	1
2490390009	Fair Oaks	RD 4	0.22	1
2490390010	Fair Oaks	RD 4	0.20	1
2490400001	Fair Oaks	RD 4	0.10	1
2490400002	Fair Oaks	RD 4	0.12	1
2490400003	Fair Oaks	RD 4	0.12	1
2490400004	Fair Oaks	RD 4	0.11	1
2490400005	Fair Oaks	RD 4	0.11	1
2490400006	Fair Oaks	RD 4	0.11	1
2490400007	Fair Oaks	RD 4	0.11	1
2490400008	Fair Oaks	RD 4	0.11	1
2490400009	Fair Oaks	RD 4	0.11	1
2490400010	Fair Oaks	RD 4	0.11	1
2490400011	Fair Oaks	RD 4	0.11	1
2490400012	Fair Oaks	RD 4	0.23	1
2490400013	Fair Oaks	RD 4	0.13	1
2490400014	Fair Oaks	RD 4	0.11	1
2490400015	Fair Oaks	RD 4	0.11	1
2490400016	Fair Oaks	RD 4	0.11	1
2490400017	Fair Oaks	RD 4	0.12	1
2490400018	Fair Oaks	RD 4	0.11	1
2490400019	Fair Oaks	RD 4	0.12	1
2490400020	Fair Oaks	RD 4	0.14	1
2490400021	Fair Oaks	RD 4	0.14	1
2490400022	Fair Oaks	RD 4	0.12	1
2490400023	Fair Oaks	RD 4	0.15	1

2490400024	Fair Oaks	RD 4	0.23	1
2490400025	Fair Oaks	RD 4	0.14	1
2490400026	Fair Oaks	RD 4	0.11	1
2490400027	Fair Oaks	RD 4	0.10	1
2490400028	Fair Oaks	RD 4	0.10	1
2490400029	Fair Oaks	RD 4	0.10	1
2490400030	Fair Oaks	RD 4	0.10	1
2490400031	Fair Oaks	RD 4	0.10	1
2490400032	Fair Oaks	RD 4	0.13	1
2490400033	Fair Oaks	RD 4	0.13	1
2490400034	Fair Oaks	RD 4	0.10	1
2490400035	Fair Oaks	RD 4	0.10	1
2490400036	Fair Oaks	RD 4	0.11	1
2490400037	Fair Oaks	RD 4	0.11	1
2490400038	Fair Oaks	RD 4	0.11	1
2490400039	Fair Oaks	RD 4	0.11	1
2490400040	Fair Oaks	RD 4	0.11	1
2490400041	Fair Oaks	RD 4	0.12	1
2490400042	Fair Oaks	RD 4	0.12	1
2490400043	Fair Oaks	RD 4	0.10	1
2490400044	Fair Oaks	RD 4	0.10	1
2490400045	Fair Oaks	RD 4	0.10	1
2490400046	Fair Oaks	RD 4	0.10	1
2490400047	Fair Oaks	RD 4	0.10	1
2490400048	Fair Oaks	RD 4	0.10	1
2490400049	Fair Oaks	RD 4	0.10	1
2490400053	Fair Oaks	RD 4	0.83	2
2490400055	Fair Oaks	RD 4	5.60	19
2530013027	Fair Oaks	RD 4	0.63	2
2530072004	Fair Oaks	RD 4	0.33	1
2550082046	Arden Arcade	RD 4	0.17	1
2550082051	Arden Arcade	RD 4	0.36	1
2550091100	Arden Arcade	RD 4	0.20	1
2550205010	Arden Arcade	RD 4	0.34	1
2550355010	Arden Arcade	RD 4	0.48	1
2560031076	Carmichael & Old Foothill Farms	RD 4	0.35	1
2560031078	Carmichael & Old Foothill Farms	RD 4	0.20	1
2560031079	Carmichael & Old Foothill Farms	RD 4	0.23	1
2560031080	Carmichael & Old Foothill Farms	RD 4	0.27	1
2560070034	Carmichael & Old Foothill Farms	RD 4	0.18	1
2560080042	Arden Arcade	RD 4	0.98	3
2560080044	Arden Arcade	RD 4	0.70	2
2560102019	Carmichael & Old Foothill Farms	RD 4	0.46	1
2560171006	Arden Arcade	RD 4	1.09	3
2560211026	Arden Arcade	RD 4	0.41	1

2560211027	Arden Arcade	RD 4	0.36	1
2610250040	Orangevale	RD 4	0.26	1
2610270023	Orangevale	RD 4	0.83	2
2610630043	Orangevale	RD 4	0.21	1
2610630044	Orangevale	RD 4	0.20	1
2610630045	Orangevale	RD 4	0.20	1
2610630048	Orangevale	RD 4	0.21	1
2610630049	Orangevale	RD 4	0.20	1
2610630050	Orangevale	RD 4	0.20	1
2610630055	Orangevale	RD 4	0.30	1
2610630056	Orangevale	RD 4	0.20	1
2610630057	Orangevale	RD 4	0.20	1
2610630058	Orangevale	RD 4	0.20	1
2610630069	Orangevale	RD 4	0.20	1
2610630070	Orangevale	RD 4	0.20	1
2610630071	Orangevale	RD 4	0.21	1
2610630072	Orangevale	RD 4	0.26	1
2610630073	Orangevale	RD 4	0.20	1
2610630074	Orangevale	RD 4	0.20	1
2610630075	Orangevale	RD 4	0.27	1
2610630076	Orangevale	RD 4	0.20	1
2610630079	Orangevale	RD 4	0.22	1
2610630080	Orangevale	RD 4	0.27	1
2610630081	Orangevale	RD 4	0.20	1
2610630082	Orangevale	RD 4	0.34	1
2710141018	Carmichael & Old Foothill Farms	RD 4	0.33	1
2890150024	Carmichael & Old Foothill Farms	RD 4	0.19	1
2890210008	Arden Arcade	RD 4	1.17	3
2890210009	Arden Arcade	RD 4	1.09	3
2890440043	Arden Arcade	RD 4	0.47	1
2890472010	Carmichael & Old Foothill Farms	RD 4	0.23	1
2890600001	Carmichael & Old Foothill Farms	RD 4	0.33	1
2890600002	Carmichael & Old Foothill Farms	RD 4	0.30	1
2890600003	Carmichael & Old Foothill Farms	RD 4	0.27	1
2890600004	Carmichael & Old Foothill Farms	RD 4	0.26	1
2890600005	Carmichael & Old Foothill Farms	RD 4	0.28	1
2890600006	Carmichael & Old Foothill Farms	RD 4	0.23	1
2890600007	Carmichael & Old Foothill Farms	RD 4	0.23	1
2890600008	Carmichael & Old Foothill Farms	RD 4	0.28	1
2890600009	Carmichael & Old Foothill Farms	RD 4	0.32	1

2890600010	Carmichael & Old Foothill Farms	RD 4	0.35	1
2890600011	Carmichael & Old Foothill Farms	RD 4	0.33	1
2890600012	Carmichael & Old Foothill Farms	RD 4	0.26	1
2890600013	Carmichael & Old Foothill Farms	RD 4	0.29	1
2890600014	Carmichael & Old Foothill Farms	RD 4	0.28	1
2890600018	Carmichael & Old Foothill Farms	RD 4	0.10	1
2920210033	Arden Arcade	RD 4	0.35	1
2920342003	Arden Arcade	RD 4	0.34	1
2920374001	Arden Arcade	RD 4	0.39	1
2920580007	Arden Arcade	RD 4	0.33	1
2920580016	Arden Arcade	RD 4	0.16	1
2920580017	Arden Arcade	RD 4	0.06	1
			<b>250.99</b>	<b>937</b>
			<b>Acres</b>	<b>Units</b>



**TABLE C-12**  
**RESIDENTIAL DENSITY 5 (RD 5)**  
**GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)**  
**ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
0200081013	South Sacramento	RD 5	0.11	1
0200081015	South Sacramento	RD 5	0.11	1
0200081016	South Sacramento	RD 5	0.11	1
0200081017	South Sacramento	RD 5	0.11	1
0200082015	South Sacramento	RD 5	0.11	1
0200083016	South Sacramento	RD 5	0.10	1
0200084012	South Sacramento	RD 5	0.11	1
0200084013	South Sacramento	RD 5	0.11	1
0200085018	South Sacramento	RD 5	0.12	1
0200086007	South Sacramento	RD 5	0.12	1
0200088002	South Sacramento	RD 5	0.08	1
0200102005	South Sacramento	RD 5	0.10	1
0200103006	South Sacramento	RD 5	0.10	1
0200151004	South Sacramento	RD 5	0.11	1
0200153007	South Sacramento	RD 5	0.11	1
0200155005	South Sacramento	RD 5	0.12	1
0200157014	South Sacramento	RD 5	0.12	1
0200159001	South Sacramento	RD 5	0.12	1
0200159003	South Sacramento	RD 5	0.12	1
0200159006	South Sacramento	RD 5	0.12	1
0200159017	South Sacramento	RD 5	0.12	1
0200191005	South Sacramento	RD 5	0.11	1
0200192016	South Sacramento	RD 5	0.16	1
0200192017	South Sacramento	RD 5	0.12	1
0200193003	South Sacramento	RD 5	0.09	1
0200194008	South Sacramento	RD 5	0.20	1
0200194024	South Sacramento	RD 5	0.17	1
0200301003	South Sacramento	RD 5	0.49	2
0200301011	South Sacramento	RD 5	0.24	1
0200301013	South Sacramento	RD 5	0.16	1
0200302002	South Sacramento	RD 5	0.19	1
0200302004	South Sacramento	RD 5	0.19	1
0200302009	South Sacramento	RD 5	0.12	1
0220041007	South Sacramento	RD 5	0.11	1
0220043019	South Sacramento	RD 5	0.21	1
0220043029	South Sacramento	RD 5	0.17	1
0220104017	South Sacramento	RD 5	0.23	1
0220111011	South Sacramento	RD 5	0.01	1
0220111012	South Sacramento	RD 5	0.23	1
0220111026	South Sacramento	RD 5	0.12	1
0220113006	South Sacramento	RD 5	0.22	1
0220113033	South Sacramento	RD 5	0.12	1
0220122001	South Sacramento	RD 5	0.19	1
0220171004	South Sacramento	RD 5	0.13	1

0220172023	South Sacramento	RD 5	0.23	1
0220172024	South Sacramento	RD 5	0.18	1
0220173011	South Sacramento	RD 5	0.11	1
0220181006	South Sacramento	RD 5	0.23	1
0220182009	South Sacramento	RD 5	0.23	1
0220193008	South Sacramento	RD 5	0.30	1
0220233004	South Sacramento	RD 5	0.07	1
0260021046	South Sacramento	RD 5	0.17	1
0260021047	South Sacramento	RD 5	0.17	1
0260021048	South Sacramento	RD 5	0.18	1
0260095013	South Sacramento	RD 5	0.16	1
0260162010	South Sacramento	RD 5	0.01	1
0260163015	South Sacramento	RD 5	0.08	1
0260163022	South Sacramento	RD 5	0.10	1
0260164007	South Sacramento	RD 5	0.25	1
0260164008	South Sacramento	RD 5	0.36	1
0260164025	South Sacramento	RD 5	0.25	1
0260206030	South Sacramento	RD 5	0.55	2
0260223015	South Sacramento	RD 5	0.15	1
0370025003	South Sacramento	RD 5	0.07	1
0370025004	South Sacramento	RD 5	0.11	1
0370061041	South Sacramento	RD 5	0.19	1
0370061042	South Sacramento	RD 5	0.13	1
0370061043	South Sacramento	RD 5	0.18	1
0370071012	South Sacramento	RD 5	3.36	14
0370141016	South Sacramento	RD 5	0.53	2
0370151053	South Sacramento	RD 5	0.76	3
0370322012	South Sacramento	RD 5	0.17	1
0390011013	South Sacramento	RD 5	3.16	13
0390242009	South Sacramento	RD 5	0.10	1
0390283021	South Sacramento	RD 5	0.82	3
0390283025	South Sacramento	RD 5	0.81	3
0420032006	South Sacramento	RD 5	0.07	1
0420042014	South Sacramento	RD 5	0.06	1
0430011004	South Sacramento	RD 5	1.10	4
0430032001	South Sacramento	RD 5	0.06	1
0430033039	South Sacramento	RD 5	0.23	1
0430191001	South Sacramento	RD 5	0.14	1
0500301006	South Sacramento	RD 5	2.50	10
0500301034	South Sacramento	RD 5	0.26	1
0500301035	South Sacramento	RD 5	0.54	2
0500301036	South Sacramento	RD 5	0.26	1
0500301044	South Sacramento	RD 5	0.45	1
0500311031	South Sacramento	RD 5	0.17	1
0500322026	South Sacramento	RD 5	0.71	3
0500322028	South Sacramento	RD 5	0.28	1
0500322030	South Sacramento	RD 5	0.71	3
0500322031	South Sacramento	RD 5	0.24	1
0500322049	South Sacramento	RD 5	0.23	1
0500322050	South Sacramento	RD 5	0.13	1

0500322051	South Sacramento	RD 5	0.13	1
0500322052	South Sacramento	RD 5	0.15	1
0500331002	South Sacramento	RD 5	2.35	9
0500331003	South Sacramento	RD 5	2.35	9
0500331022	South Sacramento	RD 5	0.51	2
0500331023	South Sacramento	RD 5	0.96	4
0500331024	South Sacramento	RD 5	1.46	6
0500331025	South Sacramento	RD 5	0.96	4
0500331026	South Sacramento	RD 5	2.44	10
0500331039	South Sacramento	RD 5	1.26	5
0500331059	South Sacramento	RD 5	0.15	1
0500331060	South Sacramento	RD 5	0.15	1
0500331061	South Sacramento	RD 5	0.75	3
0500351017	South Sacramento	RD 5	0.33	1
0500351030	South Sacramento	RD 5	0.15	1
0500351031	South Sacramento	RD 5	0.16	1
0500351032	South Sacramento	RD 5	0.12	1
0500391006	South Sacramento	RD 5	1.10	4
0500401002	South Sacramento	RD 5	1.10	4
0500401008	South Sacramento	RD 5	1.55	6
0500401009	South Sacramento	RD 5	1.10	4
0500500085	South Sacramento	RD 5	0.68	2
0500500088	South Sacramento	RD 5	0.37	1
0500500089	South Sacramento	RD 5	0.93	3
0500500090	South Sacramento	RD 5	0.50	2
0500580003	South Sacramento	RD 5	0.20	1
0500580004	South Sacramento	RD 5	0.20	1
0500580005	South Sacramento	RD 5	0.20	1
0500580011	South Sacramento	RD 5	0.21	1
0500580012	South Sacramento	RD 5	0.21	1
0500580013	South Sacramento	RD 5	0.21	1
0500580014	South Sacramento	RD 5	0.53	2
0500580015	South Sacramento	RD 5	0.17	1
0500580016	South Sacramento	RD 5	0.21	1
0500600001	South Sacramento	RD 5	0.18	1
0500600002	South Sacramento	RD 5	0.12	1
0500600003	South Sacramento	RD 5	0.12	1
0500600008	South Sacramento	RD 5	0.19	1
0500600010	South Sacramento	RD 5	0.17	1
0500600011	South Sacramento	RD 5	0.21	1
0500600012	South Sacramento	RD 5	0.31	1
0500620001	South Sacramento	RD 5	0.22	1
0500620002	South Sacramento	RD 5	0.17	1
0500620003	South Sacramento	RD 5	0.24	1
0500620004	South Sacramento	RD 5	0.53	2
0510120031	South Sacramento	RD 5	2.54	10
0510120033	South Sacramento	RD 5	0.17	1
0510120034	South Sacramento	RD 5	0.24	1
0510150091	South Sacramento	RD 5	0.36	1
0510650002	South Sacramento	RD 5	0.13	1

0510650003	South Sacramento	RD 5	0.12	1
0510650004	South Sacramento	RD 5	0.12	1
0510650005	South Sacramento	RD 5	0.12	1
0510650006	South Sacramento	RD 5	0.17	1
0510650007	South Sacramento	RD 5	0.16	1
0510650008	South Sacramento	RD 5	0.17	1
0510650009	South Sacramento	RD 5	0.17	1
0510650010	South Sacramento	RD 5	0.12	1
0510650011	South Sacramento	RD 5	0.13	1
0510650012	South Sacramento	RD 5	0.13	1
0600290056	Rancho Cordova	RD 5	0.25	1
0600290066	Rancho Cordova	RD 5	0.28	1
0600400001	Rancho Cordova	RD 5	0.13	1
0640072009, 034	Vineyard	RD 5	28.80	188
0650052036	Vineyard	RD 5	1.95	8
0650060022	South Sacramento	RD 5	15.86	67
0650080032	Vineyard	RD 5	4.60	19
0650080076	Vineyard	RD 5	9.33	39
0650080077	Vineyard	RD 5	9.50	40
0650080098	Vineyard	RD 5	18.90	80
0650080102	Vineyard	RD 5	18.20	77
0650101001	South Sacramento	RD 5	0.04	1
0650111007	South Sacramento	RD 5	0.29	1
0650260001	Vineyard	RD 5	5.04	21
0650260002	Vineyard	RD 5	7.58	32
0650260003	Vineyard	RD 5	3.96	16
0650260005	Vineyard	RD 5	2.25	9
0650260006	Vineyard	RD 5	3.13	13
0650260007	Vineyard	RD 5	6.52	27
0650260011	Vineyard	RD 5	1.32	5
0650260013	Vineyard	RD 5	1.89	8
0650270002	Vineyard	RD 5	16.50	70
0650270003	Vineyard	RD 5	12.53	53
0650270005	Vineyard	RD 5	5.54	23
0650270007	Vineyard	RD 5	5.15	21
0650280001	Vineyard	RD 5	0.13	1
0650280002	Vineyard	RD 5	0.13	1
0650280003	Vineyard	RD 5	0.13	1
0650280004	Vineyard	RD 5	0.13	1
0650280005	Vineyard	RD 5	0.13	1
0650280006	Vineyard	RD 5	0.13	1
0650280007	Vineyard	RD 5	0.12	1
0650280008	Vineyard	RD 5	0.13	1
0650280009	Vineyard	RD 5	0.12	1
0650280010	Vineyard	RD 5	0.13	1
0650280011	Vineyard	RD 5	0.19	1
0650280012	Vineyard	RD 5	0.14	1
0650280013	Vineyard	RD 5	0.14	1
0650280014	Vineyard	RD 5	0.14	1
0650280015	Vineyard	RD 5	0.14	1

0650280016	Vineyard	RD 5	0.13	1
0650280017	Vineyard	RD 5	0.13	1
0650280018	Vineyard	RD 5	0.14	1
0650280019	Vineyard	RD 5	0.15	1
0650280020	Vineyard	RD 5	0.16	1
0650280021	Vineyard	RD 5	0.15	1
0650280022	Vineyard	RD 5	0.20	1
0650280023	Vineyard	RD 5	0.23	1
0650280024	Vineyard	RD 5	0.22	1
0650280025	Vineyard	RD 5	0.22	1
0650280026	Vineyard	RD 5	0.14	1
0650280027	Vineyard	RD 5	0.14	1
0650280028	Vineyard	RD 5	0.15	1
0650280029	Vineyard	RD 5	0.16	1
0650280030	Vineyard	RD 5	0.21	1
0650280031	Vineyard	RD 5	0.25	1
0650280032	Vineyard	RD 5	0.20	1
0650280033	Vineyard	RD 5	0.16	1
0650280034	Vineyard	RD 5	0.14	1
0650280035	Vineyard	RD 5	0.14	1
0650280036	Vineyard	RD 5	0.13	1
0650280037	Vineyard	RD 5	0.14	1
0650280038	Vineyard	RD 5	0.14	1
0650280039	Vineyard	RD 5	0.14	1
0650280040	Vineyard	RD 5	0.16	1
0650280041	Vineyard	RD 5	0.13	1
0650280042	Vineyard	RD 5	0.14	1
0650280043	Vineyard	RD 5	0.25	1
0650280044	Vineyard	RD 5	0.22	1
0650280045	Vineyard	RD 5	0.21	1
0650280046	Vineyard	RD 5	0.15	1
0650280047	Vineyard	RD 5	0.17	1
0650280048	Vineyard	RD 5	0.13	1
0650280049	Vineyard	RD 5	0.13	1
0650280050	Vineyard	RD 5	0.13	1
0650280051	Vineyard	RD 5	0.14	1
0650280052	Vineyard	RD 5	0.14	1
0650280053	Vineyard	RD 5	0.15	1
0650280054	Vineyard	RD 5	0.18	1
0650280055	Vineyard	RD 5	0.15	1
0650280056	Vineyard	RD 5	0.13	1
0650280057	Vineyard	RD 5	0.13	1
0650280058	Vineyard	RD 5	0.13	1
0650280059	Vineyard	RD 5	0.12	1
0650280060	Vineyard	RD 5	0.12	1
0650280061	Vineyard	RD 5	0.16	1
0650280062	Vineyard	RD 5	0.14	1
0650280063	Vineyard	RD 5	0.12	1
0650280064	Vineyard	RD 5	0.15	1
0650280065	Vineyard	RD 5	0.18	1

0650280066	Vineyard	RD 5	0.19	1
0650280067	Vineyard	RD 5	0.20	1
0650280068	Vineyard	RD 5	0.17	1
0650280069	Vineyard	RD 5	0.15	1
0650280070	Vineyard	RD 5	0.14	1
0650280071	Vineyard	RD 5	0.13	1
0650280072	Vineyard	RD 5	0.13	1
0650280073	Vineyard	RD 5	0.13	1
0650280074	Vineyard	RD 5	0.13	1
0650280075	Vineyard	RD 5	0.14	1
0660070018	Vineyard	RD 5	10.00	42
0660070049	Vineyard	RD 5	2.10	8
0660070050	Vineyard	RD 5	13.44	57
0660100024	Vineyard	RD 5	10.03	42
0660140060	Vineyard	RD 5	0.21	1
0660140061	Vineyard	RD 5	0.15	1
0660140062	Vineyard	RD 5	0.16	1
0660140063	Vineyard	RD 5	0.17	1
0660140064	Vineyard	RD 5	0.17	1
0660140065	Vineyard	RD 5	0.17	1
0660140066	Vineyard	RD 5	0.17	1
0660140067	Vineyard	RD 5	0.18	1
0660150003	Vineyard	RD 5	0.13	1
0660150004	Vineyard	RD 5	0.13	1
0660150005	Vineyard	RD 5	0.13	1
0660150006	Vineyard	RD 5	0.13	1
0660150007	Vineyard	RD 5	0.13	1
0660150008	Vineyard	RD 5	0.13	1
0660150009	Vineyard	RD 5	0.15	1
0660150011	Vineyard	RD 5	0.15	1
0660150012	Vineyard	RD 5	0.14	1
0660150014	Vineyard	RD 5	0.13	1
0660150015	Vineyard	RD 5	0.13	1
0660150017	Vineyard	RD 5	0.13	1
0660150018	Vineyard	RD 5	0.13	1
0660150019	Vineyard	RD 5	0.13	1
0660150020	Vineyard	RD 5	0.13	1
0660150021	Vineyard	RD 5	0.15	1
0660150028	Vineyard	RD 5	0.13	1
0660150034	Vineyard	RD 5	0.13	1
0660150035	Vineyard	RD 5	0.13	1
0660150041	Vineyard	RD 5	0.14	1
0660150045	Vineyard	RD 5	0.13	1
0660150047	Vineyard	RD 5	0.13	1
0660150052	Vineyard	RD 5	0.17	1
0660150057	Vineyard	RD 5	0.16	1
0660150058	Vineyard	RD 5	0.14	1
0660150059	Vineyard	RD 5	0.14	1
0660150060	Vineyard	RD 5	0.14	1
0660150061	Vineyard	RD 5	0.14	1

