CHAPTER 3: HOUSING ACTION PLAN

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, 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 extensive community input and 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.
- 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.
- Objective: A general or qualitative statement of the desired outcome from implementation of a strategy or sub-strategy.
- Quantitative Objective: A statement of measurable outcome, defined numerically whenever possible.

HOUSING GOALS, POLICIES, AND PROGRAMS

Sacramento County's Housing Action Plan emphasizes seven goals that, collectively, address the availability of, affordability of, condition of, and access to housing by its general population as well as special needs groups. Each goal has its own set of policies and programs. The seven goals are:

1) Providing an adequate supply of land for housing;
2) Reducing constraints to housing production;
3) Preserving existing housing and neighborhoods;
4) Improving housing opportunities and conditions for special needs groups;
5) Providing and maintaining housing affordability;
6) Promoting the efficient use of energy in residences through alternative and innovative conservation measures, and;
7) Promoting and affirmatively furthering fair housing opportunities for Sacramento County residents.

SUMMARY OF QUANTIFIED OBJECTIVES

Table 5 summarizes the County's quantified objectives for the development, improvement, and preservation of housing for the 2021 through 2029 planning period.

Table 5: Quantified Objectives for 2021-2029						
	Extremely Low	**Very Low**	**Low**	**Moderate**	**Above Moderate**	**Total**
New Construction[1]	2,233	2,233	2,692	4,186	9,928	21,272
Rehabilitation[2]	91	547	274			912
Preservation/Conservation[3 4]	732	1,413	1,016			3,161
Total	2,556	3,593	3,082	4,186	9,928	23,345

1. New construction objective is equal to the RHNA
2. Rehabilitation objective reflects programs C1 and C2
3. Preservation/Conservation objective reflects information from the Preservation Chapter and Programs C4, C5, and C7.
4. Preservation/Conservation also includes Program D15. SHRA has issued a total of 12,500 vouchers that are available for use throughout the County and are not specific to the unincorporated County.

GOAL HE 1: ADEQUATE SUPPLY OF LAND FOR HOUSING

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

The Sacramento Area Council of Government adopted the Regional Housing Needs Plan (RHNP) on March 19, 2020. Pursuant to the Plan, Sacramento County must have appropriate zoning in place to accommodate 21,272 new units. Of these new units, 4,466 should be affordable to very low-income households, 2,692 should be affordable to low-income households, 4,186 should be affordable to moderate-income households, and 9,928 should be affordable to above moderate-income households. Per the Land Inventory Chapter, the County has a deficit of 142 acres or ~~2,884~~3,215 units for lower-income households. In order to ensure that the County has enough appropriately zoned land to accommodate the number of lower-income units anticipated in the Plan, the County must rezone 1654 acres (142 acres and a 15 percent buffer) of land to allow multifamily residential uses by-right, at a minimum density of 20 units per acre and a maximum density that allows at least 30 units per acre. Program A1 Countywide Rezone Program (see the program description below), was adopted (Resolution Nos: 2024-0621 thru 2024-0632 and SZC Ordinance Nos: 2024-0009 thru 2024-0083) by the Board of Supervisors on August 20, 2024. The Countywide Rezone Program resulted in the rezone of 74 sites made up of 216.72 acres (195.50 acres for lower income units and 21.22 acres for moderate income units) with a realistic development capacity of 4,803 lower income units and 237 moderate income units. With the completion of the Countywide Rezone/Program A1, the County no longer has a deficit of land to accommodate lower-income units and exceeded the goals of providing a 15 percent buffer. With conclusion of Program A1, the Housing Element has been amended (Amendment 1, Resolution XXXX, adopted XXX XX, 2026) and Appendix E has been added to the Housing Element to reflect completion and the required analysis per State Law.

In addition to ensuring a sufficient supply of zoned residential land, this goal seeks to encourage residential infill development and to ensure that master plan communities provide a variety of residential densities, including RD-30.