0660150062	Vineyard	RD 5	0.14	1
0660150063	Vineyard	RD 5	0.14	1
0660150064	Vineyard	RD 5	0.14	1
0660150065	Vineyard	RD 5	0.14	1
0660150066	Vineyard	RD 5	0.15	1
0660150067	Vineyard	RD 5	0.15	1
0660150069	Vineyard	RD 5	0.15	1
0660150070	Vineyard	RD 5	0.13	1
0660160014	Vineyard	RD 5	0.23	1
0660160015	Vineyard	RD 5	0.20	1
0660160016	Vineyard	RD 5	0.22	1
0660160043	Vineyard	RD 5	0.21	1
0660160044	Vineyard	RD 5	0.15	1
0660160045	Vineyard	RD 5	0.15	1
0660160046	Vineyard	RD 5	0.15	1
0660160047	Vineyard	RD 5	0.15	1
0660160048	Vineyard	RD 5	0.15	1
0660160049	Vineyard	RD 5	0.16	1
0660160050	Vineyard	RD 5	0.17	1
0660160051	Vineyard	RD 5	0.18	1
0660160052	Vineyard	RD 5	0.18	1
0660160053	Vineyard	RD 5	0.18	1
0660160054	Vineyard	RD 5	0.18	1
0660160055	Vineyard	RD 5	0.17	1
0660160056	Vineyard	RD 5	0.15	1
0660160057	Vineyard	RD 5	0.18	1
0660160058	Vineyard	RD 5	0.21	1
0660160059	Vineyard	RD 5	0.27	1
0660160060	Vineyard	RD 5	0.20	1
0660160061	Vineyard	RD 5	0.14	1
0660160062	Vineyard	RD 5	0.14	1
0660160063	Vineyard	RD 5	0.14	1
0660160064	Vineyard	RD 5	0.14	1
0660160065	Vineyard	RD 5	0.14	1
0660160066	Vineyard	RD 5	0.14	1
0660160067	Vineyard	RD 5	0.14	1
0660160068	Vineyard	RD 5	0.14	1
0660160069	Vineyard	RD 5	0.16	1
0660160070	Vineyard	RD 5	0.13	1
0660160071	Vineyard	RD 5	0.13	1
0660160072	Vineyard	RD 5	0.14	1
0660170001	Vineyard	RD 5	0.15	1
0660170002	Vineyard	RD 5	0.13	1
0660170003	Vineyard	RD 5	0.13	1
0660170004	Vineyard	RD 5	0.20	1
0660170005	Vineyard	RD 5	0.18	1
0660170006	Vineyard	RD 5	0.14	1
0660170007	Vineyard	RD 5	0.14	1
0660170008	Vineyard	RD 5	0.19	1
0660170009	Vineyard	RD 5	0.17	1

0660170010	Vineyard	RD 5	0.14	1
0660170011	Vineyard	RD 5	0.14	1
0660170012	Vineyard	RD 5	0.21	1
0660170013	Vineyard	RD 5	0.18	1
0660170014	Vineyard	RD 5	0.16	1
0660170015	Vineyard	RD 5	0.14	1
0660170016	Vineyard	RD 5	0.14	1
0660170017	Vineyard	RD 5	0.14	1
0660170018	Vineyard	RD 5	0.14	1
0660170019	Vineyard	RD 5	0.14	1
0660170020	Vineyard	RD 5	0.14	1
0660170021	Vineyard	RD 5	0.14	1
0660170022	Vineyard	RD 5	0.14	1
0660170023	Vineyard	RD 5	0.15	1
0660170024	Vineyard	RD 5	0.15	1
0660170025	Vineyard	RD 5	0.15	1
0660170026	Vineyard	RD 5	0.15	1
0660170027	Vineyard	RD 5	0.16	1
0660170028	Vineyard	RD 5	0.17	1
0660170029	Vineyard	RD 5	0.16	1
0660170030	Vineyard	RD 5	0.16	1
0660170031	Vineyard	RD 5	0.16	1
0660170032	Vineyard	RD 5	0.16	1
0660170033	Vineyard	RD 5	0.15	1
0660170034	Vineyard	RD 5	0.15	1
0660170035	Vineyard	RD 5	0.15	1
0660170036	Vineyard	RD 5	0.15	1
0660170037	Vineyard	RD 5	0.15	1
0660170038	Vineyard	RD 5	0.15	1
0660170039	Vineyard	RD 5	0.15	1
0660170040	Vineyard	RD 5	0.15	1
0660170041	Vineyard	RD 5	0.17	1
0660170042	Vineyard	RD 5	0.19	1
0660170043	Vineyard	RD 5	0.19	1
0660170044	Vineyard	RD 5	0.15	1
0660170045	Vineyard	RD 5	0.15	1
0660170046	Vineyard	RD 5	0.15	1
0660170047	Vineyard	RD 5	0.15	1
0660170048	Vineyard	RD 5	0.15	1
0660170049	Vineyard	RD 5	0.15	1
0660170050	Vineyard	RD 5	0.15	1
0660170051	Vineyard	RD 5	0.15	1
0660170052	Vineyard	RD 5	0.15	1
0660170053	Vineyard	RD 5	0.15	1
0660170054	Vineyard	RD 5	0.15	1
0660170055	Vineyard	RD 5	0.15	1
0660170056	Vineyard	RD 5	0.15	1
0660170057	Vineyard	RD 5	0.15	1
0660170058	Vineyard	RD 5	0.15	1
0660170059	Vineyard	RD 5	0.15	1



0660170060	Vineyard	RD 5	0.14	1
0660170061	Vineyard	RD 5	0.13	1
0660170062	Vineyard	RD 5	0.14	1
0660170063	Vineyard	RD 5	0.18	1
0660170064	Vineyard	RD 5	0.15	1
0660170065	Vineyard	RD 5	0.14	1
0660170066	Vineyard	RD 5	0.14	1
0660170067	Vineyard	RD 5	0.14	1
0660170068	Vineyard	RD 5	0.14	1
0660180001	Vineyard	RD 5	0.16	1
0660180002	Vineyard	RD 5	0.17	1
0660180003	Vineyard	RD 5	0.17	1
0660180004	Vineyard	RD 5	0.16	1
0660180005	Vineyard	RD 5	0.16	1
0660180006	Vineyard	RD 5	0.16	1
0660180007	Vineyard	RD 5	0.15	1
0660180008	Vineyard	RD 5	0.15	1
0660180009	Vineyard	RD 5	0.15	1
0660180010	Vineyard	RD 5	0.19	1
0660180011	Vineyard	RD 5	0.18	1
0660180012	Vineyard	RD 5	0.14	1
0660180013	Vineyard	RD 5	0.14	1
0660180014	Vineyard	RD 5	0.14	1
0660180015	Vineyard	RD 5	0.17	1
0660180016	Vineyard	RD 5	0.16	1
0660180017	Vineyard	RD 5	0.16	1
0660180018	Vineyard	RD 5	0.16	1
0660180019	Vineyard	RD 5	0.15	1
0660180020	Vineyard	RD 5	0.15	1
0660180021	Vineyard	RD 5	0.22	1
0660180022	Vineyard	RD 5	0.18	1
0660180023	Vineyard	RD 5	0.17	1
0660180024	Vineyard	RD 5	0.18	1
0660180025	Vineyard	RD 5	0.16	1
0660180026	Vineyard	RD 5	0.14	1
0660180027	Vineyard	RD 5	0.18	1
0660180028	Vineyard	RD 5	0.21	1
0660180029	Vineyard	RD 5	0.26	1
0660180030	Vineyard	RD 5	0.21	1
0660180031	Vineyard	RD 5	0.14	1
0660180032	Vineyard	RD 5	0.17	1
0660180033	Vineyard	RD 5	0.15	1
0660180034	Vineyard	RD 5	0.15	1
0660180035	Vineyard	RD 5	0.22	1
0660180036	Vineyard	RD 5	0.20	1
0660180037	Vineyard	RD 5	0.29	1
0660180038	Vineyard	RD 5	0.20	1
0660180039	Vineyard	RD 5	0.15	1
0660180040	Vineyard	RD 5	0.14	1
0660180041	Vineyard	RD 5	0.13	1

0660180042	Vineyard	RD 5	0.13	1
0660180043	Vineyard	RD 5	0.13	1
0660180044	Vineyard	RD 5	0.13	1
0660180045	Vineyard	RD 5	0.13	1
0660180046	Vineyard	RD 5	0.13	1
0660180047	Vineyard	RD 5	0.19	1
0660180048	Vineyard	RD 5	0.14	1
0660180049	Vineyard	RD 5	0.14	1
0660180050	Vineyard	RD 5	0.14	1
0660180051	Vineyard	RD 5	0.14	1
0660180052	Vineyard	RD 5	0.14	1
0660180053	Vineyard	RD 5	0.16	1
0660180054	Vineyard	RD 5	0.16	1
0660180055	Vineyard	RD 5	0.19	1
0660180056	Vineyard	RD 5	0.20	1
0660180057	Vineyard	RD 5	0.14	1
0660180058	Vineyard	RD 5	0.14	1
0660180059	Vineyard	RD 5	0.14	1
0660180060	Vineyard	RD 5	0.13	1
0660180061	Vineyard	RD 5	0.14	1
0660180062	Vineyard	RD 5	0.14	1
0660180063	Vineyard	RD 5	0.14	1
0660180064	Vineyard	RD 5	0.14	1
0660180065	Vineyard	RD 5	0.16	1
0660210002	Vineyard	RD 5	15.92	67
0660210003	Vineyard	RD 5	18.17	77
0660210004	Vineyard	RD 5	1.38	5
0660210005	Vineyard	RD 5	11.85	50
0660210006	Vineyard	RD 5	13.71	58
0660210007	Vineyard	RD 5	13.82	58
0660210017	Vineyard	RD 5	3.37	14
0660210018	Vineyard	RD 5	0.71	3
0660210021	Vineyard	RD 5	0.45	1
0720231092, 093, 094 (Easton)	Cordova	RD 5	278.30	1182
0730190025	Cosumnes	RD 5	13.80	58
0730210005	Cosumnes	RD 5	0.33	1
0730210018	Cosumnes	RD 5	0.46	1
0730220031	Cosumnes	RD 5	0.30	1
0730260007	Cosumnes	RD 5	0.06	1
0730280024	Cosumnes	RD 5	0.23	1
0730280027	Cosumnes	RD 5	0.06	1
0730290012	Cosumnes	RD 5	0.06	1
0730300019	Cosumnes	RD 5	0.06	1
0730350001	Cosumnes	RD 5	0.06	1
0730350005	Cosumnes	RD 5	0.06	1
0730400002	Cosumnes	RD 5	0.06	1
0730410022	Cosumnes	RD 5	0.06	1
0730500001	Cosumnes	RD 5	0.14	1
0730510014	Cosumnes	RD 5	0.25	1

0730520021	Cosumnes	RD 5	0.16	1
0730530038	Cosumnes	RD 5	0.12	1
0730530039	Cosumnes	RD 5	0.12	1
0730540012	Cosumnes	RD 5	0.27	1
0730540057	Cosumnes	RD 5	0.09	1
0730600001	Cosumnes	RD 5	0.30	1
0730620002	Cosumnes	RD 5	0.15	1
0730620025	Cosumnes	RD 5	0.15	1
0730620032	Cosumnes	RD 5	0.15	1
0730620058	Cosumnes	RD 5	0.08	1
0730640016	Cosumnes	RD 5	0.15	1
0730650046	Cosumnes	RD 5	0.15	1
0730660039	Cosumnes	RD 5	0.27	1
0730690012	Cosumnes	RD 5	0.15	1
0730690019	Cosumnes	RD 5	0.15	1
0730690021	Cosumnes	RD 5	0.15	1
0730700136	Cosumnes	RD 5	0.08	1
0730710012	Cosumnes	RD 5	0.30	1
0730720042	Cosumnes	RD 5	0.15	1
0730750012	Cosumnes	RD 5	0.15	1
0730810030	Cosumnes	RD 5	0.33	1
0730810033	Cosumnes	RD 5	0.37	1
0730820011	Cosumnes	RD 5	2.59	11
0730820016	Cosumnes	RD 5	0.36	1
0730820017	Cosumnes	RD 5	0.43	1
0730820025	Cosumnes	RD 5	0.33	1
0730820032	Cosumnes	RD 5	0.39	1
0730820033	Cosumnes	RD 5	0.50	2
0730830007	Cosumnes	RD 5	0.49	2
0730830010	Cosumnes	RD 5	0.38	1
0730830028	Cosumnes	RD 5	0.31	1
0730830033	Cosumnes	RD 5	0.42	1
0730860019	Cosumnes	RD 5	0.34	1
0730870011	Cosumnes	RD 5	0.28	1
0730870018	Cosumnes	RD 5	0.36	1
0740143051	Rancho Cordova	RD 5	0.06	1
0740170078	Rancho Cordova	RD 5	0.28	1
0740300056	Rancho Cordova	RD 5	0.26	1
0740316024	Rancho Cordova	RD 5	1.89	8
0740350108	Rancho Cordova	RD 5	0.18	1
0740350109	Rancho Cordova	RD 5	0.14	1
0740350110	Rancho Cordova	RD 5	3.28	13
0750010070	Rancho Cordova	RD 5	0.65	2
0750440030	Rancho Cordova	RD 5	0.89	3
0750510072	Rancho Cordova	RD 5	0.13	1
1150020013	South Sacramento	RD 5	1.00	4
1150020014	South Sacramento	RD 5	1.00	4
1150020015	South Sacramento	RD 5	1.00	4
1150020016	South Sacramento	RD 5	1.00	4
1150020017	South Sacramento	RD 5	2.00	8

1150020018	South Sacramento	RD 5	0.82	3
1150040080	Vineyard	RD 5	3.79	16
1150051022	Vineyard	RD 5	0.24	1
1150051031	Vineyard	RD 5	0.31	1
1150061006	South Sacramento	RD 5	1.22	5
1150061007	South Sacramento	RD 5	1.22	5
1150061014	South Sacramento	RD 5	1.26	5
1150061018	South Sacramento	RD 5	1.33	5
1150061025	South Sacramento	RD 5	0.84	3
1150061034	South Sacramento	RD 5	0.61	2
1150062023	South Sacramento	RD 5	0.30	1
1150062024	South Sacramento	RD 5	0.14	1
1150062025	South Sacramento	RD 5	0.14	1
1150062026	South Sacramento	RD 5	3.08	13
1150073001	South Sacramento	RD 5	1.78	7
1150073010	South Sacramento	RD 5	0.73	3
1150073011	South Sacramento	RD 5	0.84	3
1150073012	South Sacramento	RD 5	0.94	3
1150073013	South Sacramento	RD 5	1.87	7
1150080055	South Sacramento	RD 5	46.09	195
1150120017	Vineyard	RD 5	2.96	12
1150120024	Vineyard	RD 5	4.49	19
1150120025	Vineyard	RD 5	4.49	19
1150091100	South Sacramento	RD 5	0.22	1
1150191002	South Sacramento	RD 5	0.27	1
1150191005	South Sacramento	RD 5	0.27	1
1150191012	South Sacramento	RD 5	5.25	22
1150191020	South Sacramento	RD 5	0.19	1
1150191023	South Sacramento	RD 5	0.99	4
1150192038	South Sacramento	RD 5	0.26	1
1150192039	South Sacramento	RD 5	0.26	1
1150201008	South Sacramento	RD 5	0.69	2
1150201011	South Sacramento	RD 5	0.31	1
1150201018	South Sacramento	RD 5	6.98	29
1150202008	South Sacramento	RD 5	0.51	2
1150202016	South Sacramento	RD 5	1.35	5
1150202019	South Sacramento	RD 5	0.50	2
1150210003	South Sacramento	RD 5	2.00	8
1150210004	South Sacramento	RD 5	1.04	4
1150210010	South Sacramento	RD 5	4.13	17
1150210018	South Sacramento	RD 5	1.04	4
1150210019	South Sacramento	RD 5	1.34	5
1150210020	South Sacramento	RD 5	1.02	4
1150210021	South Sacramento	RD 5	1.05	4
1150210035	South Sacramento	RD 5	1.25	5
1150261001	Vineyard	RD 5	0.15	1
1151080072	South Sacramento	RD 5	0.85	3
1151890009	South Sacramento	RD 5	13.18	56
1150091002	Vineyard	RD 5	10.00	43
1150091003	Vineyard	RD 5	10.00	60

1150091004	Vineyard	RD 5	10.00	42
1151920003	South Sacramento	RD 5	0.15	1
1151920004	South Sacramento	RD 5	0.15	1
1151920005	South Sacramento	RD 5	0.15	1
1151920006	South Sacramento	RD 5	0.15	1
1151920013	South Sacramento	RD 5	0.15	1
1151920015	South Sacramento	RD 5	0.12	1
1151920016	South Sacramento	RD 5	0.16	1
1151920019	South Sacramento	RD 5	0.15	1
1151920020	South Sacramento	RD 5	0.15	1
1151920021	South Sacramento	RD 5	0.13	1
1151920023	South Sacramento	RD 5	0.12	1
1151920024	South Sacramento	RD 5	0.14	1
1151970001	South Sacramento	RD 5	0.25	1
1151970003	South Sacramento	RD 5	0.31	1
1151970004	South Sacramento	RD 5	1.00	4
1190030015	Delta	RD 5	0.23	1
1190030016	Delta	RD 5	0.11	1
1210070014	Vineyard	RD 5	9.50	47
1210100055	Vineyard	RD 5	1.18	5
1210110056	Vineyard	RD 5	2.92	12
1210110061	Vineyard	RD 5	3.50	14
1210120020	Vineyard	RD 5	0.00	1
1210290088	Vineyard	RD 5	0.16	1
1210820028	Vineyard	RD 5	0.03	1
1211050036	Vineyard	RD 5	0.12	1
1211050043	Vineyard	RD 5	0.12	1
1211050046	Vineyard	RD 5	0.12	1
1211090004	Vineyard	RD 5	28.56	121
1220010014	Vineyard	RD 5	0.37	1
1220050018	Vineyard	RD 5	4.00	17
1220120010	Vineyard	RD 5	1.37	5
1220120050	Vineyard	RD 5	0.19	1
1220120051	Vineyard	RD 5	11.92	50
1220690066	Vineyard	RD 5	0.51	2
1220700088	Vineyard	RD 5	0.23	1
1220790003	Vineyard	RD 5	5.18	22
1220790004	Vineyard	RD 5	2.97	12
1220790005	Vineyard	RD 5	14.96	63
1220790006	Vineyard	RD 5	8.60	36
1220790007	Vineyard	RD 5	6.52	27
1220790008	Vineyard	RD 5	4.86	20
1220790009	Vineyard	RD 5	0.39	1
1220790012	Vineyard	RD 5	10.79	45
1220790013	Vineyard	RD 5	5.75	24
1220790019	Vineyard	RD 5	0.50	2
1280230045	Cosumnes	RD 5	0.44	1
1280260049	Cosumnes	RD 5	0.29	1
1320093011	Delta	RD 5	0.11	1
1320093012	Delta	RD 5	0.09	1

1320093013	Delta	RD 5	0.10	1
1320093014	Delta	RD 5	0.09	1
1320094004	Delta	RD 5	0.14	1
1320094007	Delta	RD 5	0.13	1
1320094024	Delta	RD 5	0.19	1
1320095006	Delta	RD 5	0.10	1
1320095019	Delta	RD 5	0.20	1
1320096006	Delta	RD 5	0.03	1
1320101002	Delta	RD 5	0.09	1
1320101003	Delta	RD 5	0.13	1
1320101013	Delta	RD 5	0.14	1
1320101014	Delta	RD 5	0.15	1
1320101018	Delta	RD 5	0.15	1
1320102002	Delta	RD 5	0.11	1
1320102003	Delta	RD 5	0.11	1
1320102004	Delta	RD 5	0.10	1
1320102005	Delta	RD 5	0.22	1
1320102013	Delta	RD 5	0.09	1
1320102016	Delta	RD 5	0.15	1
1320104008	Delta	RD 5	0.15	1
1320104011	Delta	RD 5	0.09	1
1320104015	Delta	RD 5	0.15	1
1320104021	Delta	RD 5	0.24	1
1320106005	Delta	RD 5	5.29	22
1320112003	Delta	RD 5	0.86	3
1320113003	Delta	RD 5	0.26	1
1320113005	Delta	RD 5	0.11	1
1320113006	Delta	RD 5	0.16	1
1320162019	Delta	RD 5	0.30	1
1320162020	Delta	RD 5	0.26	1
1320175003	Delta	RD 5	0.13	1
1420080074	Delta	RD 5	0.22	1
1420092018	Delta	RD 5	0.17	1
1420092025	Delta	RD 5	0.25	1
1420172011	Delta	RD 5	0.23	1
1420172016	Delta	RD 5	0.04	1
1420172017	Delta	RD 5	0.20	1
1420173051	Delta	RD 5	0.25	1
2000122016	North Highlands	RD 5	0.15	1
2000400003	North Highlands	RD 5	0.14	1
2020070015	Rio Linda/Elverta	RD 5	22.30	73
2020080038	Rio Linda/Elverta	RD 5	17.00	72
2020080047	Rio Linda/Elverta	RD 5	45.00	105
2020080048	Rio Linda/Elverta	RD 5	22.20	94
2020112005	Rio Linda/Elverta	RD 5	0.34	1
2020112021	Rio Linda/Elverta	RD 5	0.33	1
2020112034	Rio Linda/Elverta	RD 5	0.24	1
2020114001	Rio Linda/Elverta	RD 5	0.69	2
2020114003	Rio Linda/Elverta	RD 5	0.41	1
2020114004	Rio Linda/Elverta	RD 5	0.39	1

2020114005	Rio Linda/Elverta	RD 5	0.34	1
2020114006	Rio Linda/Elverta	RD 5	0.30	1
2020114007	Rio Linda/Elverta	RD 5	0.26	1
2020114011	Rio Linda/Elverta	RD 5	0.24	1
2020114012	Rio Linda/Elverta	RD 5	0.24	1
2020114013	Rio Linda/Elverta	RD 5	0.24	1
2020115002	Rio Linda/Elverta	RD 5	0.33	1
2020115003	Rio Linda/Elverta	RD 5	0.33	1
2020115016	Rio Linda/Elverta	RD 5	0.33	1
2020115018	Rio Linda/Elverta	RD 5	0.33	1
2020115019	Rio Linda/Elverta	RD 5	0.33	1
2020115020	Rio Linda/Elverta	RD 5	0.33	1
2020115021	Rio Linda/Elverta	RD 5	0.33	1
2020115022	Rio Linda/Elverta	RD 5	0.33	1
2020115025	Rio Linda/Elverta	RD 5	0.54	2
2020115030	Rio Linda/Elverta	RD 5	0.11	1
2020115032	Rio Linda/Elverta	RD 5	0.67	2
2020116006	Rio Linda/Elverta	RD 5	0.33	1
2020116011	Rio Linda/Elverta	RD 5	0.35	1
2020116018	Rio Linda/Elverta	RD 5	0.30	1
2020118016	Rio Linda/Elverta	RD 5	0.33	1
2020122019	Rio Linda/Elverta	RD 5	0.33	1
2020122020	Rio Linda/Elverta	RD 5	0.36	1
2020122021	Rio Linda/Elverta	RD 5	0.34	1
2020122029	Rio Linda/Elverta	RD 5	0.33	1
2020122030	Rio Linda/Elverta	RD 5	0.33	1
2020122031	Rio Linda/Elverta	RD 5	0.25	1
2020123010	Rio Linda/Elverta	RD 5	0.24	1
2020123013	Rio Linda/Elverta	RD 5	0.75	3
2020170019	Rio Linda/Elverta	RD 5	69.40	227
2020170024	Rio Linda/Elverta	RD 5	143.17	391
2020170025	Rio Linda/Elverta	RD 5	33.21	141
2020261001	Rio Linda/Elverta	RD 5	0.32	1
2020261002	Rio Linda/Elverta	RD 5	0.30	1
2020261003	Rio Linda/Elverta	RD 5	0.30	1
2030010014	Rio Linda/Elverta	RD 5	77.83	275
2030040007	Rio Linda/Elverta	RD 5	42.32	91
2030040008	Rio Linda/Elverta	RD 5	4.96	48
2030080021	Rio Linda/Elverta	RD 5	1.15	4
2030080037	Rio Linda/Elverta	RD 5	11.10	47
2030080038	Rio Linda/Elverta	RD 5	53.16	45
2030080039	Rio Linda/Elverta	RD 5	49.53	143
2030100085	Antelope	RD 5	0.36	1
2030100086	Antelope	RD 5	0.10	1
2030120094	Antelope	RD 5	2.24	9
2030160018	Rio Linda/Elverta	RD 5	0.01	1
2030392045	Rio Linda/Elverta	RD 5	0.19	1
2030580002	Antelope	RD 5	4.00	17
2030580003	Antelope	RD 5	7.99	33
2030720019	Antelope	RD 5	0.14	1

2030890066	Antelope	RD 5	0.93	3
2031590119	Antelope	RD 5	0.18	1
2031630018	Antelope	RD 5	0.14	1
2031630019	Antelope	RD 5	0.17	1
2031920078	Antelope	RD 5	0.12	1
2031920079	Antelope	RD 5	0.35	1
2031920080	Antelope	RD 5	0.03	1
2031920081	Antelope	RD 5	1.70	7
2032040004	Antelope	RD 5	0.14	1
2032040005	Antelope	RD 5	0.22	1
2032040006	Antelope	RD 5	0.21	1
2032040009	Antelope	RD 5	0.14	1
2060035002	Rio Linda/Elverta	RD 5	3.00	12
2060035061	Rio Linda/Elverta	RD 5	3.56	15
2060036003	Rio Linda/Elverta	RD 5	0.30	1
2060036026	Rio Linda/Elverta	RD 5	0.21	1
2060036027	Rio Linda/Elverta	RD 5	0.19	1
2060036030	Rio Linda/Elverta	RD 5	0.12	1
2060036031	Rio Linda/Elverta	RD 5	0.12	1
2060036032	Rio Linda/Elverta	RD 5	0.18	1
2060050003	Rio Linda/Elverta	RD 5	3.00	12
2060050005	Rio Linda/Elverta	RD 5	2.22	9
2060050006	Rio Linda/Elverta	RD 5	0.21	1
2060050007	Rio Linda/Elverta	RD 5	0.21	1
2060050008	Rio Linda/Elverta	RD 5	0.21	1
2060061015	Rio Linda/Elverta	RD 5	0.46	1
2060070022	Rio Linda/Elverta	RD 5	0.24	1
2060153014	Rio Linda/Elverta	RD 5	0.03	1
2060210052	Rio Linda/Elverta	RD 5	0.48	2
2060253022	Rio Linda/Elverta	RD 5	0.26	1
2060271043	Rio Linda/Elverta	RD 5	0.56	2
2060271053	Rio Linda/Elverta	RD 5	0.50	2
2060291005	Rio Linda/Elverta	RD 5	2.32	9
2060291013	Rio Linda/Elverta	RD 5	0.43	1
2060304019	Rio Linda/Elverta	RD 5	0.30	1
2060304022	Rio Linda/Elverta	RD 5	0.09	1
2060304023	Rio Linda/Elverta	RD 5	0.11	1
2060360076	Rio Linda/Elverta	RD 5	0.29	1
2060360077	Rio Linda/Elverta	RD 5	0.16	1
2060360078	Rio Linda/Elverta	RD 5	0.16	1
2060410033	Rio Linda/Elverta	RD 5	0.19	1
2060410034	Rio Linda/Elverta	RD 5	0.14	1
2060410035	Rio Linda/Elverta	RD 5	0.13	1
2060410036	Rio Linda/Elverta	RD 5	0.13	1
2060410037	Rio Linda/Elverta	RD 5	0.13	1
2060410038	Rio Linda/Elverta	RD 5	0.13	1
2060410039	Rio Linda/Elverta	RD 5	0.20	1
2060410040	Rio Linda/Elverta	RD 5	0.19	1
2060410041	Rio Linda/Elverta	RD 5	0.14	1
2060410042	Rio Linda/Elverta	RD 5	0.16	1



2060410043	Rio Linda/Elverta	RD 5	0.14	1
2060410044	Rio Linda/Elverta	RD 5	0.16	1
2060410045	Rio Linda/Elverta	RD 5	0.16	1
2060410046	Rio Linda/Elverta	RD 5	0.15	1
2060410047	Rio Linda/Elverta	RD 5	0.14	1
2060410048	Rio Linda/Elverta	RD 5	0.13	1
2060410049	Rio Linda/Elverta	RD 5	0.13	1
2060410050	Rio Linda/Elverta	RD 5	0.19	1
2060410051	Rio Linda/Elverta	RD 5	0.18	1
2060410052	Rio Linda/Elverta	RD 5	0.13	1
2060410053	Rio Linda/Elverta	RD 5	0.14	1
2060410054	Rio Linda/Elverta	RD 5	0.15	1
2060410055	Rio Linda/Elverta	RD 5	0.14	1
2060410056	Rio Linda/Elverta	RD 5	0.17	1
2060410057	Rio Linda/Elverta	RD 5	0.20	1
2060410058	Rio Linda/Elverta	RD 5	0.18	1
2060410059	Rio Linda/Elverta	RD 5	0.14	1
2060410060	Rio Linda/Elverta	RD 5	0.18	1
2060420002	Rio Linda/Elverta	RD 5	0.13	1
2060420009	Rio Linda/Elverta	RD 5	0.13	1
2060420010	Rio Linda/Elverta	RD 5	0.15	1
2060420022	Rio Linda/Elverta	RD 5	0.14	1
2060430001	Rio Linda/Elverta	RD 5	0.18	1
2060430002	Rio Linda/Elverta	RD 5	0.15	1
2060450002	Rio Linda/Elverta	RD 5	0.29	1
2060450003	Rio Linda/Elverta	RD 5	0.25	1
2070022009	Rio Linda/Elverta	RD 5	1.50	6
2070030006	Rio Linda/Elverta	RD 5	0.52	2
2070030012	Rio Linda/Elverta	RD 5	0.45	1
2070070003	Rio Linda/Elverta	RD 5	0.95	4
2070070028	Rio Linda/Elverta	RD 5	0.30	1
2070070029	Rio Linda/Elverta	RD 5	0.46	1
2070080066	Rio Linda/Elverta	RD 5	4.84	20
2070100016	Rio Linda/Elverta	RD 5	0.39	1
2070100020	Rio Linda/Elverta	RD 5	0.60	2
2070122018	Rio Linda/Elverta	RD 5	0.22	1
2070279004	Rio Linda/Elverta	RD 5	0.14	1
2140061040	Rio Linda/Elverta	RD 5	2.35	9
2140062040	Rio Linda/Elverta	RD 5	4.86	20
2140063010	Rio Linda/Elverta	RD 5	0.26	1
2140092001	Rio Linda/Elverta	RD 5	0.41	1
2140160094	Rio Linda/Elverta	RD 5	0.08	1
2140251001	Rio Linda/Elverta	RD 5	0.21	1
2140280009	Rio Linda/Elverta	RD 5	0.24	1
2170211052	North Highlands	RD 5	0.01	1
2180042028	North Highlands	RD 5	0.05	1
2180082005	North Highlands	RD 5	0.05	1
2180262001	North Highlands	RD 5	0.24	1
2180262032	North Highlands	RD 5	0.03	1
2190042028	North Highlands	RD 5	6.00	25

2190042030	North Highlands	RD 5	4.00	17
2190051010	North Highlands	RD 5	0.17	1
2200025002	Carmichael & Old Foothill Farms	RD 5	1.80	7
2200414016	North Highlands	RD 5	0.45	1
2230012047	Orangevale	RD 5	1.70	7
2230012048	Orangevale	RD 5	0.06	1
2230012053	Orangevale	RD 5	3.85	16
2230012060	Orangevale	RD 5	0.27	1
2230012082	Orangevale	RD 5	0.25	1
2230012083	Orangevale	RD 5	0.29	1
2280064013	North Highlands	RD 5	0.04	1
2280233005	Carmichael & Old Foothill Farms	RD 5	0.25	1
2280233006	Carmichael & Old Foothill Farms	RD 5	0.30	1
2280252029	North Highlands	RD 5	0.93	3
2280332019	North Highlands	RD 5	0.18	1
2280393003	North Highlands	RD 5	0.14	1
2280402019	North Highlands	RD 5	0.26	1
2280402020	North Highlands	RD 5	0.15	1
2280402022	North Highlands	RD 5	0.14	1
2280431038	Carmichael & Old Foothill Farms	RD 5	0.25	1
2280431039	Carmichael & Old Foothill Farms	RD 5	0.25	1
2280431040	Carmichael & Old Foothill Farms	RD 5	0.25	1
2280460076	Carmichael & Old Foothill Farms	RD 5	0.30	1
2280460080	Carmichael & Old Foothill Farms	RD 5	0.16	1
2280670016	North Highlands	RD 5	0.15	1
2280670017	North Highlands	RD 5	0.12	1
2280670019	North Highlands	RD 5	0.21	1
2300021009	Carmichael & Old Foothill Farms	RD 5	0.07	1
2300134028	Carmichael & Old Foothill Farms	RD 5	0.24	1
2300134029	Carmichael & Old Foothill Farms	RD 5	0.49	2
2300162018	Carmichael & Old Foothill Farms	RD 5	0.05	1
2300281033	Carmichael & Old Foothill Farms	RD 5	0.05	1
2300453006	Carmichael & Old Foothill Farms	RD 5	0.22	1
2300453007	Carmichael & Old Foothill Farms	RD 5	0.19	1
2300453008	Carmichael & Old Foothill Farms	RD 5	0.19	1

2300491001	Carmichael & Old Foothill Farms	RD 5	0.60	2
2300532017	Carmichael & Old Foothill Farms	RD 5	1.29	5
2330142066	Fair Oaks	RD 5	0.79	3
2330204012	Fair Oaks	RD 5	0.25	1
2330212021	Fair Oaks	RD 5	0.49	2
2330281014	Fair Oaks	RD 5	5.40	22
2330690003	Fair Oaks	RD 5	0.24	1
2330690004	Fair Oaks	RD 5	0.21	1
2330690005	Fair Oaks	RD 5	0.18	1
2330690007	Fair Oaks	RD 5	0.23	1
2330690008	Fair Oaks	RD 5	0.28	1
2330690009	Fair Oaks	RD 5	0.28	1
2350033013	Orangevale	RD 5	0.17	1
2350034018	Orangevale	RD 5	0.29	1
2350034065	Orangevale	RD 5	0.18	1
2350043012	Orangevale	RD 5	0.24	1
2350091031	Orangevale	RD 5	0.34	1
2350092038	Orangevale	RD 5	0.45	1
2350191057	Fair Oaks	RD 5	0.69	2
2350212029	Fair Oaks	RD 5	0.20	1
2350212053	Fair Oaks	RD 5	0.12	1
2350261049	Orangevale	RD 5	0.18	1
2350261050	Orangevale	RD 5	0.17	1
2350381009	Orangevale	RD 5	0.18	1
2350381010	Orangevale	RD 5	0.23	1
2350381011	Orangevale	RD 5	0.23	1
2350381012	Orangevale	RD 5	0.21	1
2350382041	Orangevale	RD 5	0.24	1
2350382042	Orangevale	RD 5	0.24	1
2350382043	Orangevale	RD 5	0.24	1
2350490037	Orangevale	RD 5	0.47	2
2360022001	Carmichael & Old Foothill Farms	RD 5	0.26	1
2360051073	Carmichael & Old Foothill Farms	RD 5	1.33	5
2360051075	Carmichael & Old Foothill Farms	RD 5	0.45	1
2360060022	Carmichael & Old Foothill Farms	RD 5	1.18	5
2360281019	Carmichael & Old Foothill Farms	RD 5	0.29	1
2390066004	Carmichael & Old Foothill Farms	RD 5	0.11	1
2390066005	Carmichael & Old Foothill Farms	RD 5	0.13	1
2390070042	Carmichael & Old Foothill Farms	RD 5	0.30	1
2390081034	Carmichael & Old Foothill Farms	RD 5	1.47	6

2390330003	Carmichael & Old Foothill Farms	RD 5	0.19	1
2390330005	Carmichael & Old Foothill Farms	RD 5	0.25	1
2390330007	Carmichael & Old Foothill Farms	RD 5	0.41	1
2390330008	Carmichael & Old Foothill Farms	RD 5	0.31	1
2390330010	Carmichael & Old Foothill Farms	RD 5	0.22	1
2390330014	Carmichael & Old Foothill Farms	RD 5	0.17	1
2390330015	Carmichael & Old Foothill Farms	RD 5	0.18	1
2400050050	Carmichael & Old Foothill Farms	RD 5	0.22	1
2400050051	Carmichael & Old Foothill Farms	RD 5	0.22	1
2400050052	Carmichael & Old Foothill Farms	RD 5	0.22	1
2400062089	Carmichael & Old Foothill Farms	RD 5	0.45	1
2400240011	Carmichael & Old Foothill Farms	RD 5	9.44	40
2400370046	Carmichael & Old Foothill Farms	RD 5	0.20	1
2420042027	Fair Oaks	RD 5	0.27	1
2420081026	Fair Oaks	RD 5	0.17	1
2420081027	Fair Oaks	RD 5	0.20	1
2420081046	Fair Oaks	RD 5	0.24	1
2420081047	Fair Oaks	RD 5	0.23	1
2420095068	Fair Oaks	RD 5	0.27	1
2420101044	Fair Oaks	RD 5	0.20	1
2420102030	Fair Oaks	RD 5	0.71	3
2420102034	Fair Oaks	RD 5	0.63	2
2420173018	Fair Oaks	RD 5	0.48	2
2420173051	Fair Oaks	RD 5	0.27	1
2420173055	Fair Oaks	RD 5	0.19	1
2420181036	Fair Oaks	RD 5	1.29	5
2420182017	Fair Oaks	RD 5	0.81	3
2420193037	Fair Oaks	RD 5	0.47	2
2420193040	Fair Oaks	RD 5	0.24	1
2420193041	Fair Oaks	RD 5	0.29	1
2420193044	Fair Oaks	RD 5	0.45	1
2420195004	Fair Oaks	RD 5	0.47	2
2420195011	Fair Oaks	RD 5	0.85	3
2420203019	Fair Oaks	RD 5	1.00	4
2420231062	Fair Oaks	RD 5	0.67	2
2420273001	Fair Oaks	RD 5	0.26	1
2420273004	Fair Oaks	RD 5	0.51	2
2420273005	Fair Oaks	RD 5	0.43	1
2420273009	Fair Oaks	RD 5	0.59	2

2420310009	Fair Oaks	RD 5	0.34	1
2420321009	Fair Oaks	RD 5	0.20	1
2420372002	Fair Oaks	RD 5	0.26	1
2420400013	Fair Oaks	RD 5	0.30	1
2420410076	Fair Oaks	RD 5	0.23	1
2420410077	Fair Oaks	RD 5	0.18	1
2420440023	Fair Oaks	RD 5	0.26	1
2420450025	Fair Oaks	RD 5	0.22	1
2420450031	Fair Oaks	RD 5	0.28	1
2420450063	Fair Oaks	RD 5	0.23	1
2420480021	Fair Oaks	RD 5	0.23	1
2420480065	Fair Oaks	RD 5	0.09	1
2420620002	Fair Oaks	RD 5	0.51	2
2420620003	Fair Oaks	RD 5	0.48	2
2420620004	Fair Oaks	RD 5	0.40	1
2420620005	Fair Oaks	RD 5	0.70	2
2420620008	Fair Oaks	RD 5	0.26	1
2420620009	Fair Oaks	RD 5	0.28	1
2420620010	Fair Oaks	RD 5	0.27	1
2420630002	Fair Oaks	RD 5	0.28	1
2420640001	Fair Oaks	RD 5	0.65	2
2420640002	Fair Oaks	RD 5	0.33	1
2420640004	Fair Oaks	RD 5	0.54	2
2440022017	Fair Oaks	RD 5	0.27	1
2440041025	Fair Oaks	RD 5	0.15	1
2440041039	Fair Oaks	RD 5	0.14	1
2440057005	Fair Oaks	RD 5	0.07	1
2440064050	Fair Oaks	RD 5	0.98	4
2440082009	Fair Oaks	RD 5	1.46	6
2440082033	Fair Oaks	RD 5	0.27	1
2440082034	Fair Oaks	RD 5	0.27	1
2440092030	Fair Oaks	RD 5	0.14	1
2440141018	Fair Oaks	RD 5	0.21	1
2440142005	Fair Oaks	RD 5	0.11	1
2440174035	Fair Oaks	RD 5	0.12	1
2440182008	Fair Oaks	RD 5	0.23	1
2440183017	Fair Oaks	RD 5	0.42	1
2440190013	Fair Oaks	RD 5	0.37	1
2440190014	Fair Oaks	RD 5	0.51	2
2440190017	Fair Oaks	RD 5	0.61	2
2440215018	Fair Oaks	RD 5	0.30	1
2440220017	Fair Oaks	RD 5	0.24	1
2440220026	Fair Oaks	RD 5	1.36	5
2440241033	Fair Oaks	RD 5	0.25	1
2440242007	Fair Oaks	RD 5	0.26	1
2440242011	Fair Oaks	RD 5	0.26	1
2440262018	Fair Oaks	RD 5	0.57	2
2440263008	Fair Oaks	RD 5	0.48	2
2440263026	Fair Oaks	RD 5	0.33	1
2440271009	Fair Oaks	RD 5	0.64	2

2440274003	Fair Oaks	RD 5	0.87	3
2440275020	Fair Oaks	RD 5	0.76	3
2440282023	Fair Oaks	RD 5	0.46	1
2440282024	Fair Oaks	RD 5	0.49	2
2440283007	Fair Oaks	RD 5	0.50	2
2440283008	Fair Oaks	RD 5	0.13	1
2440283011	Fair Oaks	RD 5	0.18	1
2440283012	Fair Oaks	RD 5	0.20	1
2440293009	Fair Oaks	RD 5	0.08	1
2440293015	Fair Oaks	RD 5	0.45	1
2440301002	Fair Oaks	RD 5	0.29	1
2440301012	Fair Oaks	RD 5	1.29	5
2440302018	Fair Oaks	RD 5	1.25	5
2440312003	Fair Oaks	RD 5	0.37	1
2440353039	Fair Oaks	RD 5	0.21	1
2450200087	Carmichael & Old Foothill Farms	RD 5	0.18	1
2450232015	Carmichael & Old Foothill Farms	RD 5	0.11	1
2450251029	Carmichael & Old Foothill Farms	RD 5	0.17	1
2460213024	Fair Oaks	RD 5	0.37	1
2460250020	Fair Oaks	RD 5	0.92	3
2470060038	Carmichael & Old Foothill Farms	RD 5	0.40	1
2470200018	Carmichael & Old Foothill Farms	RD 5	0.08	1
2470260019	Carmichael & Old Foothill Farms	RD 5	0.45	1
2470295014	Carmichael & Old Foothill Farms	RD 5	0.01	1
2480011010	Fair Oaks	RD 5	0.94	3
2480011043	Fair Oaks	RD 5	0.83	3
2480072007	Fair Oaks	RD 5	0.42	1
2480140003	Fair Oaks	RD 5	0.11	1
2480140012	Fair Oaks	RD 5	0.25	1
2490072008	Fair Oaks	RD 5	0.21	1
2530310043	Fair Oaks	RD 5	0.81	3
2540123005	Arden Arcade	RD 5	0.34	1
2550182030	Arden Arcade	RD 5	0.18	1
2550182032	Arden Arcade	RD 5	0.16	1
2550290029	Arden Arcade	RD 5	0.12	1
2580052012	Carmichael & Old Foothill Farms	RD 5	1.15	4
2580091008	Carmichael & Old Foothill Farms	RD 5	0.30	1
2580091026	Carmichael & Old Foothill Farms	RD 5	0.29	1
2580091036	Carmichael & Old Foothill Farms	RD 5	0.42	1
2580110036	Carmichael & Old Foothill Farms	RD 5	1.58	6

2580110052	Carmichael & Old Foothill Farms	RD 5	1.14	4
2580150065	Carmichael & Old Foothill Farms	RD 5	0.28	1
2580160010	Carmichael & Old Foothill Farms	RD 5	0.11	1
2580180042	Carmichael & Old Foothill Farms	RD 5	0.07	1
2580212077	Carmichael & Old Foothill Farms	RD 5	0.23	1
2580294009	Carmichael & Old Foothill Farms	RD 5	0.04	1
2580370029	Carmichael & Old Foothill Farms	RD 5	0.21	1
2580410001	Carmichael & Old Foothill Farms	RD 5	0.20	1
2590113030	Orangevale	RD 5	0.25	1
2590132014	Orangevale	RD 5	0.24	1
2590132015	Orangevale	RD 5	0.01	1
2590141016	Orangevale	RD 5	0.63	2
2590143006	Orangevale	RD 5	0.11	1
2590180066	Orangevale	RD 5	0.07	1
2590190053	Orangevale	RD 5	0.07	1
2590201027	Orangevale	RD 5	0.08	1
2590211045	Orangevale	RD 5	0.08	1
2590213003	Orangevale	RD 5	0.02	1
2600163045	Carmichael & Old Foothill Farms	RD 5	0.33	1
2600163046	Carmichael & Old Foothill Farms	RD 5	0.19	1
2600164004	Carmichael & Old Foothill Farms	RD 5	0.24	1
2600212019	Carmichael & Old Foothill Farms	RD 5	0.29	1
2600350052	Carmichael & Old Foothill Farms	RD 5	0.21	1
2600360057	Carmichael & Old Foothill Farms	RD 5	0.15	1
2600360058	Carmichael & Old Foothill Farms	RD 5	0.14	1
2600370026	Carmichael & Old Foothill Farms	RD 5	0.28	1
2600410026	Carmichael & Old Foothill Farms	RD 5	0.23	1
2600500002	Carmichael & Old Foothill Farms	RD 5	0.13	1
2600500003	Carmichael & Old Foothill Farms	RD 5	0.14	1
2610160051	Orangevale	RD 5	0.30	1
2610160053	Orangevale	RD 5	0.44	1
2610160054	Orangevale	RD 5	0.44	1
2610470001	Orangevale	RD 5	0.27	1
2610470017	Orangevale	RD 5	0.24	1

2610470059	Orangevale	RD 5	0.21	1
2610470062	Orangevale	RD 5	0.24	1
2710022057	Arden Arcade	RD 5	0.19	1
2710022063	Arden Arcade	RD 5	0.14	1
2710033074	Carmichael & Old Foothill Farms	RD 5	0.17	1
2710033075	Carmichael & Old Foothill Farms	RD 5	0.15	1
2710033076	Carmichael & Old Foothill Farms	RD 5	0.17	1
2710033077	Carmichael & Old Foothill Farms	RD 5	0.12	1
2710090067	Carmichael & Old Foothill Farms	RD 5	0.39	1
2710313073	Carmichael & Old Foothill Farms	RD 5	0.18	1
2720020023	Carmichael & Old Foothill Farms	RD 5	0.08	1
2720020055	Carmichael & Old Foothill Farms	RD 5	0.14	1
2720020111	Carmichael & Old Foothill Farms	RD 5	0.25	1
2720020116	Carmichael & Old Foothill Farms	RD 5	0.15	1
2720070060	Carmichael & Old Foothill Farms	RD 5	0.37	1
2720090128	Carmichael & Old Foothill Farms	RD 5	0.15	1
2720121018	Carmichael & Old Foothill Farms	RD 5	0.03	1
2720121050	Carmichael & Old Foothill Farms	RD 5	0.16	1
2720121062	Carmichael & Old Foothill Farms	RD 5	0.26	1
2720130023	Carmichael & Old Foothill Farms	RD 5	0.20	1
2720130063	Carmichael & Old Foothill Farms	RD 5	0.15	1
2720130064	Carmichael & Old Foothill Farms	RD 5	0.16	1
2720130065	Carmichael & Old Foothill Farms	RD 5	0.21	1
2720130067	Carmichael & Old Foothill Farms	RD 5	0.16	1
2720130068	Carmichael & Old Foothill Farms	RD 5	0.17	1
2720130069	Carmichael & Old Foothill Farms	RD 5	0.16	1
2720130070	Carmichael & Old Foothill Farms	RD 5	0.16	1
2720150025	Carmichael & Old Foothill Farms	RD 5	0.28	1
2720150027	Carmichael & Old Foothill Farms	RD 5	0.29	1



2720171024	Carmichael & Old Foothill Farms	RD 5	0.84	3
2720171027	Carmichael & Old Foothill Farms	RD 5	0.99	4
2720190034	Carmichael & Old Foothill Farms	RD 5	0.34	1
2720190056	Carmichael & Old Foothill Farms	RD 5	0.14	1
2720190057	Carmichael & Old Foothill Farms	RD 5	0.14	1
2720190058	Carmichael & Old Foothill Farms	RD 5	0.16	1
2720190059	Carmichael & Old Foothill Farms	RD 5	0.16	1
2720210092	Carmichael & Old Foothill Farms	RD 5	0.23	1
2720210093	Carmichael & Old Foothill Farms	RD 5	0.21	1
2720210094	Carmichael & Old Foothill Farms	RD 5	0.21	1
2720210095	Carmichael & Old Foothill Farms	RD 5	0.21	1
2720220051	Carmichael & Old Foothill Farms	RD 5	0.20	1
2720250072	Carmichael & Old Foothill Farms	RD 5	0.22	1
2720250073	Carmichael & Old Foothill Farms	RD 5	0.23	1
2720250074	Carmichael & Old Foothill Farms	RD 5	0.23	1
2720250075	Carmichael & Old Foothill Farms	RD 5	0.23	1
2720271031	Carmichael & Old Foothill Farms	RD 5	0.16	1
2720290074	Carmichael & Old Foothill Farms	RD 5	0.22	1
2720290075	Carmichael & Old Foothill Farms	RD 5	0.22	1
2730030024	Carmichael & Old Foothill Farms	RD 5	0.27	1
2730030028	Carmichael & Old Foothill Farms	RD 5	0.27	1
2730070029	Carmichael & Old Foothill Farms	RD 5	0.18	1
2730091078	Carmichael & Old Foothill Farms	RD 5	0.27	1
2730170012	Carmichael & Old Foothill Farms	RD 5	0.38	1
2730192019	Carmichael & Old Foothill Farms	RD 5	0.01	1
2730311030	Carmichael & Old Foothill Farms	RD 5	0.27	1
2730311056	Carmichael & Old Foothill Farms	RD 5	0.34	1