The objectives for Goal HE-1 are as follows:

- 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.
- Actively promote and facilitate the use/reuse of vacant and underutilized infill sites.

Policies

HE 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. The Plan requires that the County accommodate 4,466 very low-income units, 2,692 low-income units, 4,186 moderate-income units, and 9,928 above moderate-income units.

HE 1.1.2 The County will preserve the supply of sites zoned for multifamily housing.

HE 1.2.1 The County will promote and facilitate the build-out of vacant and underutilized urban land through infill and reuse activities, as appropriate, for housing.

HE 1.2.2 The County will ensure that infill projects are integrated into the surrounding neighborhoods and communities to the greatest extent feasible.

HE 1.2.3 When feasible, the County will 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.

HE 1.2.4 The County will encourage locating multiple-family projects near public transportation, shopping, recreation and other amenities.

HE 1.2.5 Where there is mutual interest, the County will work in partnership with the incorporated cities to increase residential densities along areas adjacent to their boundaries to encourage consistency between jurisdictional boundaries.

GOAL HE 1: IMPLEMENTATION PROGRAMS

Adequate Land for Housing

A1. Countywide Rezone Program: To accommodate the remaining lower-income RHNA of ~~2,884~~3,215 units, the County will:

- Identify and rezone at least 165 acres of land to allow multifamily residential uses by-right, at a minimum density of 20 units per acre and a maximum density that allows at least 30 units per acre. In accordance with Government Code Section 65583.2(h), at least 50 percent of the County's remaining lower income RHNA need will be accommodated on parcels designated exclusively for residential uses. Identified sites will also be large enough to accommodate at least 16 units. In accordance with Government Code Section 65583.2(i), "use by-right" shall mean that the review of the residential use may not require a conditional use permit, planned unit development permit, or discretionary local government review or approval.
- Permit owner occupied and rental multifamily uses by-right in which at least 20 percent of units are affordable to lower income households.
- Identify and rezone sites equivalent to 30 percent of the remaining lower-income RHNA focused where available along commercial corridors in highest, high and moderate resource areas to affirmatively further fair housing choice.

Implements Which Policy(ies): HE 1.1.1 and HE 1.1.2

Responsible Department: Office of Planning and Environmental Review

Funding: Senate Bill 2 (SB-2) Planning Grant

Objective: Create opportunity for rental housing affordable to lower-income households.

Target Date: May 2024 (Three years from the original statutory deadline of May 15, 2021)

Updated Statutory Deadline: September 12, 2024 (Government Code Section 65583.4 (a)). The Government Code was amended to allow an additional 120 days from the May 2024 deadline for local governments that had adopted a sixth cycle housing element found to be in substantial compliance by HCD within one year of the original statutory deadline of May 15, 2021.