2730311085	Carmichael & Old Foothill Farms	RD 5	0.25	1
2780111006	Arden Arcade	RD 5	0.16	1
2780155002	Arden Arcade	RD 5	0.01	1
2780182035	Arden Arcade	RD 5	0.21	1
2780182036	Arden Arcade	RD 5	0.21	1
2790110071	Arden Arcade	RD 5	0.18	1
2790122017	Arden Arcade	RD 5	0.25	1
2790122018	Arden Arcade	RD 5	0.23	1
2790122019	Arden Arcade	RD 5	0.23	1
2790122020	Arden Arcade	RD 5	0.23	1
2790122021	Arden Arcade	RD 5	0.28	1
2790122022	Arden Arcade	RD 5	0.28	1
2790191019	Arden Arcade	RD 5	0.03	1
2790191024	Arden Arcade	RD 5	0.30	1
2790191026	Arden Arcade	RD 5	0.03	1
2790201032	Arden Arcade	RD 5	0.24	1
2790203007	Arden Arcade	RD 5	0.56	2
2790310005	Arden-Arcade	RD 5	3.15	13
2810051003	Arden Arcade	RD 5	0.19	1
2820062028	Carmichael & Old Foothill Farms	RD 5	0.25	1
2820141008	Carmichael & Old Foothill Farms	RD 5	0.91	3
2820141013	Carmichael & Old Foothill Farms	RD 5	0.50	2
2820141019	Carmichael & Old Foothill Farms	RD 5	0.58	2
2820211044	Carmichael & Old Foothill Farms	RD 5	0.17	1
2820211045	Carmichael & Old Foothill Farms	RD 5	0.20	1
2820211047	Carmichael & Old Foothill Farms	RD 5	0.23	1
2830081009	Carmichael & Old Foothill Farms	RD 5	0.38	1
2830090054	Carmichael & Old Foothill Farms	RD 5	0.18	1
2830090055	Carmichael & Old Foothill Farms	RD 5	0.28	1
2830102012	Carmichael & Old Foothill Farms	RD 5	0.26	1
2830221009	Carmichael & Old Foothill Farms	RD 5	0.22	1
2830272027	Carmichael & Old Foothill Farms	RD 5	1.66	7
2830300075	Carmichael & Old Foothill Farms	RD 5	0.96	4
2830300076	Carmichael & Old Foothill Farms	RD 5	0.32	1
2830321018	Carmichael & Old Foothill Farms	RD 5	0.00	1

2830362022	Carmichael & Old Foothill Farms	RD 5	0.02	1
2860092020	Arden Arcade	RD 5	0.25	1
2860180036	Arden Arcade	RD 5	0.21	1
2860180037	Arden Arcade	RD 5	0.21	1
2860300062	Arden Arcade	RD 5	0.23	1
2860300079	Arden Arcade	RD 5	0.24	1
2860300080	Arden Arcade	RD 5	0.21	1
2860340047	Arden Arcade	RD 5	0.03	1
2860370002	Arden Arcade	RD 5	0.25	1
2940260012	Arden Arcade	RD 5	0.20	1
			<b>1827.34</b>	<b>7183</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-13  
RESIDENTIAL DENSITY 7 (RD 7)  
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)  
ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

<b>APN</b>	<b>Community</b>	<b>Zoning</b>	<b>Acres</b>	<b>Available Units</b>
0500351002	South Sacramento	RD 7	0.94	5
0500351003	South Sacramento	RD 7	0.94	5
0500351014	South Sacramento	RD 7	0.94	5
0500500053	South Sacramento	RD 7	0.54	3
0630250057	Rancho Cordova	RD 7	0.08	1
0640072003	Vineyard	RD 7	10.50	83
0650070007	Vineyard	RD 7	14.20	84
0650070006	Vineyard	RD 7	9.80	62
0650270001	Vineyard	RD 7	17.79	105
0660070017	Vineyard	RD 7	8.44	50
0660070051	Vineyard	RD 7	17.32	103
0660120001	Vineyard	RD 7	0.14	1
0660120002	Vineyard	RD 7	0.12	1
0660120003	Vineyard	RD 7	0.12	1
0660120008	Vineyard	RD 7	0.10	1
0660120009	Vineyard	RD 7	0.11	1
0660120010	Vineyard	RD 7	0.11	1
0660120011	Vineyard	RD 7	0.11	1
0660120012	Vineyard	RD 7	0.11	1
0660120013	Vineyard	RD 7	0.11	1
0660120014	Vineyard	RD 7	0.11	1
0660120015	Vineyard	RD 7	0.11	1
0660120016	Vineyard	RD 7	0.11	1
0660120017	Vineyard	RD 7	0.11	1
0660120018	Vineyard	RD 7	0.11	1
0660120019	Vineyard	RD 7	0.11	1
0660120020	Vineyard	RD 7	0.17	1
0660120021	Vineyard	RD 7	0.11	1
0660120022	Vineyard	RD 7	0.11	1
0660120023	Vineyard	RD 7	0.11	1
0660120024	Vineyard	RD 7	0.11	1
0660120025	Vineyard	RD 7	0.11	1
0660120026	Vineyard	RD 7	0.11	1
0660120027	Vineyard	RD 7	0.11	1
0660120028	Vineyard	RD 7	0.11	1
0660120029	Vineyard	RD 7	0.13	1
0660120030	Vineyard	RD 7	0.13	1
0660120031	Vineyard	RD 7	0.11	1
0660120032	Vineyard	RD 7	0.11	1
0660120033	Vineyard	RD 7	0.11	1
0660120034	Vineyard	RD 7	0.11	1
0660120035	Vineyard	RD 7	0.11	1
0660120036	Vineyard	RD 7	0.11	1
0660120037	Vineyard	RD 7	0.11	1

0660120038	Vineyard	RD 7	0.11	1
0660120039	Vineyard	RD 7	0.11	1
0660120040	Vineyard	RD 7	0.16	1
0660120041	Vineyard	RD 7	0.14	1
0660120042	Vineyard	RD 7	0.11	1
0660120043	Vineyard	RD 7	0.11	1
0660120044	Vineyard	RD 7	0.16	1
0660120045	Vineyard	RD 7	0.13	1
0660120046	Vineyard	RD 7	0.11	1
0660120047	Vineyard	RD 7	0.11	1
0660120048	Vineyard	RD 7	0.13	1
0660120049	Vineyard	RD 7	0.15	1
0660120050	Vineyard	RD 7	0.11	1
0660120051	Vineyard	RD 7	0.11	1
0660120052	Vineyard	RD 7	0.11	1
0660120053	Vineyard	RD 7	0.11	1
0660120054	Vineyard	RD 7	0.11	1
0660120055	Vineyard	RD 7	0.11	1
0660120056	Vineyard	RD 7	0.11	1
0660120057	Vineyard	RD 7	0.11	1
0660120058	Vineyard	RD 7	0.11	1
0660120059	Vineyard	RD 7	0.11	1
0660120060	Vineyard	RD 7	0.11	1
0660120061	Vineyard	RD 7	0.11	1
0660120062	Vineyard	RD 7	0.11	1
0660120063	Vineyard	RD 7	0.11	1
0660120064	Vineyard	RD 7	0.15	1
0660120065	Vineyard	RD 7	0.15	1
0660120066	Vineyard	RD 7	0.11	1
0660120067	Vineyard	RD 7	0.11	1
0660120068	Vineyard	RD 7	0.11	1
0660120069	Vineyard	RD 7	0.11	1
0660120070	Vineyard	RD 7	0.11	1
0660120071	Vineyard	RD 7	0.11	1
0660120072	Vineyard	RD 7	0.11	1
0660120073	Vineyard	RD 7	0.11	1
0660120074	Vineyard	RD 7	0.11	1
0660120075	Vineyard	RD 7	0.11	1
0660120076	Vineyard	RD 7	0.11	1
0660120077	Vineyard	RD 7	0.11	1
0660120078	Vineyard	RD 7	0.11	1
0660120079	Vineyard	RD 7	0.11	1
0660120080	Vineyard	RD 7	0.11	1
0660120081	Vineyard	RD 7	0.13	1
0660130001	Vineyard	RD 7	0.17	1
0660130002	Vineyard	RD 7	0.11	1
0660130003	Vineyard	RD 7	0.11	1
0660130004	Vineyard	RD 7	0.11	1
0660130005	Vineyard	RD 7	0.11	1
0660130006	Vineyard	RD 7	0.11	1

0660130007	Vineyard	RD 7	0.11	1
0660130008	Vineyard	RD 7	0.11	1
0660130009	Vineyard	RD 7	0.11	1
0660130010	Vineyard	RD 7	0.11	1
0660130011	Vineyard	RD 7	0.11	1
0660130012	Vineyard	RD 7	0.11	1
0660130013	Vineyard	RD 7	0.11	1
0660130014	Vineyard	RD 7	0.11	1
0660130015	Vineyard	RD 7	0.11	1
0660130016	Vineyard	RD 7	0.16	1
0660130034	Vineyard	RD 7	0.22	1
0660130037	Vineyard	RD 7	0.15	1
0660130038	Vineyard	RD 7	0.15	1
0660130042	Vineyard	RD 7	0.11	1
0660140001	Vineyard	RD 7	0.16	1
0660140002	Vineyard	RD 7	0.11	1
0660140003	Vineyard	RD 7	0.11	1
0660140005	Vineyard	RD 7	0.11	1
0660140006	Vineyard	RD 7	0.11	1
0660140007	Vineyard	RD 7	0.11	1
0660140008	Vineyard	RD 7	0.11	1
0660140009	Vineyard	RD 7	0.11	1
0660140010	Vineyard	RD 7	0.13	1
0660140011	Vineyard	RD 7	0.15	1
0660140012	Vineyard	RD 7	0.11	1
0660140013	Vineyard	RD 7	0.11	1
0660140014	Vineyard	RD 7	0.11	1
0660140015	Vineyard	RD 7	0.11	1
0660140020	Vineyard	RD 7	0.10	1
0660140021	Vineyard	RD 7	0.11	1
0660140022	Vineyard	RD 7	0.11	1
0660140023	Vineyard	RD 7	0.11	1
0660140024	Vineyard	RD 7	0.21	1
0660140025	Vineyard	RD 7	0.15	1
0660140026	Vineyard	RD 7	0.11	1
0660140027	Vineyard	RD 7	0.11	1
0660140028	Vineyard	RD 7	0.11	1
0660140029	Vineyard	RD 7	0.11	1
0660140030	Vineyard	RD 7	0.11	1
0660140031	Vineyard	RD 7	0.11	1
0660140032	Vineyard	RD 7	0.14	1
0660140033	Vineyard	RD 7	0.13	1
0660140034	Vineyard	RD 7	0.11	1
0660140035	Vineyard	RD 7	0.11	1
0660140036	Vineyard	RD 7	0.11	1
0660140037	Vineyard	RD 7	0.10	1
0660140038	Vineyard	RD 7	0.17	1
0660140039	Vineyard	RD 7	0.15	1
0660140040	Vineyard	RD 7	0.15	1
0660140041	Vineyard	RD 7	0.11	1

0660140042	Vineyard	RD 7	0.11	1
0660140043	Vineyard	RD 7	0.11	1
0660140044	Vineyard	RD 7	0.11	1
0660140045	Vineyard	RD 7	0.13	1
0660140046	Vineyard	RD 7	0.11	1
0660140047	Vineyard	RD 7	0.11	1
0660140048	Vineyard	RD 7	0.11	1
0660140049	Vineyard	RD 7	0.14	1
0660140050	Vineyard	RD 7	0.13	1
0660140051	Vineyard	RD 7	0.11	1
0660140052	Vineyard	RD 7	0.12	1
0660140053	Vineyard	RD 7	0.12	1
0660140054	Vineyard	RD 7	0.12	1
0660140055	Vineyard	RD 7	0.12	1
0660140056	Vineyard	RD 7	0.12	1
0660140057	Vineyard	RD 7	0.11	1
0660140058	Vineyard	RD 7	0.12	1
0660140068	Vineyard	RD 7	0.18	1
0660140069	Vineyard	RD 7	0.18	1
0660150049	Vineyard	RD 7	0.14	1
0660150050	Vineyard	RD 7	0.14	1
0660150051	Vineyard	RD 7	0.17	1
0660170069	Vineyard	RD 7	0.12	1
0660170070	Vineyard	RD 7	0.12	1
0660170071	Vineyard	RD 7	0.12	1
0660170072	Vineyard	RD 7	0.12	1
0660170073	Vineyard	RD 7	0.12	1
0660170074	Vineyard	RD 7	0.12	1
0660170075	Vineyard	RD 7	0.12	1
0660170076	Vineyard	RD 7	0.18	1
0660180066	Vineyard	RD 7	0.14	1
0660180067	Vineyard	RD 7	0.12	1
0660180068	Vineyard	RD 7	0.12	1
0660180069	Vineyard	RD 7	0.12	1
0660180070	Vineyard	RD 7	0.12	1
0660180071	Vineyard	RD 7	0.12	1
0660180072	Vineyard	RD 7	0.12	1
0660180073	Vineyard	RD 7	0.12	1
0660180074	Vineyard	RD 7	0.12	1
0660180075	Vineyard	RD 7	0.12	1
0660180076	Vineyard	RD 7	0.12	1
0660190001	Vineyard	RD 7	0.21	1
0660190002	Vineyard	RD 7	0.12	1
0660190003	Vineyard	RD 7	0.12	1
0660190004	Vineyard	RD 7	0.12	1
0660190005	Vineyard	RD 7	0.12	1
0660190006	Vineyard	RD 7	0.12	1
0660190007	Vineyard	RD 7	0.12	1
0660190008	Vineyard	RD 7	0.13	1
0660190009	Vineyard	RD 7	0.12	1

0660190010	Vineyard	RD 7	0.11	1
0660190011	Vineyard	RD 7	0.11	1
0660190012	Vineyard	RD 7	0.11	1
0660190013	Vineyard	RD 7	0.11	1
0660190014	Vineyard	RD 7	0.11	1
0660190015	Vineyard	RD 7	0.11	1
0660190016	Vineyard	RD 7	0.11	1
0660190017	Vineyard	RD 7	0.16	1
0660190018	Vineyard	RD 7	0.15	1
0660190019	Vineyard	RD 7	0.11	1
0660190020	Vineyard	RD 7	0.11	1
0660190021	Vineyard	RD 7	0.11	1
0660190022	Vineyard	RD 7	0.11	1
0660190023	Vineyard	RD 7	0.11	1
0660190024	Vineyard	RD 7	0.11	1
0660190025	Vineyard	RD 7	0.11	1
0660190026	Vineyard	RD 7	0.11	1
0660190027	Vineyard	RD 7	0.11	1
0660190028	Vineyard	RD 7	0.11	1
0660190029	Vineyard	RD 7	0.15	1
0660190030	Vineyard	RD 7	0.12	1
0660190031	Vineyard	RD 7	0.12	1
0660210001	Vineyard	RD 7	5.17	30
1150091005	Vineyard	RD 7	10.00	58
1150091006	Vineyard	RD 7	9.00	54
1150091007	Vineyard	RD 7	0.80	4
1211080001	Vineyard	RD 7	0.12	1
1211080002	Vineyard	RD 7	0.12	1
1211080004	Vineyard	RD 7	0.13	1
1211080005	Vineyard	RD 7	0.12	1
1211080006	Vineyard	RD 7	0.10	1
1211080007	Vineyard	RD 7	0.10	1
1211080008	Vineyard	RD 7	0.12	1
1211080009	Vineyard	RD 7	0.11	1
1211080010	Vineyard	RD 7	0.12	1
1211080011	Vineyard	RD 7	0.10	1
1211080012	Vineyard	RD 7	0.10	1
1211080013	Vineyard	RD 7	0.12	1
1211080014	Vineyard	RD 7	0.13	1
1211080015	Vineyard	RD 7	0.13	1
1211080016	Vineyard	RD 7	0.13	1
1211080017	Vineyard	RD 7	0.12	1
1211080021	Vineyard	RD 7	0.13	1
1211080022	Vineyard	RD 7	0.13	1
1211080023	Vineyard	RD 7	0.13	1
1211080024	Vineyard	RD 7	0.12	1
1211080025	Vineyard	RD 7	0.09	1
1211080026	Vineyard	RD 7	0.09	1
1211080027	Vineyard	RD 7	0.10	1
1211080028	Vineyard	RD 7	0.14	1



1211080029	Vineyard	RD 7	0.13	1
1211080030	Vineyard	RD 7	0.10	1
1211080031	Vineyard	RD 7	0.09	1
1211080032	Vineyard	RD 7	0.09	1
1211080033	Vineyard	RD 7	0.09	1
1211080034	Vineyard	RD 7	0.09	1
1211080035	Vineyard	RD 7	0.09	1
1211080036	Vineyard	RD 7	0.09	1
1211080037	Vineyard	RD 7	0.09	1
1211080038	Vineyard	RD 7	0.09	1
1211080039	Vineyard	RD 7	0.09	1
1211080040	Vineyard	RD 7	0.09	1
1211080041	Vineyard	RD 7	0.09	1
1211080042	Vineyard	RD 7	0.10	1
1211080043	Vineyard	RD 7	0.10	1
1211080044	Vineyard	RD 7	0.10	1
1211080045	Vineyard	RD 7	0.10	1
1211080046	Vineyard	RD 7	0.10	1
1211080047	Vineyard	RD 7	0.10	1
1211080048	Vineyard	RD 7	0.12	1
1211080049	Vineyard	RD 7	0.12	1
1211080050	Vineyard	RD 7	0.10	1
1211080051	Vineyard	RD 7	0.12	1
1211080052	Vineyard	RD 7	0.12	1
1211080053	Vineyard	RD 7	0.09	1
1211080054	Vineyard	RD 7	0.10	1
1211080055	Vineyard	RD 7	0.11	1
1211080056	Vineyard	RD 7	0.12	1
1211080057	Vineyard	RD 7	0.12	1
1211080059	Vineyard	RD 7	0.12	1
1220050017	Vineyard	RD 7	9.92	59
1220050018	Vineyard	RD 7	6.12	36
1220050032	Vineyard	RD 7	5.82	34
1220050033	Vineyard	RD 7	0.43	2
1220790001	Vineyard	RD 7	2.93	17
1220790002	Vineyard	RD 7	3.79	22
1220790013	Vineyard	RD 7	0.42	2
2020070013	Rio Linda/Elverta	RD 7	19.75	89
2020080005	Rio Linda/Elverta	RD 7	31.16	126
2020080007	Rio Linda/Elverta	RD 7	6.40	31
2020080019	Rio Linda/Elverta	RD 7	10.00	59
2020080020	Rio Linda/Elverta	RD 7	10.00	59
2020080053	Rio Linda/Elverta	RD 7	20.00	91
2020080056	Rio Linda/Elverta	RD 7	9.55	56
2020080057	Rio Linda/Elverta	RD 7	5.00	25
2020080058	Rio Linda/Elverta	RD 7	5.00	25
2020080059	Rio Linda/Elverta	RD 7	9.36	31
2030070064	Antelope	RD 7	5.47	32
2030100058	Antelope	RD 7	17.44	103
2030100074	Antelope	RD 7	2.30	13

2030100082	Antelope	RD 7	3.21	19
2030100083	Antelope	RD 7	33.34	198
2030100084	Antelope	RD 7	5.81	34
2030110064	Antelope	RD 7	0.63	3
2030120047	Antelope	RD 7	2.00	11
2030120069	Antelope	RD 7	1.46	8
2030120070	Antelope	RD 7	4.42	26
2030120072	Antelope	RD 7	0.29	1
2030260016	Antelope	RD 7	3.00	17
2030260064	Antelope	RD 7	23.01	136
2030720074	Antelope	RD 7	0.59	3
2030730072	Antelope	RD 7	0.14	1
2030730073	Antelope	RD 7	0.02	1
2030850002	Antelope	RD 7	7.22	42
2030850003	Antelope	RD 7	17.27	102
2030910117	Antelope	RD 7	0.06	1
2030910118	Antelope	RD 7	0.28	1
2031040001	Antelope	RD 7	1.72	10
2031100057	Antelope	RD 7	0.14	1
2031270108	Antelope	RD 7	0.16	1
2031270110	Antelope	RD 7	0.16	1
2031300096	Antelope	RD 7	0.08	1
2031300097	Antelope	RD 7	0.03	1
2031350061	Antelope	RD 7	1.60	9
2031490082	Antelope	RD 7	0.70	4
2032010004	Antelope	RD 7	0.11	1
2060183004	Rio Linda/Elverta	RD 7	0.22	1
2060183005	Rio Linda/Elverta	RD 7	0.24	1
2060183008	Rio Linda/Elverta	RD 7	0.33	1
2060183009	Rio Linda/Elverta	RD 7	0.35	2
2060183010	Rio Linda/Elverta	RD 7	0.43	2
2080122001	North Highlands	RD 7	5.94	35
2090770043	Citrus Heights	RD 7	0.18	1
2440082028	Fair Oaks	RD 7	0.14	1
2440082029	Fair Oaks	RD 7	0.15	1
2440082030	Fair Oaks	RD 7	0.19	1
2440082031	Fair Oaks	RD 7	0.19	1
2440082043	Fair Oaks	RD 7	0.36	2
2440082044	Fair Oaks	RD 7	0.22	1
2440082045	Fair Oaks	RD 7	0.24	1
2440082046	Fair Oaks	RD 7	0.17	1
2440233017	Fair Oaks	RD 7	0.19	1
2440275006	Fair Oaks	RD 7	0.28	1
2890201026	Arden Arcade	RD 7	1.80	10
			<b>436.86</b>	<b>2520</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-14**  
**RESIDENTIAL DENSITY 10 (RD 10)**  
**GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)**  
**ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
0200083003	South Sacramento	RD10	0.25	2
0200313025	South Sacramento	RD10	0.13	1
0220033010	South Sacramento	RD10	0.23	1
0220104031	South Sacramento	RD10	0.33	2
0260021023	South Sacramento	RD10	0.22	1
0260021039	South Sacramento	RD10	0.22	1
0260021040	South Sacramento	RD10	0.19	1
0260041009	South Sacramento	RD10	0.44	3
0260041010	South Sacramento	RD10	0.22	1
0260094003	South Sacramento	RD10	0.26	2
0260103005	South Sacramento	RD10	0.92	7
0260300038	South Sacramento	RD10	1.60	13
0370011055	South Sacramento	RD10	2.04	17
0370171016	South Sacramento	RD10	0.16	1
0370231002	South Sacramento	RD10	4.75	40
0390011008	South Sacramento	RD10	4.71	40
0390052027	South Sacramento	RD10	0.83	7
0390052034	South Sacramento	RD10	2.53	21
0390072002	South Sacramento	RD10	1.88	15
0390091006	South Sacramento	RD10	0.86	7
0390233032	South Sacramento	RD10	0.17	1
0390233033	South Sacramento	RD10	0.18	1
0400010052	South Sacramento	RD10	4.15	35
0400010053	South Sacramento	RD10	0.17	1
0420170003	South Sacramento	RD10	0.06	1
0430042022	South Sacramento	RD10	0.23	1
0430042028	South Sacramento	RD10	0.21	1
0430061016	South Sacramento	RD10	0.26	2
0430062021	South Sacramento	RD10	0.34	2
0430062022	South Sacramento	RD10	0.31	2
0500291004	South Sacramento	RD10	0.29	2
0500292003	South Sacramento	RD10	0.23	1
0500292005	South Sacramento	RD10	0.22	1
0500293005	South Sacramento	RD10	0.23	1
0500341007	South Sacramento	RD10	0.62	5
0500341011	South Sacramento	RD10	0.28	2
0500492025	South Sacramento	RD10	0.21	1
0510160005	South Sacramento	RD10	1.36	11
0510352007	South Sacramento	RD10	0.17	1
0510352018	South Sacramento	RD10	0.17	1
0510352021	South Sacramento	RD10	0.17	1
0510353002	South Sacramento	RD10	0.18	1
0510353005	South Sacramento	RD10	0.17	1
0510420020	South Sacramento	RD10	0.13	1

0650052033	Vineyard	RD10	4.60	39
0660090010	Vineyard	RD10	2.37	20
0660100034	Vineyard	RD10	5.00	42
0660100035	Vineyard	RD10	4.61	39
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0660260075	Vineyard	RD10	0.06	1
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0660260077	Vineyard	RD10	0.06	1
0660260082	Vineyard	RD10	0.10	1
0660260083	Vineyard	RD10	0.04	1
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0660260085	Vineyard	RD10	0.04	1
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0660260089	Vineyard	RD10	0.03	1
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0660270099	Vineyard	RD10	0.07	1
0660270100	Vineyard	RD10	0.06	1
0660270106	Vineyard	RD10	0.07	1
0660270107	Vineyard	RD10	0.07	1
0660270109	Vineyard	RD10	0.03	1
0660270110	Vineyard	RD10	0.03	1
0660270111	Vineyard	RD10	0.03	1
0660270112	Vineyard	RD10	0.03	1
0720231092, 093, 099 (Glenborough)	Cordova	RD10	77.90	662
1150330042	South Sacramento	RD10	0.29	2
1210130013	Vineyard	RD10	2.42	20
1210130014	Vineyard	RD10	2.33	19
1210130015	Vineyard	RD10	2.32	19
1210130016	Vineyard	RD10	2.33	19
1220170011	Vineyard	RD10	8.17	69
1460160037	Delta	RD10	0.60	5
1460170061	Delta	RD10	0.16	1
1460170063	Delta	RD10	1.29	10
1460180042	Delta	RD10	0.86	7

1460180044	Delta	RD10	8.17	69
1460180063	Delta	RD10	0.42	3
1460180070	Delta	RD10	3.28	27
1460180071	Delta	RD10	0.50	4
1460340013	Delta	RD10	0.10	1
1460340048	Delta	RD10	0.44	3
1460340049	Delta	RD10	0.37	3
1460350014	Delta	RD10	0.15	1
1460360069	Delta	RD10	0.07	1
1460360075	Delta	RD10	0.03	1
1460360084	Delta	RD10	0.05	1
1460360088	Delta	RD10	0.05	1
1460360092	Delta	RD10	0.10	1
1460360093	Delta	RD10	0.12	1
1460370012	Delta	RD10	0.05	1
1460370028	Delta	RD10	0.08	1
1460370029	Delta	RD10	0.08	1
1460370042	Delta	RD10	0.11	1
1460390005	Delta	RD10	0.13	1
1460390008	Delta	RD10	0.15	1
1460390012	Delta	RD10	0.10	1
1460390032	Delta	RD10	0.13	1
1460390041	Delta	RD10	0.17	1
2030050056	Antelope	RD10	21.08	179
2030110076	Antelope	RD10	0.79	6
2190520011	North Highlands	RD10	0.03	1
2190660027	North Highlands	RD10	0.09	1
2220024001	North Highlands	RD10	6.02	51
2220024041	North Highlands	RD10	3.94	33
2280082015	North Highlands	RD10	0.98	8
2280082027	North Highlands	RD10	0.77	6
2280082028	North Highlands	RD10	0.77	6
2280091015	North Highlands	RD10	0.81	6
2280091025	North Highlands	RD10	0.30	2
2280091030	North Highlands	RD10	0.33	2
2280182004	North Highlands	RD10	0.35	2
2280500054	North Highlands	RD10	0.19	1
2280500055	North Highlands	RD10	0.22	1
2300132013	Carmichael and Old Foothill Farms	RD10	1.62	13
2300133005	Carmichael & Old Foothill Farms	RD10	1.54	13
2300133024	Carmichael & Old Foothill Farms	RD10	0.20	1
2300133025	Carmichael & Old Foothill Farms	RD10	0.19	1
2300133026	Carmichael & Old Foothill Farms	RD10	0.20	1
2350630063	Orangevale	RD10	0.01	1
2360360024	Carmichael & Old Foothill Farms	RD10	0.27	2



2390070067	Carmichael & Old Foothill Farms	RD10	2.63	22
2390070069	Carmichael & Old Foothill Farms	RD10	2.80	23
2400141039	Carmichael & Old Foothill Farms	RD10	0.15	1
2400560047	Carmichael & Old Foothill Farms	RD10	0.20	1
2420400043	Fair Oaks	RD10	0.09	1
2420410033	Fair Oaks	RD10	0.15	1
2440013023	Fair Oaks	RD10	0.24	2
2440013024	Fair Oaks	RD10	0.25	2
2440360002	Fair Oaks	RD10	0.70	5
2440360018	Fair Oaks	RD10	0.61	5
2440360021	Fair Oaks	RD10	0.30	2
2440360058	Fair Oaks	RD10	0.05	1
2450222030	Carmichael & Old Foothill Farms	RD10	2.19	18
2450240014	Carmichael and Old Foothill Farms	RD10	1.48	12
2450240026	Carmichael and Old Foothill Farms	RD10	1.33	11
2450240028	Carmichael and Old Foothill Farms	RD10	0.49	4
2580130063	Carmichael & Old Foothill Farms	RD10	0.25	2
2580225022	Carmichael & Old Foothill Farms	RD10	0.62	5
2600470022	Carmichael & Old Foothill Farms	RD10	0.12	1
2600470023	Carmichael & Old Foothill Farms	RD10	0.10	1
2600470024	Carmichael & Old Foothill Farms	RD10	0.12	1
2600470025	Carmichael & Old Foothill Farms	RD10	0.10	1
2600470026	Carmichael & Old Foothill Farms	RD10	0.09	1
2600470028	Carmichael & Old Foothill Farms	RD10	0.15	1
2600470029	Carmichael & Old Foothill Farms	RD10	0.22	1
2600470032	Carmichael & Old Foothill Farms	RD10	0.20	1
2600480029	Carmichael & Old Foothill Farms	RD10	0.19	1
2600480030	Carmichael & Old Foothill Farms	RD10	0.24	2
2610010051	Fair Oaks	RD10	1.33	11
2610210019	Orangevale	RD10	1.31	11
2610540019	Orangevale	RD10	0.23	1
2610700007	Fair Oaks	RD10	0.08	1
2610700008	Fair Oaks	RD10	0.06	1

2610700009	Fair Oaks	RD10	0.07	1
2610700010	Fair Oaks	RD10	0.05	1
2610700011	Fair Oaks	RD10	0.05	1
2610700012	Fair Oaks	RD10	0.06	1
2610700013	Fair Oaks	RD10	0.08	1
2610700014	Fair Oaks	RD10	0.08	1
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2610700017	Fair Oaks	RD10	0.05	1
2610700018	Fair Oaks	RD10	0.06	1
2610700019	Fair Oaks	RD10	0.07	1
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2610700022	Fair Oaks	RD10	0.05	1
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2610700061	Fair Oaks	RD10	0.05	1
2610700062	Fair Oaks	RD10	0.08	1
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2610700109	Fair Oaks	RD10	0.08	1
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2610700112	Fair Oaks	RD10	0.05	1
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2610700149	Fair Oaks	RD10	0.06	1
2610700150	Fair Oaks	RD10	0.07	1
2610700151	Fair Oaks	RD10	0.07	1
2610700152	Fair Oaks	RD10	0.06	1
2610700153	Fair Oaks	RD10	0.05	1
2610700154	Fair Oaks	RD10	0.05	1
2610700155	Fair Oaks	RD10	0.06	1
2610700156	Fair Oaks	RD10	0.08	1
2610700165	Fair Oaks	RD10	0.08	1
2610700166	Fair Oaks	RD10	0.07	1

2610700167	Fair Oaks	RD10	0.05	1
2610710001	Fair Oaks	RD10	0.07	1
2610710002	Fair Oaks	RD10	0.07	1
2610710003	Fair Oaks	RD10	0.05	1
2610710004	Fair Oaks	RD10	0.05	1
2610710005	Fair Oaks	RD10	0.08	1
2610710006	Fair Oaks	RD10	0.12	1
2610710007	Fair Oaks	RD10	0.09	1
2610710008	Fair Oaks	RD10	0.06	1
2610710009	Fair Oaks	RD10	0.05	1
2610710010	Fair Oaks	RD10	0.05	1
2610710011	Fair Oaks	RD10	0.06	1
2610710012	Fair Oaks	RD10	0.08	1
2610710013	Fair Oaks	RD10	0.08	1
2610710014	Fair Oaks	RD10	0.07	1
2610710015	Fair Oaks	RD10	0.06	1
2610710016	Fair Oaks	RD10	0.06	1
2710170031	Carmichael & Old Foothill Farms	RD10	0.15	1
2710170032	Carmichael & Old Foothill Farms	RD10	0.15	1
2710170033	Carmichael & Old Foothill Farms	RD10	0.15	1
2720011072	Carmichael & Old Foothill Farms	RD10	0.19	1
2720011073	Carmichael & Old Foothill Farms	RD10	0.19	1
2720200022	Carmichael & Old Foothill Farms	RD10	0.48	4
2720312020	Carmichael & Old Foothill Farms	RD10	0.67	5
2730301018	Carmichael & Old Foothill Farms	RD10	0.36	3
2850183020	Arden Arcade	RD10	0.07	1
			<b>247.49</b>	<b>2219</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-15  
RESIDENTIAL DENSITY 15 (RD 15)  
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30  
DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
0200301005	South Sacramento	RD15	0.19	2
0390011006, 008, 021, 033, 042, 043	South Sacramento	RD15	11.84	113
0640080043	Vineyard	RD-20 (15 du/ac min.)	9.50	143
065-0080-099	Vineyard	RD-20 (15 du/ac min.)	0.90	14
065-0080-100	Vineyard	RD-20 (15 du/ac min.)	3.40	50
0720231092, 093, 094 (Glenborough)	Cordova	RD15	29.50	376
0720231106 (Easton Place)	Cordova	RD15	6.70	100
0720231128 (Easton Place)	Cordova	RD15	20.50	307
0750020015	Cordova	RD15	14.65	186
1150073014	South Sacramento	RD15	0.42	5
1150073015	South Sacramento	RD15	0.32	4
1150073016	South Sacramento	RD15	13.52	172
1211070061	Vineyard	RD15	0.07	1
1211070050	Vineyard	RD15	0.05	1
1211070048	Vineyard	RD15	0.05	1
1211070047	Vineyard	RD15	0.05	1
1211070046	Vineyard	RD15	0.05	1
1211070045	Vineyard	RD15	0.05	1
1211070044	Vineyard	RD15	0.05	1
1211070043	Vineyard	RD15	0.06	1
1211070042	Vineyard	RD15	0.06	1
1211070041	Vineyard	RD15	0.06	1
1211070040	Vineyard	RD15	0.05	1
1211070039	Vineyard	RD15	0.06	1
1211070038	Vineyard	RD15	0.09	1
1211070019	Vineyard	RD15	0.05	1
1211070018	Vineyard	RD15	0.06	1
1211070017	Vineyard	RD15	0.06	1
1211070016	Vineyard	RD15	0.05	1
1211070015	Vineyard	RD15	0.05	1
1211070014	Vineyard	RD15	0.05	1
1211070013	Vineyard	RD15	0.05	1
1211070008	Vineyard	RD15	0.08	1
1211060043	Vineyard	RD15	0.06	1
1211060042	Vineyard	RD15	0.06	1
1211060041	Vineyard	RD15	0.06	1
1211060035	Vineyard	RD15	0.07	1

1211060034	Vineyard	RD15	0.06	1
1211060033	Vineyard	RD15	0.05	1
1211060032	Vineyard	RD15	0.05	1
1211060031	Vineyard	RD15	0.05	1
1211060030	Vineyard	RD15	0.05	1
1211060029	Vineyard	RD15	0.05	1
1211060028	Vineyard	RD15	0.05	1
1211060024	Vineyard	RD15	0.05	1
1211060023	Vineyard	RD15	0.08	1
1211060022	Vineyard	RD15	0.08	1
1211060016	Vineyard	RD15	0.10	1
1211060015	Vineyard	RD15	0.09	1
1211060014	Vineyard	RD15	0.08	1
1211060013	Vineyard	RD15	0.07	1
1211060012	Vineyard	RD15	0.07	1
1211060011	Vineyard	RD15	0.06	1
1211060010	Vineyard	RD15	0.05	1
1211060009	Vineyard	RD15	0.05	1
1211060008	Vineyard	RD15	0.07	1
1211060007	Vineyard	RD15	0.07	1
1211060006	Vineyard	RD15	0.07	1
1211060005	Vineyard	RD15	0.07	1
1211060002	Vineyard	RD15	0.07	1
			<b>114.42</b>	<b>1520</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-16  
RESIDENTIAL DENSITY 20 (RD 20)  
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30  
DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

<b>APN</b>	<b>Community</b>	<b>Zoning</b>	<b>Acres</b>	<b>Available Units</b>
0200242003	South Sacramento	RD20	0.28	1
0200242014	South Sacramento	RD20	0.30	1
0200242016	South Sacramento	RD20	0.57	1
0200242024	South Sacramento	RD20	0.29	1
0200253005	South Sacramento	RD20	0.59	1
0200253009	South Sacramento	RD20	0.17	1
0220233009	South Sacramento	RD20	0.22	1
0220233010	South Sacramento	RD20	0.20	1
0220233019	South Sacramento	RD20	0.24	1
0220233020	South Sacramento	RD20	0.20	1
0260041028	South Sacramento	RD20	0.52	1
0260064011	South Sacramento	RD20	0.02	1
0260102016	South Sacramento	RD20	0.46	1
0260252002	South Sacramento	RD20	0.14	1
0260283019	South Sacramento	RD20	0.59	1
0370011034	South Sacramento	RD20	0.06	1
0370182005	South Sacramento	RD20	0.13	1
0370182006	South Sacramento	RD20	0.13	1
0370182007	South Sacramento	RD20	0.14	1
0370321001	South Sacramento	RD20	0.66	1
0370321002	South Sacramento	RD20	0.45	1
0370321005	South Sacramento	RD20	0.67	1
0370327016	South Sacramento	RD20	0.17	1
0370327017	South Sacramento	RD20	0.13	1
0370327018	South Sacramento	RD20	0.13	1
0370327019	South Sacramento	RD20	0.13	1
0370327020	South Sacramento	RD20	0.14	1
0390052012	South Sacramento	RD20	0.55	1
0390052034	South Sacramento	RD20	0.02	1
0390052056	South Sacramento	RD20	0.40	1
0390052060	South Sacramento	RD20	0.98	1
0390063008	South Sacramento	RD20	0.75	1
0430230001	South Sacramento	RD20	0.46	1
0430230002	South Sacramento	RD20	0.44	1
0430230003	South Sacramento	RD20	0.44	1
0430230004	South Sacramento	RD20	0.46	1
0430230006	South Sacramento	RD20	0.32	1
0430230007	South Sacramento	RD20	0.33	1
0430230008	South Sacramento	RD20	0.33	1
0430230009	South Sacramento	RD20	0.35	1
0430230010	South Sacramento	RD20	0.48	1
0430230011	South Sacramento	RD20	0.41	1
0430230012	South Sacramento	RD20	0.49	1
0430230013	South Sacramento	RD20	0.32	1



0430230014	South Sacramento	RD20	0.29	1
0430230015	South Sacramento	RD20	0.29	1
0430230016	South Sacramento	RD20	0.52	1
0500311021	South Sacramento	RD20	0.37	1
0500351009	South Sacramento	RD20	0.22	1
0510200017	South Sacramento	RD20	0.71	1
0510200018	South Sacramento	RD20	0.72	1
0510467048	South Sacramento	RD20	0.07	1
0660210022	Vineyard	RD20	0.23	1
0750162027	Rancho Cordova	RD20	0.94	1
1150220056	South Sacramento	RD20	0.16	1
1190050005	Delta	RD20	0.14	1
1190050007	Delta	RD20	0.09	1
1420096006	Delta	RD20	0.17	1
1420096007	Delta	RD20	0.14	1
2030110088	Antelope	RD20	0.95	1
2080142022	North Highlands	RD20	0.38	1
2200680023	Carmichael & Old Foothill Farms	RD20	0.87	1
2200680024	Carmichael & Old Foothill Farms	RD20	0.86	1
2280042044	North Highlands	RD20	0.20	1
2280042045	North Highlands	RD20	0.20	1
2280092011	Carmichael & Old Foothill Farms	RD20	0.39	1
2280191023	North Highlands	RD20	0.25	1
2280191027	North Highlands	RD20	0.06	1
2280191033	North Highlands	RD20	0.19	1
2280191034	North Highlands	RD20	0.14	1
2280210061	Carmichael & Old Foothill Farms	RD20	0.21	1
2280590010	North Highlands	RD20	0.81	1
2280610019	North Highlands	RD20	0.56	1
2290050063	Carmichael & Old Foothill Farms	RD20	0.15	1
2290304013	Carmichael & Old Foothill Farms	RD20	0.37	1
2300051010	Carmichael & Old Foothill Farms	RD20	0.50	1
2300690026	Carmichael & Old Foothill Farms	RD20	0.11	1
2450190021	Carmichael & Old Foothill Farms	RD20	0.45	1
2580060016	Carmichael & Old Foothill Farms	RD20	0.04	1
2580300013	Carmichael & Old Foothill Farms	RD20	0.77	1
2600031029	Carmichael & Old Foothill Farms	RD20	0.55	1
2600063005	Carmichael & Old Foothill Farms	RD20	0.72	1
2850062001	Arden Arcade	RD20	0.44	1

2850062002	Arden Arcade	RD20	0.44	1
2850062009	Arden Arcade	RD20	0.41	1
2850062012	Arden Arcade	RD20	0.28	1
2850062013	Arden Arcade	RD20	0.28	1
2850062014	Arden Arcade	RD20	0.28	1
2850102005	Arden Arcade	RD20	0.41	1
2850102006	Arden Arcade	RD20	0.41	1
2850102015	Arden Arcade	RD20	0.40	1
2850102017	Arden Arcade	RD20	0.29	1
2850140017	Arden Arcade	RD20	0.23	1
2850140021	Arden Arcade	RD20	0.41	1
2860070025	Arden Arcade	RD20	0.24	1
2860141008	Arden Arcade	RD20	0.89	1
2860151053	Arden Arcade	RD20	0.12	1
2940180008	Arden Arcade	RD20	0.85	1
			<b>44.66</b>	<b>99</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-17  
RESIDENTIAL DENSITY 20 (RD 20)  
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30  
DU/AC) ASSUMED LAND USE: MULTIFAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
0390011013	South Sacramento	RD20	4.14	78
0390041004	South Sacramento	RD20	1.38	26
3900540010	South Sacramento	RD20	2.00	37
0390072016	South Sacramento	RD20	1.39	26
0390241001	South Sacramento	RD20	1.98	37
0430022010	South Sacramento	RD20	4.68 (1)	88
0430070005	South Sacramento	RD20	0.79 (1)	14
0430070022	South Sacramento	RD20	1.93 (1)	36
0430230001	South Sacramento	RD20	0.28 (1)	5
0430230002	South Sacramento	RD20	0.26 (1)	5
0430230003	South Sacramento	RD20	0.26 (1)	5
0430230004	South Sacramento	RD20	0.28 (1)	5
0430230005	South Sacramento	RD20	1.33 (1)	25
0430230006	South Sacramento	RD20	0.19 (1)	3
0430230007	South Sacramento	RD20	0.20 (1)	3
0430230008	South Sacramento	RD20	0.20 (1)	3
0430230009	South Sacramento	RD20	0.21 (1)	3
0430230010	South Sacramento	RD20	0.29 (1)	5
0430230011	South Sacramento	RD20	0.25 (1)	4
0430230012	South Sacramento	RD20	0.29 (1)	5
0430230013	South Sacramento	RD20	0.19 (1)	3
0430230014	South Sacramento	RD20	0.17 (1)	3
0430230015	South Sacramento	RD20	0.17 (1)	3
0430230016	South Sacramento	RD20	0.31 (1)	5
0500311028	South Sacramento	RD20	4.39	83
0510030001	South Sacramento	RD20	6.82	129
0510061018	South Sacramento	RD20	1.23	23
0510160014	South Sacramento	RD20	1.66	31
0510630021	South Sacramento	RD20	2.89	54
0650060035	South Sacramento	RD20	4.30	81
0650080057	Vineyard (N. Vineyard Station CP)	RD20	5.77	109
0650260004	Vineyard (N. Vineyard Station CP)	RD20	1.58	29
0650270004	Vineyard (N. Vineyard Station CP)	RD20	6.77	128
0660070051	Vineyard (N. Vineyard Station CP)	RD-7(2)	4.00	75

0660070052	Vineyard (N. Vineyard Station CP)	RD20	17.10	323
0660100024	Vineyard (N. Vineyard Station CP)	RD20	8.19	155
0660210011	Vineyard (N. Vineyard Station CP)	RD20	0.59	11
0660210013	Vineyard (N. Vineyard Station CP)	RD20	2.05	38
0660210022	Vineyard (N. Vineyard Station CP)	RD20	0.68	12
0750040025	Cordova	RD20	0.96	18
0750440024	Cordova	RD20	2.51	47
1151980003	South Sacramento	RD20	3.54	67
1210110056	Vineyard	RD20	11.91	225
1211090001	Vineyard	RD20	1.35	25
1211090002	Vineyard	RD20	4.31	81
1220790001	Vineyard (Vineyard Springs SP)	RD20	7.22	136
2020080005	Rio Linda/Elverta (Elverta SP)	RD20	4.75	89
2020080007	Rio Linda/Elverta (Elverta SP)	RD20	8.00	151
2020170024	Rio Linda/Elverta (Elverta SP)	RD20	4.50	85
2020170025	Rio Linda/Elverta (Elverta SP)	RD20	4.39	83
2030070075	Antelope	RD20	1.89	35
2030070138	Antelope	RD20	1.61	30
2030070139	Antelope	RD20	1.16	21
2030080044	Rio Linda/Elverta (Elverta SP)	RD20	5.23	99
2030120089	Antelope	RD20	9.69	183
2030260064	Antelope	RD20	5.80	109
2060141006	Rio Linda/Elverta	RD20	3.26	61
2080142020	North Highlands	RD20	1.93	36
2080142022	North Highlands	RD20	0.29	5
2080142030	North Highlands	RD20	3.44	65
2080142036	North Highlands	RD20	1.73	32
2140092019	Rio Linda/Elverta	RD20	1.51	28
2150092008	North Highlands	RD20	2.11	39
2150182001	North Highlands	RD20	1.63	30
2150182004	North Highlands	RD20	2.75	52
2150300079	North Highlands	RD20	1.18	22
2200420021	North Highlands	RD20	6.28	118
2300080001	Carmichael & Old Foothill Farms	RD20	3.03	57
			<b>199.14</b>	<b>3737</b>

			Acres	Units
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- (1) 60% of parcel acreage. Assumption : 60% of parcel acreage will be developed at RD-20 densities.  
 (2) Dedicated land with a minimum RD-20 density.