Completed: August 20, 2024 (Resolution Nos: 2024-0621 thru 2024-0632 and Ordinance Nos: 2024-0009 thru 2024-0083)
A2. By-Right Development on Land Inventory Sites: The County will amend the Zoning Code to ensure that developments in which 20 percent or more of the units are affordable to lower income households are allowed by-right on vacant sites identified in the 4th and 5th cycle Housing Elements, non-vacant sites identified in the 5th Cycle Housing Element, and sites rezoned as part of Program A1, even if the development exceeds 150 units. **Implements Which Policy(ies):** HE 1.1.1 and HE 1.1.2 **Responsible Department:** Office of Planning and Environmental Review **Funding:** County General Fund **Objective:** Create opportunity for rental housing affordable to lower-income households. **Target Date:** May 2024
A3. Annual Monitoring of Vacant Multifamily Parcels: To monitor whether the County has an adequate supply of land for low- and moderate-income level housing, an annual report will be prepared showing the inventory of vacant multifamily parcels and summarizing any additions or losses to the inventory. This report and the Annual Progress Report shall be made available to the public through the Office of Planning and Environmental Review's website. **Implements Which Policy(ies):** HE 1.1.1 **Responsible Department:** Office of Planning and Environmental Review **Funding:** County General Fund **Objective:** Inventory monitoring and make available inventory information and Annual Progress Reports annually. **Target Date:** Annually, 2021-2029
A4. Master Plans and Multifamily Housing: 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. To facilitate the development of housing for lower-income households, master plan communities must: • Develop a minimum of 30 percent of the proposed dwelling units at a density of at least 30 dwelling units per acre (RD-30) or greater. • Include multifamily zoned (RD-30+) parcels 3 to 10 acres in size. • Pursuant to General Plan Policy LU-120, master plan will contribute their "fair share" of adequate sites for the lower income inventory. • Provide a variety of housing types and densities, including single-family homes, duplexes, triplexes, accessory dwelling units, townhomes, condominiums, apartments and similar multi-family units, in a variety of settings including both residential neighborhoods and mixed use nodes. **Implements Which Policy(ies):** HE 1.1.1, HE 7.1.3 **Responsible Department:** Office of Planning and Environmental Review **Funding:** Planning Entitlement Fees **Quantitative Objective:** Require a minimum of 30 percent of the proposed dwelling units in master plans approved during the planning period (estimated at two master plans) to be developed at a density of at least 30 dwelling units per acre. Include multifamily zoned parcels between 3 and 10 acres in size

in master plans. Provide housing of various types and densities to address issues of segregation and increasing housing choice.

Target Date: Ongoing, 2021-2029

A5. Evaluate the Need/Ability of Adopted Master Plans to Increase Multifamily Densities: The County will evaluate both the need to and the ability to amend adopted master plans to increase minimum densities in multifamily areas to RD-30 densities.

Implements Which Policy(ies): HE 1.1.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Quantitative Objective: Determine need and the ability to amend adopted master plans to increase allowable densities.

Target Date: June 2025

Use of Infill and Underutilized Sites

A6. Infill Program: The County will further work on a program to encourage infill development in the County that will ultimately increase and accelerate the production of housing by identifying and assessing infill sites and removing identified barriers through accomplishing the following tasks. Incentivizing infill in the moderate, high and highest opportunity areas will enhance housing mobility and affordability in high opportunity areas.

- Define infill sites.
- Assess/develop a comprehensive inventory of residential and commercial infill sites.
- Analyze existing regulations and codes to assess the impediments to development.
- Develop incentives/strategies to maximize infill opportunities in the unincorporated areas of Sacramento County, especially Environmental Justice Communities and Moderate, High, and Highest Resource areas of the County.
- Analyze and address disconnects between the Zoning Code and the Design Guidelines.
- Identify and provide incentives to develop Business Professional Office (BP), Limited Commercial (LC) and Shopping Center (SC) zoned properties with multi-family residential projects.

Implements Which Policy(ies): HE 1.2.1, HE 1.2.2

Responsible Department: Office of Planning and Environmental Review

Funding: Local Early Action Planning (LEAP) Grant

Objective: Further work on a program to encourage infill development in the County that will ultimately increase and accelerate the production of housing by 200 units by identifying and assessing infill sites and removing identified barriers. Provide incentives to increase the amount of multifamily housing developed in BP, LC and SC zoned properties.