**TABLE C-18**  
**RESIDENTIAL DENSITY 30 (RD 30)**  
**GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30**  
**DU/AC) ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
0260110010	South Sacramento	RD30	0.85	1
0370174003	South Sacramento	RD30	0.17	1
0370174004	South Sacramento	RD30	0.18	1
0780013006	Rancho Cordova	RD30	0.30	1
1151260023	South Sacramento	RD30	0.33	1
1151870003	South Sacramento	RD30	0.08	1
1151870004	South Sacramento	RD30	0.08	1
1151870005	South Sacramento	RD30	0.08	1
1151870006	South Sacramento	RD30	0.10	1
1151870007	South Sacramento	RD30	0.09	1
1151870008	South Sacramento	RD30	0.10	1
1151870009	South Sacramento	RD30	0.08	1
1151870010	South Sacramento	RD30	0.08	1
1151870011	South Sacramento	RD30	0.08	1
1151870012	South Sacramento	RD30	0.10	1
1151870013	South Sacramento	RD30	0.10	1
1151870014	South Sacramento	RD30	0.10	1
1151870015	South Sacramento	RD30	0.10	1
1151870016	South Sacramento	RD30	0.08	1
1151870017	South Sacramento	RD30	0.08	1
1151870018	South Sacramento	RD30	0.08	1
1151870019	South Sacramento	RD30	0.08	1
1151870020	South Sacramento	RD30	0.11	1
1151870021	South Sacramento	RD30	0.06	1
1151870022	South Sacramento	RD30	0.06	1
1151870023	South Sacramento	RD30	0.06	1
1151870024	South Sacramento	RD30	0.06	1
2220320029	North Highlands	RD30	0.74	1
2280450010	Carmichael & Old Foothill Farms	RD30	0.19	1
2440120003	Fair Oaks	RD30	0.52	1
2440120004	Fair Oaks	RD30	0.17	1
2440360002	Fair Oaks	RD30	0.19	1
2540031048	Arden Arcade	RD30	0.27	1
2540071025	Arden Arcade	RD30	0.45	1
2560340001	Carmichael & Old Foothill Farms	RD30	0.19	1

2560340023	Carmichael & Old Foothill Farms	RD30	0.53	1
2660040046	Arden Arcade	RD30	0.42	1
2660040062	Arden Arcade	RD30	0.41	1
2710153006	Arden Arcade	RD30	0.50	1
2720190007	Carmichael & Old Foothill Farms	RD30	0.49	1
2780012003	Arden Arcade	RD30	0.17	1
2780171013	Arden Arcade	RD30	0.45	1
2780240071	Arden Arcade	RD30	0.12	1
2790171049	Arden Arcade	RD30	0.30	1
2850084007	Arden Arcade	RD30	0.57	1
2850190070	Arden Arcade	RD30	0.73	1
2850201011	Arden Arcade	RD30	0.08	1
2890590011	Carmichael & Old Foothill Farms	RD30	0.11	1
2890590032	Carmichael & Old Foothill Farms	RD30	0.19	1
2940010005	Arden Arcade	RD30	0.37	1
			<b>11.86</b>	<b>50</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-19**  
**RESIDENTIAL DENSITY 25,30 (RD 25, RD 30)**  
**GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30**  
**DU/AC) ASSUMED LAND USE: MULTIFAMILY RESIDENTIAL**

<b>APN</b>	<b>Community</b>	<b>Zoning</b>	<b>Acres</b>	<b>Available Units</b>
0420012035	South Sacramento	RD30	1.06	28
0690101032	Cordova	RD25	6.00	102
0730190069	Cosumnes	RD30	16.42	369
2850140033	Arden Arcade	RD30	0.84	22
			<b>24.32</b>	<b>521</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-20  
RESIDENTIAL DENSITY 40 (RD 40)  
GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (31-50 DU/AC)  
ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
2600050027	Carmichael & Old Foothill Farms	RD40	0.84	1
2660394002	Arden Arcade	RD40	0.31	1
2660394003	Arden Arcade	RD40	0.31	1
2720190006	Carmichael & Old Foothill Farms	RD40	0.17	1
2720190063	Carmichael & Old Foothill Farms	RD40	0.19	1
2720190064	Carmichael & Old Foothill Farms	RD40	0.18	1
2720190066	Carmichael & Old Foothill Farms	RD40	0.12	1
			<b>2.12</b>	<b>7</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-21  
RESIDENTIAL DENSITY 40 (RD 40)  
GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (31-50 DU/AC)  
ASSUMED LAND USE: MULTIFAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
2450011012	Carmichael & Old Foothill Farms	RD40	6.42	173
			<b>6.42</b>	<b>173</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-22  
MOBILE HOME PARK (RM 1)  
GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)  
ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
0640071051	South Sacramento	RM 1	4.22	30
2060210016	Rio Linda/Elverta	RM 1	3.92	28
2060210019	Rio Linda/Elverta	RM 1	2.48	17
2060210038	Rio Linda/Elverta	RM 1	2.18	15
			<b>12.80</b>	<b>91</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-23**  
**RURAL ESTATE 2 (RE 2)**  
**GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)**  
**ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
2940032019	Arden Arcade	RE 2	0.60	1
2940044003	Arden Arcade	RE 2	1.20	2
2940047002	Arden Arcade	RE 2	0.86	1
2940047004	Arden Arcade	RE 2	0.67	1
2940098002	Arden Arcade	RE 2	1.40	2
2940102014	Arden Arcade	RE 2	2.25	4
			<b>6.98</b>	<b>11</b>
			<b>Acres</b>	<b>Units</b>

**TABLE C-24**  
**SINGLE FAMILY RESIDENTIAL (R 1A) AND SINGLE FAMILY RESIDENTIAL AND DUPLEX (R 1B) ZONES**  
**GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)**  
**ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL**

APN	Community	Zoning	Acres	Available Units
1320041011	Delta	R 1A	0.40	1
1320042001	Delta	R 1A	0.43	1
2350570035	Fair Oaks	R 1A	0.23	1
2590330039	Orangevale	R 1A	4.44	18
2740021006	Natomas	R 1A	1.58	6
2830590001	Carmichael & Old Foothill Farms	R 1B	0.44	1
2830590002	Carmichael & Old Foothill Farms	R 1B	0.43	1
			<b>7.95</b>	<b>29</b>
			<b>Acres</b>	<b>Units</b>



**TABLE C-25  
LIMITED COMMERCIAL (LC)  
GENERAL PLAN DESIGNATION: COMMERCIAL AND OFFICE  
ASSUMED LAND USE: MULTIFAMILY RESIDENTIAL**

APN	Community	Zoning	Acres (1)	Available Units
0390011006, 020, 021, 033, 034, 042, 043	South Sacramento	LC	0.79	14
0400041034	South Sacramento	LC	0.38	6
0430070005	South Sacramento	LC	0.35	5
0430070022	South Sacramento	LC	0.40	6
0500293011	South Sacramento	LC	1.16	20
0500391010	South Sacramento	LC	0.33	5
0500470026	South Sacramento	LC	0.47	8
0510010084	South Sacramento	LC	0.27	4
0510030012	South Sacramento	LC	1.47	26
0510200058	South Sacramento	LC	0.59	10
0580270031	Cordova	LC	0.27	4
0740020058	Cordova	LC	0.60	10
0780450023	Cordova	LC	0.62	11
1150130065	South Sacramento	LC	1.34	24
1180300001	South Sacramento	LC	1.73	31
1420080086	Delta	LC	0.30	5
1520032044	Southeast	LC	0.81	14
2030360002	Antelope	LC	0.75	13
2060210019	Rio Linda/Elverta	LC	0.55	9
2060210038	Rio Linda/Elverta	LC	0.25	4
2150062030	North Highlands	LC	0.38	6
2150140031	Rio Linda/Elverta	LC	0.34	6
2190032008	North Highlands	LC	0.38	6
2190032009	North Highlands	LC	0.30	5
2190034003	North Highlands	LC	0.71	12
2280151033	Carmichael & Old Foothill Farms	LC	0.43	7
2280193038	Carmichael & Old Foothill Farms	LC	0.33	5
2400011029	North Highlands	LC	0.28	5
2610210020	Orangevale	LC	0.53	9
			<b>17.10</b>	<b>290</b>
			<b>Acres</b>	<b>Units</b>

(1) Acreage is 25% of total parcel acreage.

**TABLE C-26  
SHOPPING CENTER (SC)  
GENERAL PLAN DESIGNATION: COMMERCIAL AND OFFICE  
ASSUMED LAND USE: MULTIFAMILY RESIDENTIAL**

<b>APN</b>	<b>Community</b>	<b>Zoning</b>	<b>Acres (1)</b>	<b>Available Units</b>
0430220015	South Sacramento	SC	0.79	14
1150430075	South Sacramento	SC	0.60	10
1150430078	South Sacramento	SC	0.36	6
1210110015	Vineyard	SC	2.59	46
1210130049	Vineyard	SC	0.41	7
1210430019	Vineyard	SC	0.25	4
2000400004	North Highlands	SC	1.84	33
2030110109	Antelope	SC	1.13	20
2030110130	Antelope	SC	0.28	5
2030110146	Antelope	SC	0.35	6
2030110149	Antelope	SC	0.77	13
2150182032	North Highlands	SC	0.58	10
2450011021	Carmichael & Old Foothill Farms	SC	3.48	62
			<b>13.44</b>	<b>236</b>
			<b>Acres</b>	<b>Units</b>

(1) Acreage is 25% of total parcel acreage.

<b>TABLE C-27</b> <b>UNDERUTILIZED INFILL PARCELS</b> UNDERUTILIZED RESIDENTIAL DENSITY 20 (RD 20) GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30 DU/AC) UNDERUTILIZED RESIDENTIAL DENSITY 40 (RD 40) GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (31-50 DU/AC) ASSUMED LAND USE: MULTIFAMILY RESIDENTIAL					
APN	Community	Zoning	Acres	Available Units	
0260102023 (1)	South Sacramento	RD20	0.31	5	There is currently a residence on the property. The property was rezoned from RM-1 to RD-20 at the request of the property owner. The owner expressed interest in developing property as multifamily.
0390072012 (1)	South Sacramento	RD20	0.12	2	There is currently a residence on the property. The property was rezoned from RD-10 to RD-20 at the request of the property owner. The property owner expressed interest in developing this property and an adjacent larger vacant property (039-0054-001) as multifamily.
0430022037 (1)	South Sacramento	RD20	0.54	11	A portion of the property was rezoned to RD-20 as part of the County-Initiated Rezone Program. This area is currently being used for outdoor storage of supplies. There are no structures on this lot portion.
0680580008	Cordova	RD40	3.21	96	The Butterfield Station SPA allows multifamily on the parcel. Regional Transit is planning to replace parking lot with mixed use building.
2200311019 (1)	Carmichael & Old Foothill Farms	RD20	0.20	3	There is currently a residence on the property. The property was rezoned from RD-3 to RD-20 at the request of the property owner. The owner expressed interest in developing property as multifamily. This property is surrounded by apartments.
			<b>4.37</b>	<b>117</b>	
			<b>Acres</b>	<b>Units</b>	

(1) Acreage is 25% of total parcel acreage. Units are 25% of maximum holding capacity

**TABLE C-28  
LARGE UNDERUTILIZED PARCELS**

UNDERUTILIZED RESIDENTIAL DENSITY 20 (RD 20)  
GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30 DU/AC)  
UNDERUTILIZED RESIDENTIAL DENSITY 40 (RD 40) AND 50 (RD 50)  
GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (31-50 DU/AC)  
ASSUMED LAND USE: MULTIFAMILY RESIDENTIAL

APN	Community	Zoning	Acres	Available Units	
0720231079	Cordova (Easton SPA)	RD40, RD50	11.00	494	This property is in the Easton SPA. According to the Easton Place adopted Land Use Plan, a portion of the property has a minimum density of 40 du/ac (RD-40) while another portion has a minimum density of 50 du/ac (RD-50). These multifamily sites are vacant. A master plan has been adopted for Easton Place and the County is anticipating urban development in this area within the next eight years.
0720231128	Cordova (Easton SPA)	RD20, RD30	11.10	283	This property is in the Easton SPA. According to the Easton Place adopted Land Use Plan, a portion of the property has a minimum density of 20 du/ac (RD-20) while another portion has a minimum density of 30 du/ac (RD-30). The RD-20 area comprises of a parking lot. The RD-30 area is vacant. A master plan has been adopted for Easton Place and the County is anticipating urban development in this area within the next eight years.
2030120059 (Multifamily District)	Antelope (Antelope Town Center SPA)	RD22	8.40	166	This parcel is in the Antelope Town Center SPA and a vacant portion of it is designated for 22 du/ac. A development proposal has been submitted to the County.
			<b>30.50</b>	<b>943</b>	
			<b>Acres</b>	<b>Units</b>	

**TABLE C-29  
VACANT LANDS AVAILABLE FOR EMERGENCY SHELTERS AND  
SINGLE ROOM OCCUPANCY (NO USE PERMIT REQUIRED)  
ZONING: GENERAL COMMERCIAL (GC) (1)**

APN	Community	Zoning	Acres
0390062001	South Sacramento	GC	0.49
			<b>0.49</b>
			<b>Acres</b>

(1) This list is not exhaustive. Vacant parcels in Special Planning Areas are not Included. Parcels in list are at least 20,000 sq. ft. in size, within ½ mile of a transit line, and are at least 1,000 feet from single family residential zones, schools and public parks.

**TABLE C-30  
VACANT LANDS AVAILABLE FOR EMERGENCY SHELTERS AND  
SINGLE ROOM OCCUPANCY (NO USE PERMIT REQUIRED)  
ZONING: LIGHT INDUSTRIAL (M 1) (1)**

APN	Community	Zoning	Acres
0360162039	South Sacramento	M 1	0.68
0360162040	South Sacramento	M 1	0.68
0360220005	South Sacramento	M 1	0.50
0360220007	South Sacramento	M 1	0.46
0360230013	South Sacramento	M 1	1.06
0670160095	Cordova	M 1	4.49
0670160097	Cordova	M 1	1.95
2080131020	North Highlands/Foothill Farms	M 1	4.77
2080142018	North Highlands/Foothill Farms	M 1	2.39
2080151004	North Highlands/Foothill Farms	M 1	1.00
2250941028	Natomas	M 1	2.14
2250943016	Natomas	M 1	3.14
2250943035	Natomas	M 1	1.73
2250944042	Natomas	M 1	1.12
2250944043	Natomas	M 1	1.44
2370011060	Natomas	M 1	2.04
2370015010	Natomas	M 1	1.91
			<b>31.51</b>
			<b>Acres</b>

(1) This list is not exhaustive. Vacant parcels in Special Planning Areas are not Included. Parcels in list are at least 20,000 sq. ft. in size, within ½ mile of a transit line, and are at least 1,000 feet from single family residential zones, schools and public parks.

**TABLE C-31. VACANT PARCEL ANALYSIS TABLE – HIGH DENSITY RESIDENTIAL  
(ALL PARCELS ANALYZED USING AERIAL PHOTOGRAPHY (1))**

APN	Community	Zoning	Gross Acreage	Constraints		Net Acreage	Available Units	Field Verified	Notes
				Easements	Environmental				
026-0102-023	South Sacramento	RD20	1.22	0	0	1.22	23		
039-0011-006, 020, 021, 033, 034, 042, 043	South Sacramento	LC (Z00)	0.79	0	0	0.79	14		
039-0011-013	South Sacramento	RD 00(RD-20)	4.14	0	0	4.14	78	7/12/2007	Ditch/berm on north side of property
039-0041-004	South Sacramento	RD20 T	1.67	0.27	0.02	1.38	26		Trees, high-voltage powerlines cross the parcel
039-0054-001	South Sacramento	RD20	3.51	1.51	0	2.00	37		Utility easement, drainage easement
039-0072-012	South Sacramento	RD20	0.47	0	0	0.47	8		
039-0072-016	South Sacramento	RD20	1.39	0	0	1.39	26		
039-0241-001	South Sacramento	RD20	2.14	0.16	0	1.98	37		Powerlines cross south edge of parcel
040-0041-034	South Sacramento	LC (SPA)	0.38	0	0	0.38	6		
042-0012-035	South Sacramento	RD30	1.06	0	0	1.06	28		
043-0022-010	South Sacramento	RD20 F	7.80	0	0	4.68	88		
043-0022-037	South Sacramento	RD20	3.78	0.22	0	2.14	40		
043-0070-005	South Sacramento	RD20	1.39	0.08	0	0.79	14		
043-0070-022	South Sacramento	RD20 F	3.21	0	0	1.93	36		
043-0230-001	South Sacramento	RD20	0.46	0	0	0.28	5		

Table C-31. VACANT PARCEL ANALYSIS TABLE – HIGH DENSITY RESIDENTIAL (ALL PARCELS ANALYZED USING AERIAL PHOTOGRAPHY (1))									
APN	Community	Zoning	Gross Acreage	Constraints		Net Acreage	Availa ble Units	Field Verified	Notes
				Easements	Environm ental				
043-0230-002	South Sacramento	RD20	0.44	0	0	0.26	5		
043-0230-003	South Sacramento	RD20	0.44	0	0	0.26	5		
043-0230-004	South Sacramento	RD20	0.46	0	0	0.28	5		
043-0230-005	South Sacramento	RD20	2.20	0	0	1.33	25		
043-0230-006	South Sacramento	RD20	0.32	0	0	0.19	3		
043-0230-007	South Sacramento	RD20	0.33	0	0	0.20	3		
043-0230-008	South Sacramento	RD20	0.33	0	0	0.20	3		
043-0230-009	South Sacramento	RD20	0.35	0	0	0.21	3		
043-0230-010	South Sacramento	RD20	0.48	0	0	0.29	5		
043-0230-011	South Sacramento	RD20	0.41	0	0	0.25	4		
043-0230-012	South Sacramento	RD20	0.49	0	0	0.29	5		
043-0230-013	South Sacramento	RD20	0.32	0	0	0.19	3		
043-0230-014	South Sacramento	RD20	0.29	0	0	0.17	3		
043-0230-015	South Sacramento	RD20	0.29	0	0	0.17	3		
043-0230-016	South Sacramento	RD20	0.52	0	0	0.31	5		
050-0311-028	South Sacramento	RD20	4.39	0	0	4.39	83		Adjacent to mobile home park

**Table C-31. VACANT PARCEL ANALYSIS TABLE – HIGH DENSITY RESIDENTIAL  
(ALL PARCELS ANALYZED USING AERIAL PHOTOGRAPHY (1))**

APN	Community	Zoning	Gross Acreage	Constraints		Net Acreage	Available Units	Field Verified	Notes
				Easements	Environmental				
051-0030-001	South Sacramento	RD20 F	7.55	0.73	0	6.82	129	7/12/2007	Powerlines cross western portion of parcel
051-0061-018	South Sacramento	Z 00(RD-20)	1.46	0	0.23	1.23	23	7/12/2007	Ditch/stream along west and south portions of the parcel
051-0160-014	South Sacramento	RD20 T	1.68	0	0.02	1.66	31		Oak tree
051-0630-021	South Sacramento	RD20	3.21	0.32	0	2.89	54		
064-0071-051	South Sacramento	RM 1	4.22	0	0	4.22	30		
065-0060-035	South Sacramento	RD20 F	8.40	0	4.1	4.30	81		Flood Plain
065-0080-057	Vineyard	RD20	5.77	0	0	5.77	109		
065-0260-004	Vineyard	RD20	1.58	0	0	1.58	29		
065-0270-004	Vineyard	Z 00(RD-20)	6.77	0	0	6.77	128		
066-0070-051	Vineyard	RD 7	4.00	0	0	4.00	75		
066-0070-052	Vineyard	RD20	14.60	0	0	17.10	323		
066-0100-024	Vineyard	RD20	7.60	0	0	8.19	155		
066-0210-011	Vineyard	RD20	0.60	0	0	0.59	11		
066-0210-013	Vineyard	RD20	2.05	0	0	2.05	38		
066-0210-022	Vineyard	RD20	0.23	0	0	0.68	12		
068-0580-008	Cordova	SPA (RD-40)	3.21	0	0	3.21	96		Light Rail Station, Ordinance requires a minimum of 96 units
069-0101-032	Cordova	RD25	7.90	1.9	0	6.00	102		Drainage easement
073-0190-069	Cosumnes	RD30 T	17.80	0.53	0.85	16.42	369		Oak trees, Public Utility Easement
074-0020-058	Cordova	LC	0.60	0	0	0.60	10		



**Table C-31. VACANT PARCEL ANALYSIS TABLE – HIGH DENSITY RESIDENTIAL  
(ALL PARCELS ANALYZED USING AERIAL PHOTOGRAPHY (1))**

APN	Community	Zoning	Gross Acreage	Constraints		Net Acreage	Available Units	Field Verified	Notes
				Easements	Environmental				
075-0040-025	Cordova	SPA(RD-20)	1.27	0.2	0.11	0.96	18	7/5/2007	Oak trees
075-0440-024	Cordova	RD20	2.51	0	0	2.51	47		
078-0450-023	Cordova	LC	0.62	0	0	0.62	11	01/09/12	
115-0130-065	South Sacramento	LC	1.34	0	0	1.34	24		
115-1980-003	South Sacramento	RD20	3.63	0.1	0	3.54	67		
121-0110-056	Vineyard	RD 00(RD-20)	13.46	1.55	0	11.91	225	7/12/2007	High-voltage powerlines along west side of parcel, possible wetland area on northeast corner.
121-0430-019	Vineyard	SC	0.25	0	0	0.25	4		
121-1090-001	Vineyard	RD20	1.35	0	0	1.35	25		
121-1090-002	Vineyard	RD20	4.55	0.24	0	4.31	81		Public Utility Easement
122-0790-001	Vineyard	RD20	7.22	0	0	7.22	136		
202-0080-005	Rio Linda/Elverta	RD20	4.75	0	0	4.75	89		
202-0080-007	Rio Linda/Elverta	RD20	8.00	0	0	8.00	151		
202-0170-024	Rio Linda/Elverta	RD20	4.50	0	0	4.50	85		
202-0170-025	Rio Linda/Elverta	RD20	4.39	0	0	4.39	83		
203-0070-075	Antelope	RD20	1.89	0	0	1.89	35		
203-0070-138	Antelope	RD20	1.61	0	0	1.61	30		
203-0070-139	Antelope	RD20	1.26	0.1	0	1.16	21		Sewer Easement
203-0110-109	Antelope	SC	1.13	0	0	1.13	20		
203-0110-130	Antelope	SC	0.28	0	0	0.28	5		

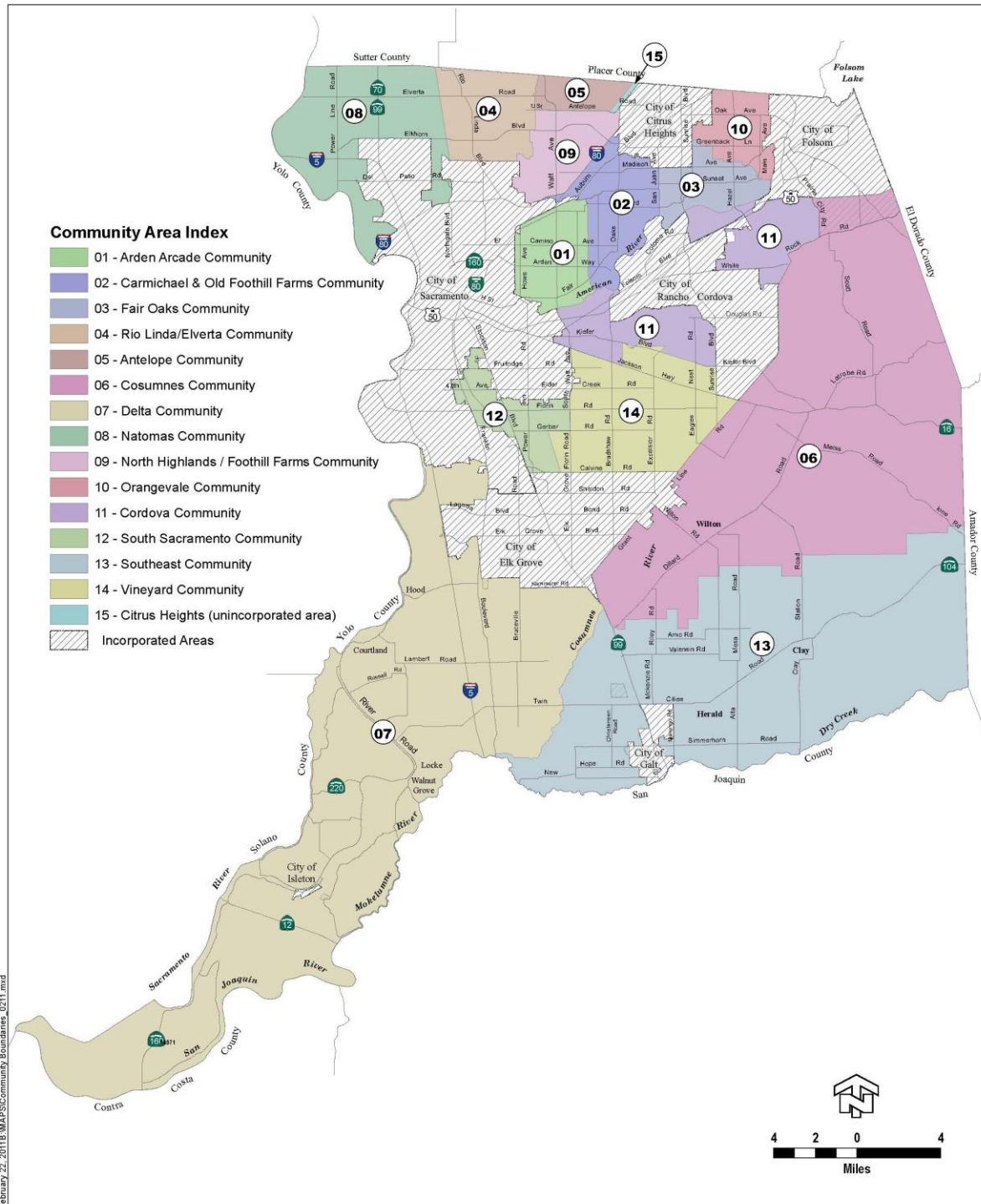
**Table C-31. VACANT PARCEL ANALYSIS TABLE – HIGH DENSITY RESIDENTIAL  
(ALL PARCELS ANALYZED USING AERIAL PHOTOGRAPHY (1))**

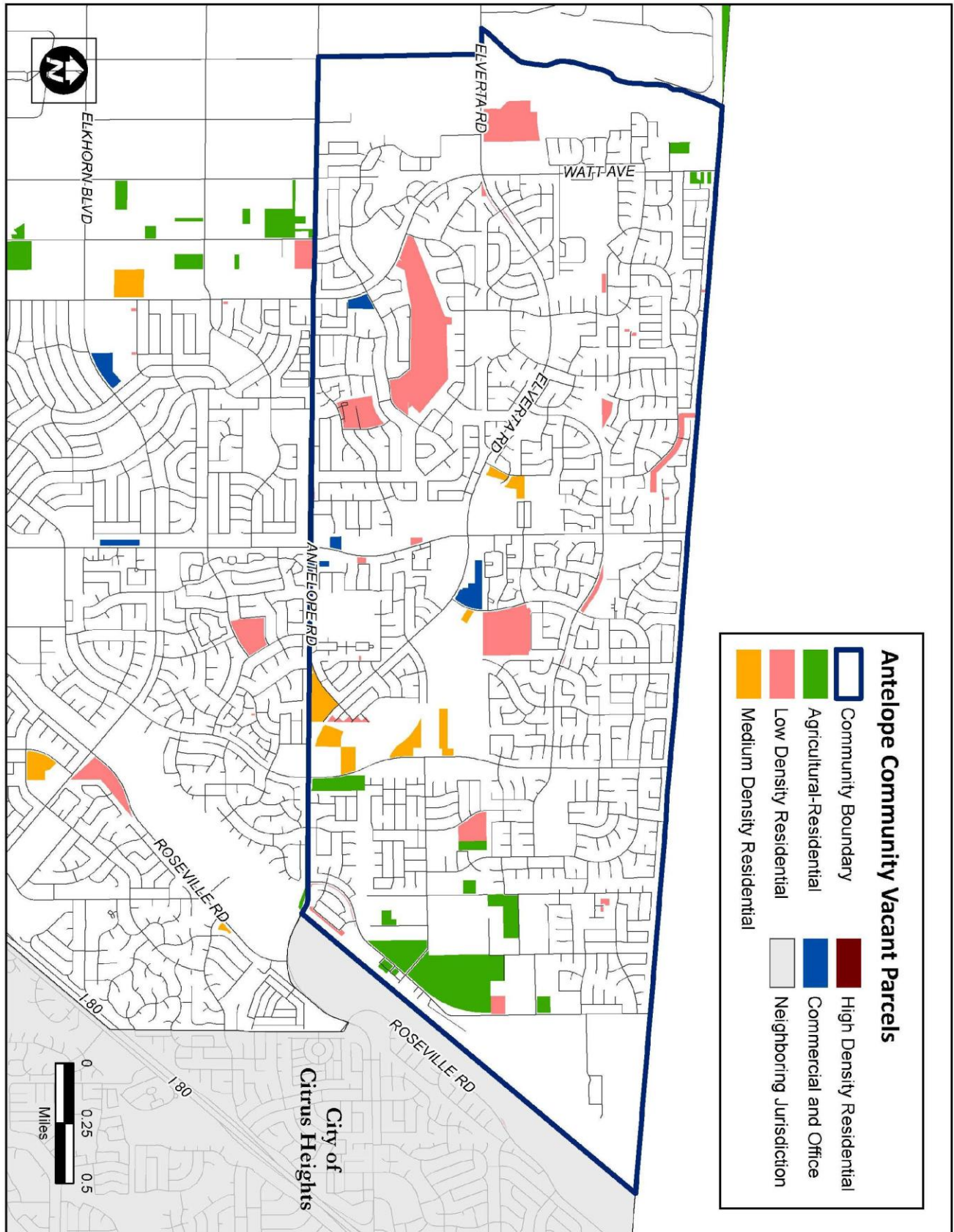
APN	Community	Zoning	Gross Acreage	Constraints		Net Acreage	Available Units	Field Verified	Notes
				Easements	Environmental				
203-0110-146	Antelope	SC	0.35	0	0	0.35	6		
203-0110-149	Antelope	SC	0.77	0	0	0.77	13		
203-0120-059 (Multi-Family District)	Antelope	SPA(RD-30)	8.4	0	0	8.4	166		
203-0080-044	Rio Linda/Elverta	RD20	5.23	0	0	5.23	99		
203-0120-089	Antelope	RD20	9.69	0	0	9.69	183		
203-0260-064	Antelope	RD20 (Z00)	5.80	0	0	5.80	109		
203-0360-002	Antelope	LC	0.75	0	0	0.75	13		
206-0141-006	Rio Linda/Elverta	Z 00(RD-20)	3.26	0	0	3.26	61	7/5/2007	Ditch and low area, could be wetland. Powerlines cross southern portion of parcel.
206-0210-019	Rio Linda/Elverta	Z 00 (RM 1)	2.48	0	0	2.48	17	7/5/2007	
206-0210-038	Rio Linda/Elverta	Z 00 (RM 1)	2.22	0	0.04	2.18	15	7/5/2007	
208-0142-020	North Highlands	RD20	1.93	0	0	1.93	36		
208-0142-022	North Highlands	RD20	0.38	0	0.09	0.29	5		Wetlands
208-0142-030	North Highlands	RD20	4.59	0	1.15	3.44	65		Wetlands
208-0142-036	North Highlands	RD20	2.31	0	0.58	1.73	32		Wetlands
214-0092-019	Rio Linda/Elverta	RD20	1.52	0	0.01	1.51	28	7/5/2007	Oak tree, possible vernal pool. Adjacent to large-lot single family.
215-0092-008	North Highlands	RD20	2.20	0	0.09	2.11	39		Oaks trees
215-0182-001	North Highlands	RD20	1.63	0	0	1.63	30		
215-0182-004	North Highlands	RD20	2.75	0.05	0	2.75	52		

Table C-31. VACANT PARCEL ANALYSIS TABLE – HIGH DENSITY RESIDENTIAL (ALL PARCELS ANALYZED USING AERIAL PHOTOGRAPHY (1))									
APN	Community	Zoning	Gross Acreage	Constraints		Net Acreage	Available Units	Field Verified	Notes
				Easements	Environmental				
215-0300-079	North Highlands	RD20	1.23	0	0	1.18	22		Sewer Easement
220-0311-019	Carmichael & Old Foothill Farms	RD-20	0.79	0	0	0.79	14		
220-0420-021	North Highlands	RD20	6.28	0	0	6.28	118		
230-0080-001	Carmichael & Old Foothill Farms	RD20	3.03	0	0	3.03	57		
245-0011-012	Carmichael & Old Foothill Farms	RD40	6.45		0.03	6.42	173	7/5/2007	Large ditch bisects parcel. Oak tree.
261-0210-020	Orangevale	LC (SPA)	0.56	0	0.12	0.53	9	01/09/12	Oak tree driplines along west property line.
285-0140-033	Arden Arcade	RD30	1.12	0.28	0	0.84	22		PG&E Utility Easement

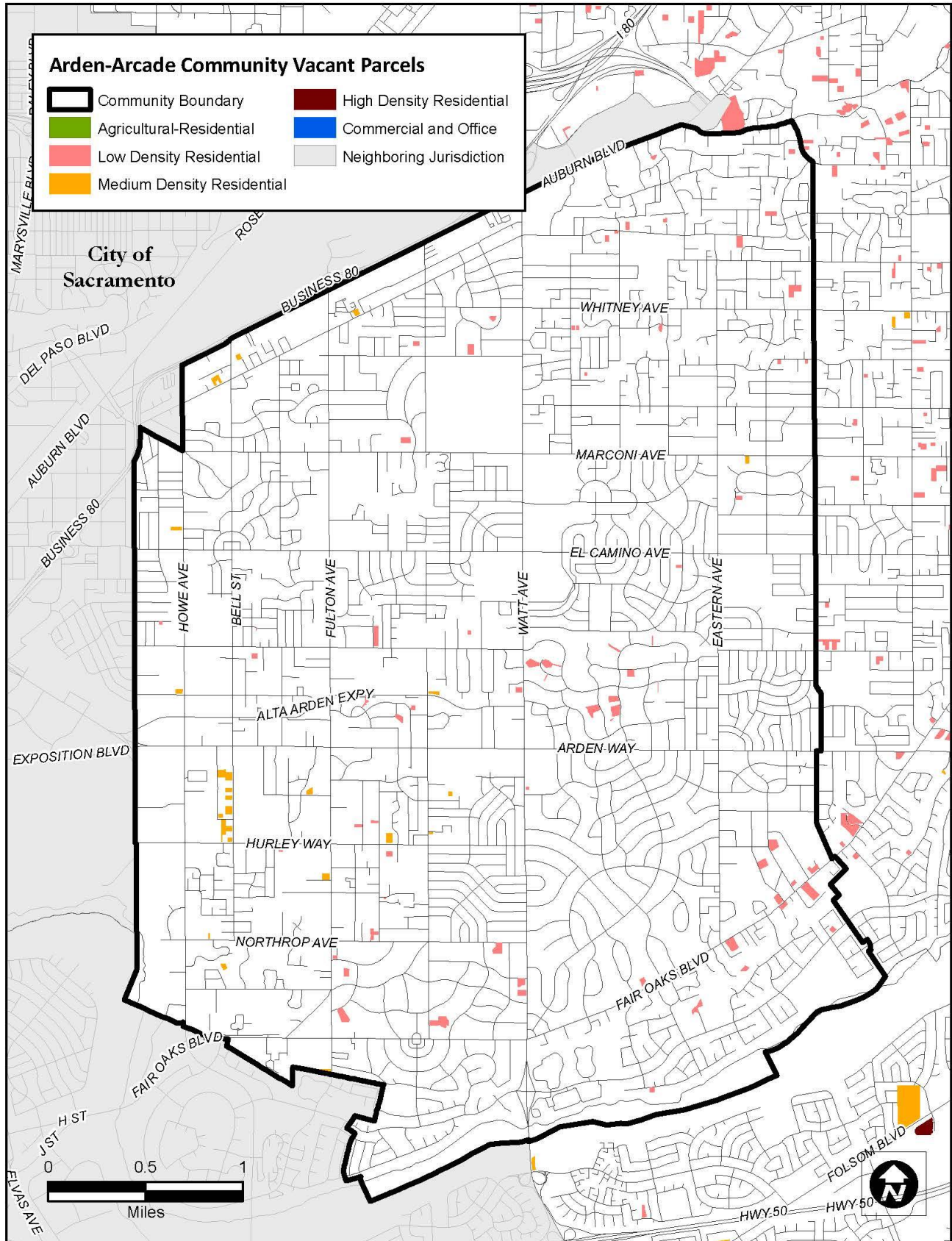
1) High density parcels in 2008 Housing Element inventory that are included in this Housing Element's inventory were not field checked again but were analyzed through aerial photographs.

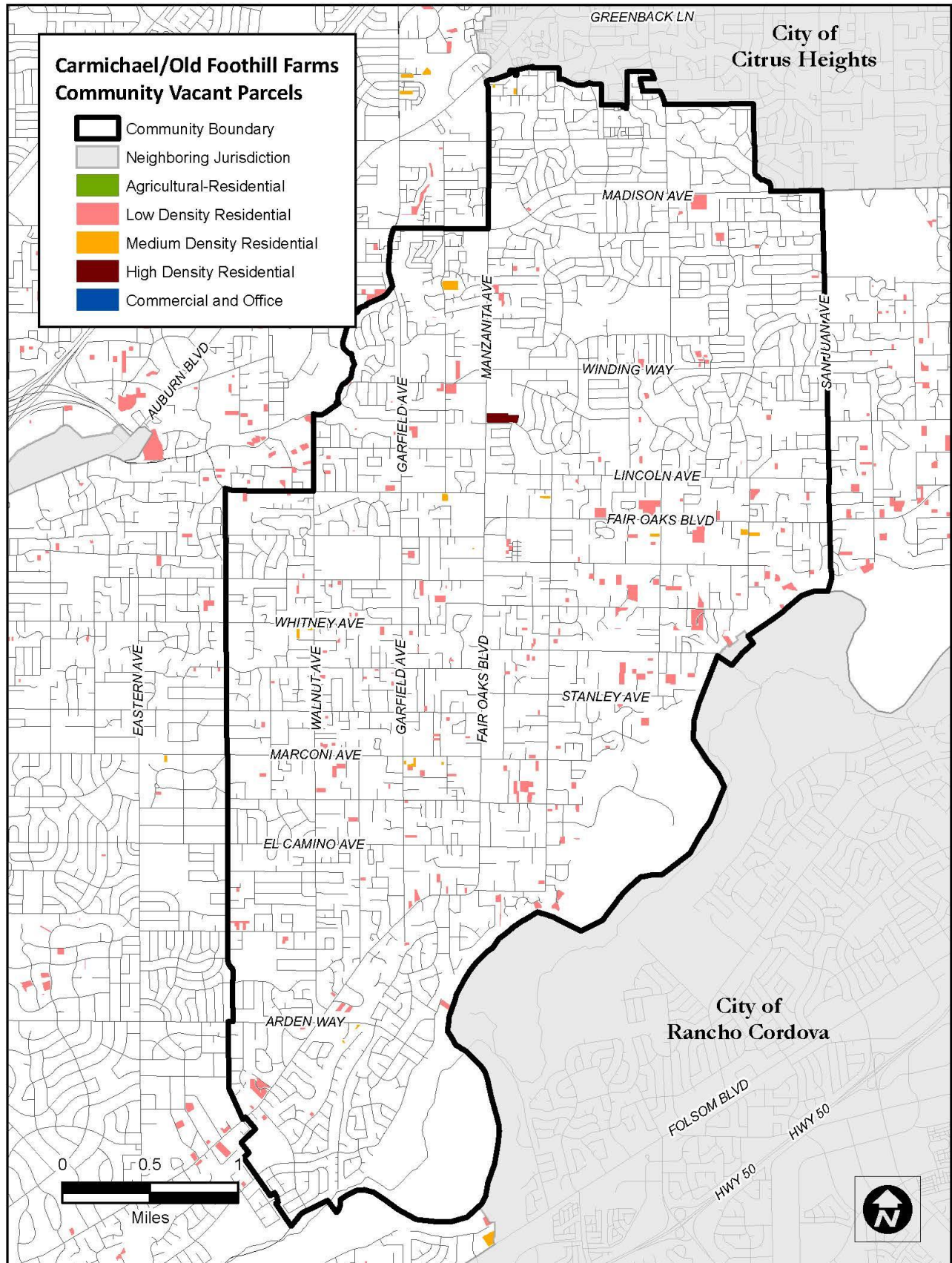
## APPENDIX D VACANT LAND INVENTORY MAPS



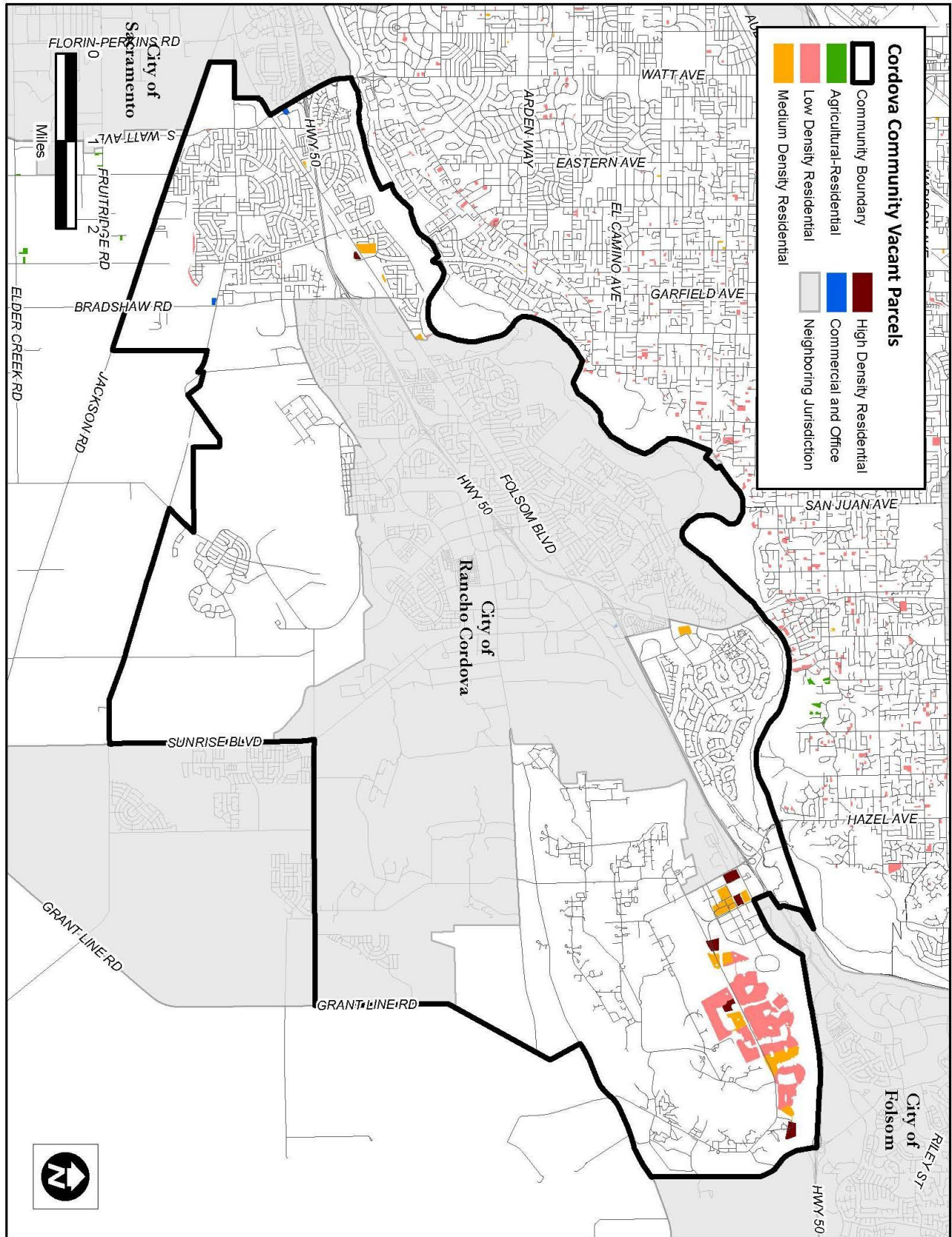






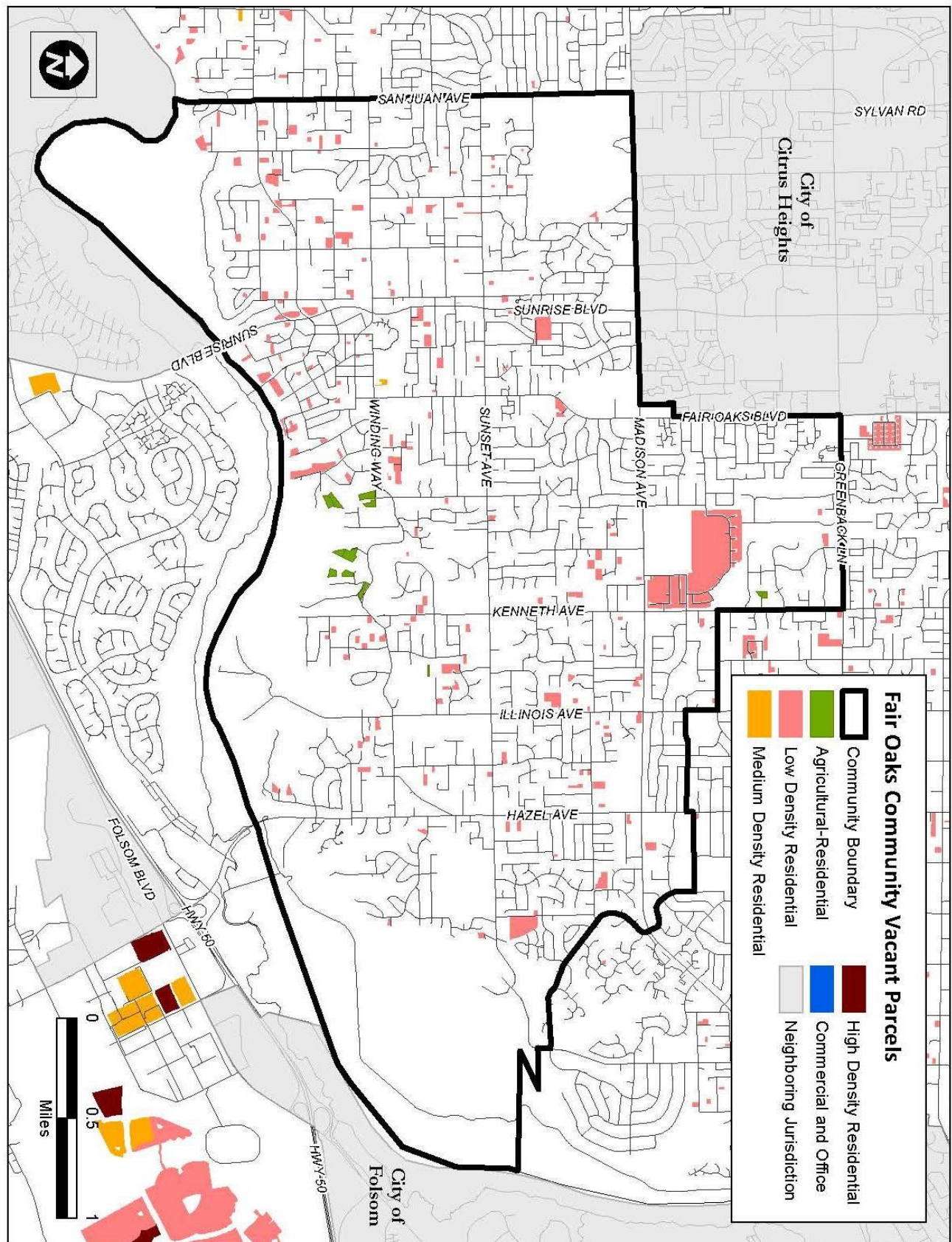


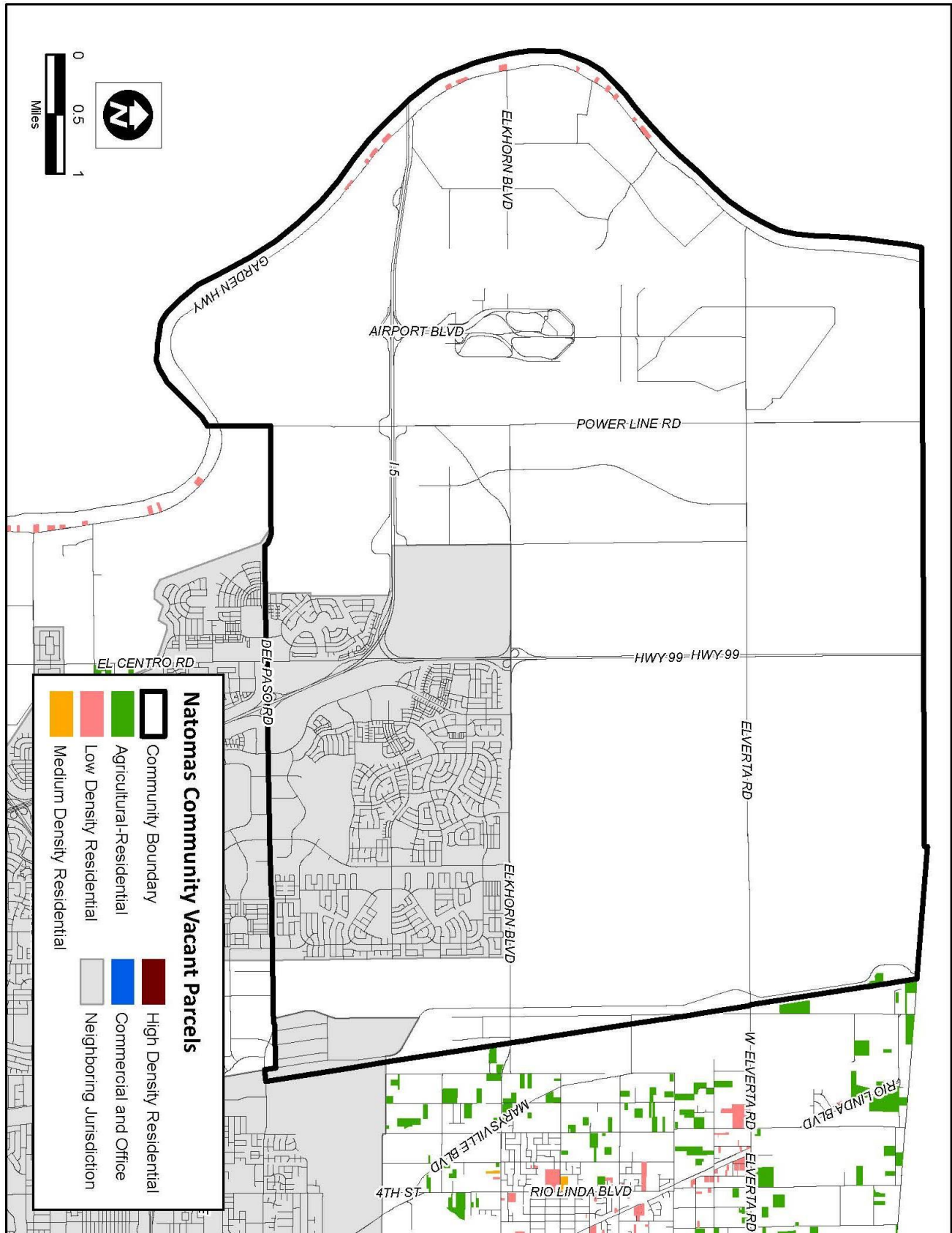




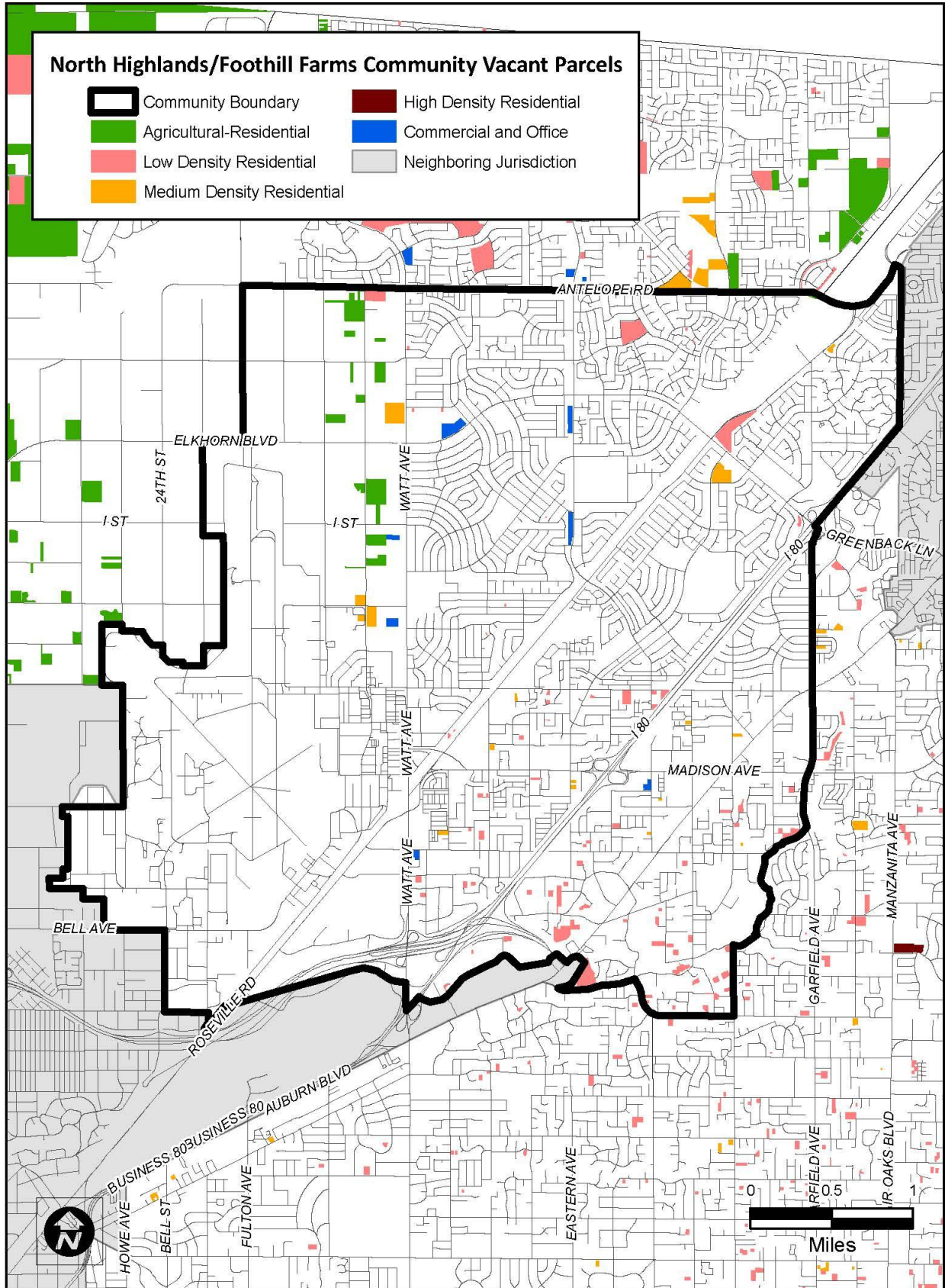


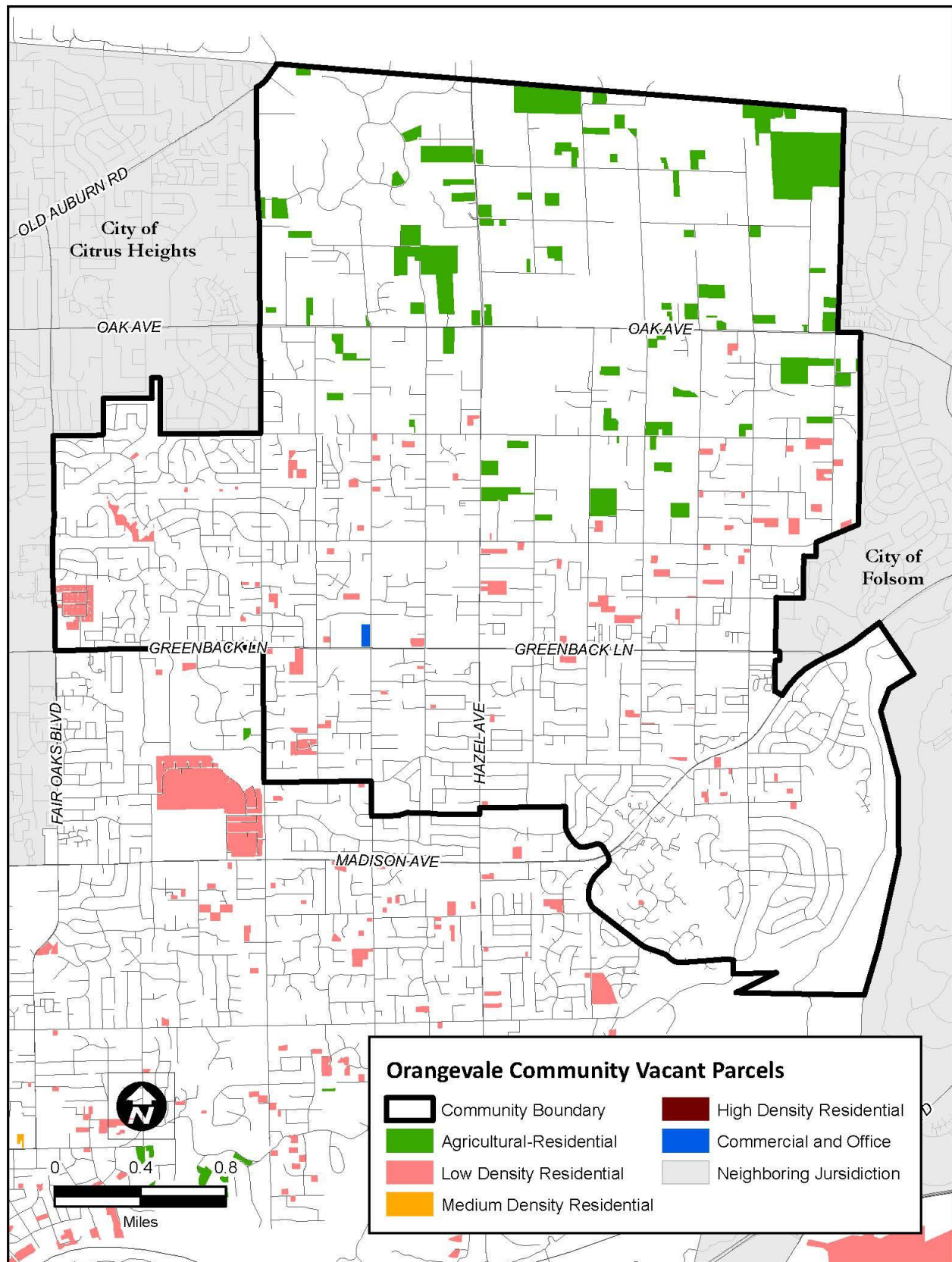


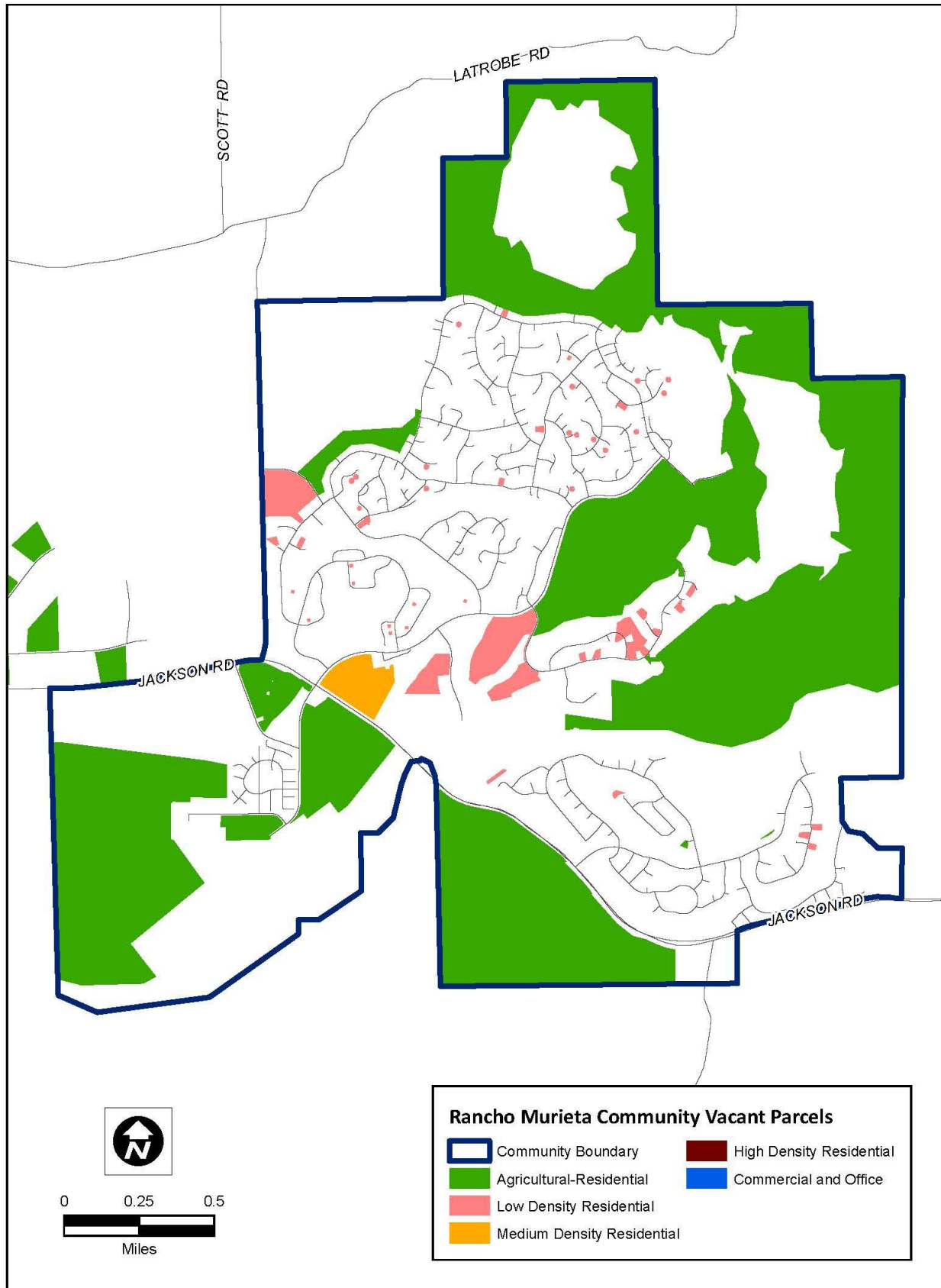




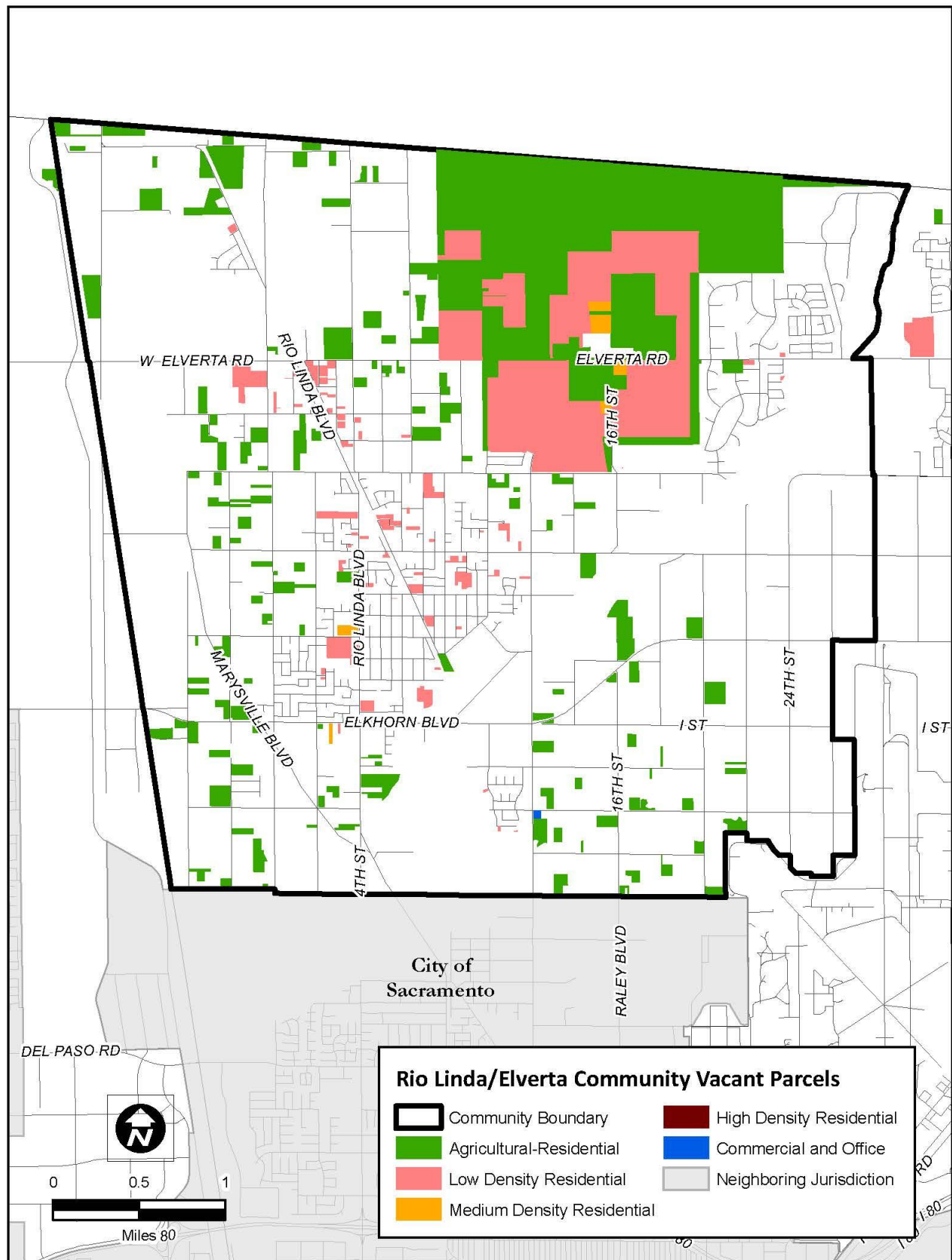


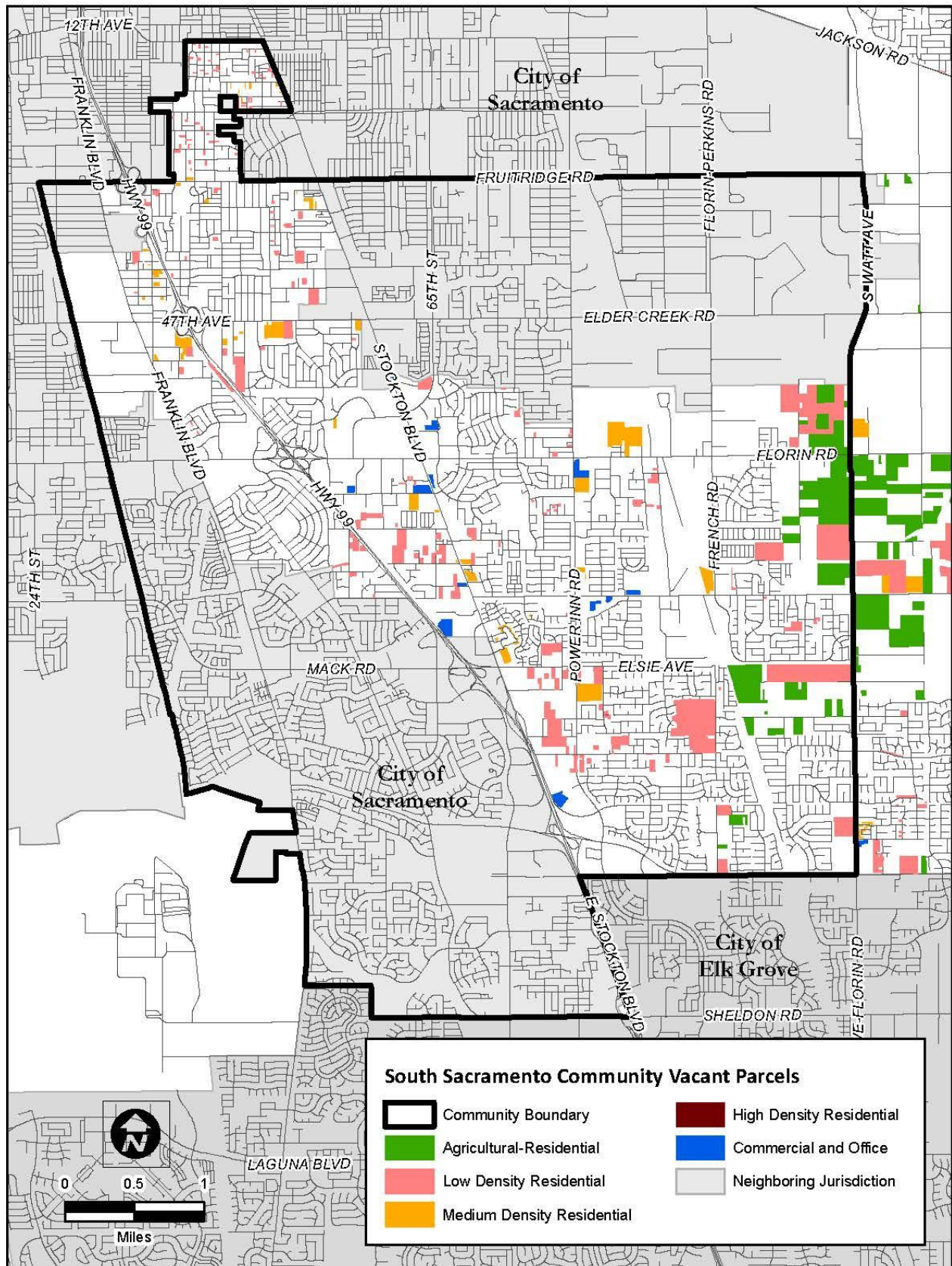




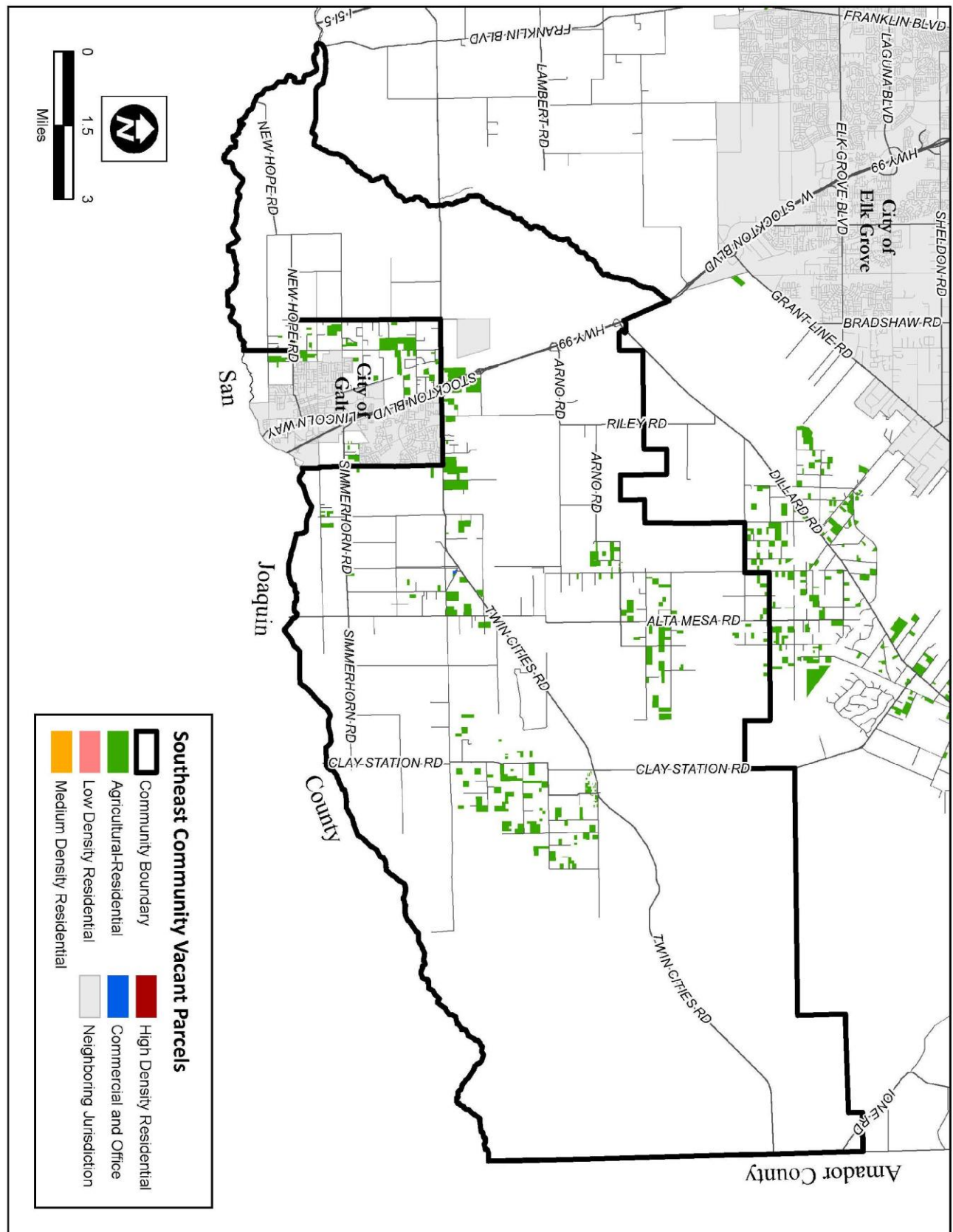


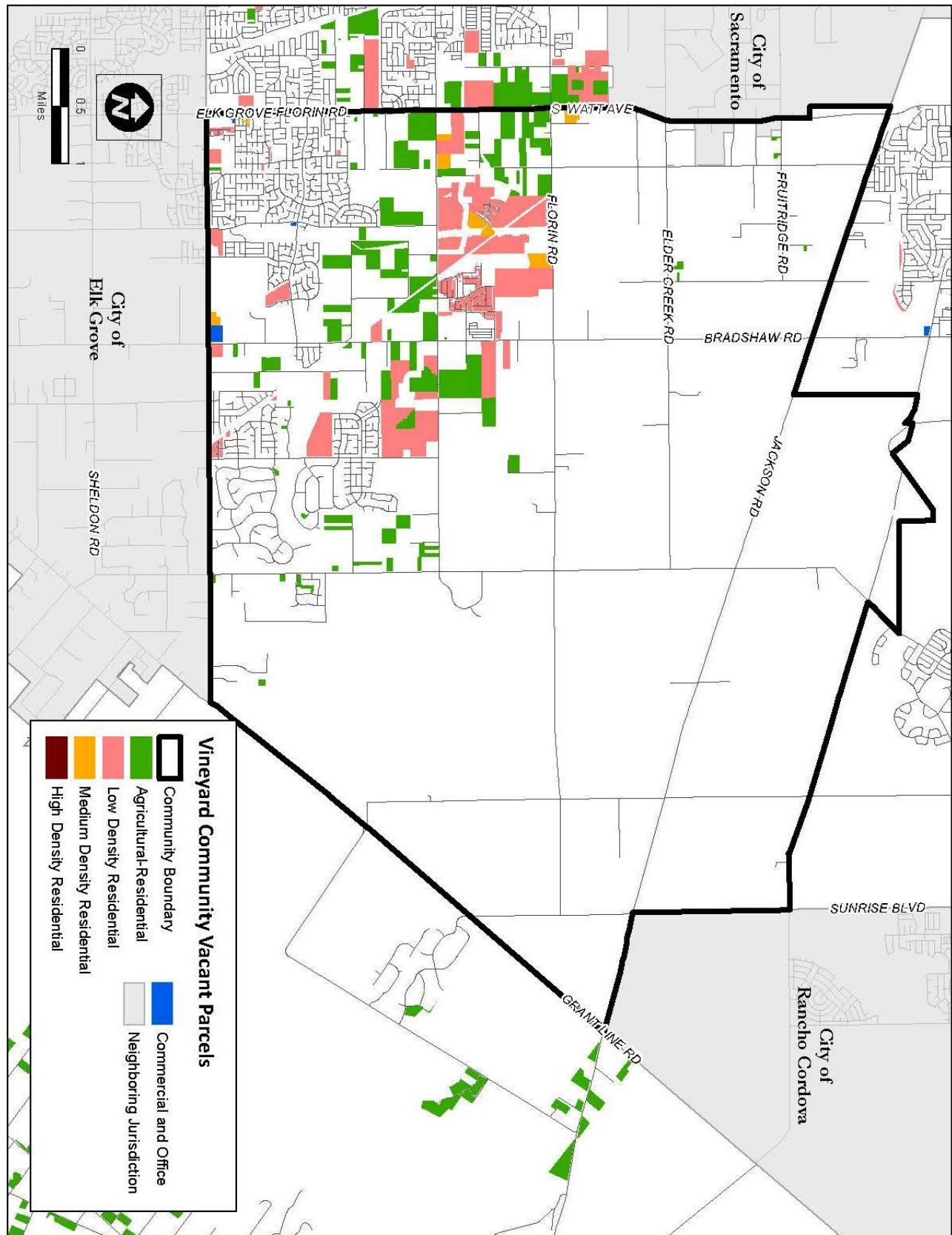












## APPENDIX E

## REFERENCES

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