Target Date: June 2024

A7. Grants for Infill Development: The County will continue to pursue grant opportunities that remove or reduce barriers to infill development. **Implements Which Policy(ies):** HE 1.2.1 **Responsible Department:** Office of Planning & Environmental Review **Funding:** County General Fund, Grants **Qualitative Objective:** The County will continue to apply for grants for infill projects as grant opportunities become available. **Target Date:** The County will review grant opportunities annually and apply as funds are available on an ongoing basis from 2021-2029.
A8. Facilitate Affordable Housing on Large Sites. The County shall encourage property owners and affordable housing developers to target and market the availability of sites with the best potential for development by facilitating meetings between willing property owners of large sites and willing affordable housing developers. To assist in the development of housing for lower-income households on larger sites (e.g., more than 10 acres), by the County will streamline the approval process for land divisions, lot line adjustments, and/or specific plans or master plans resulting in parcel sizes that enable affordable housing development such as one to 10 acres. The County shall focus on facilitating parcel sizes that comply with SHRA Multifamily Lending and Mortgage Revenue Bond Policies. The County shall also develop mechanisms to require developers of large sites to construct, entitle, or dedicate land for projects affordable to lower-income households early in the development process. Mechanisms may include affordable housing strategies pursuant to the Affordable Housing Ordinance, such as, dedication of land to SHRA for concurrent development of deed restricted affordable housing. Target the production of 1,000 lower income units through this program by 2029. **Implements Which Policy(ies):** HE 1.1.1 and HE 1.1.2 **Responsible Department:** Office of Planning & Environmental Review **Funding:** County General Fund **Qualitative Objective:** Create opportunity for housing affordable to lower-income households on large sites. **Target Date:** Assisting and streamlining is ongoing, 2021-2029. Developing new requirements will take place by May 2024.

GOAL HE 2: REDUCTION OF CONSTRAINTS TO HOUSING PRODUCTION

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

Introduction

The Housing Constraints Analysis Chapter identifies serval factors that may serve as barriers to housing development such as the Neighborhood Preservation Areas and Special Planning Areas, public concerns or "NIMBYism", and permit and development impact fees. This goal also seeks to reduce these barriers by reducing permit processing times, increasing "by right" housing opportunities, and reducing fees and providing incentives. The objectives of Goal HE-2 are as follows:

- To streamline the governmental review process to assist in the reduction of processing times associated with housing production.
- To ensure that development standards continue to represent the best means to achieve land use policy objectives while reducing the cost of producing housing.

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

Policies

HE 2.1.1 The County shall reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.

HE 2.1.2 The Office of Planning and Environmental Review shall provide expedited review 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.

HE 2.2.1 The County will incentivize density for residential projects.

HE 2.2.2 The County will provide flexibility of development standards, or flexibility within the adopted development ordinances, to accommodate residential projects that provide housing that helps to address identified needs in the County.

HE 2.3.1 The County will strive to 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 sites 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.

GOAL HE-2: IMPLEMENTATION PROGRAMS
Reduction in Permit Processing Times
B1. Meet with Housing Developers on Development Approval Timelines, Process Improvements and Opportunities for Support: The County will meet with market-rate, affordable housing developers to evaluate development approval timelines; identify process improvements; identify opportunities for development and supporting applications for financing; housing for special need groups (such as developmental disabilities) and any other issues related to the development of market-rate and affordable housing including extremely low income housing. The County will provide market-rate and affordable housing developers with a reasonable opportunity for review and comment on proposed planning and environmental review fee increases in advance of Board of Supervisors action. **Implements Which Policy(ies):** HE 2.1.1, HE 2.3.1 **Responsible Department:** Office of Planning & Environmental Review **Funding:** County General Fund **Objective:** Meet with affordable housing developers annually to identify opportunities for development, support applications for financing, and discuss ways to reduce uncertainty, risk, and delay in the planning, environmental, and permitting process. Attend regular coordination meetings with the Building Industry Association. Periodically review fee schedules and mitigate the cost when the County has the authority and ability to do so. **Target Date:** Meetings with affordable housing developers: annually. Meetings with BIA: monthly. Consultation with housing developers prior to increasing fees: ongoing, 2021-2029.
B2. Project Review Committee. The Project Review Committee (PRC) will continue to meet regularly to identify project issues early in the development process. The PRC is comprised of officials and staff from agencies that are involved in the development process. **Implements Which Policy(ies):** HE 2.1.1 **Responsible Department:** Office of Planning & Environmental Review

Funding: Planning Entitlement Fees **Objective:** Reduce uncertainty, risk, and delay in the planning, environmental, and permitting process. **Target Date:** Ongoing, 2021-2029
B3. Expediting and Aiding the Processing of Affordable Housing Projects: The County will expedite planning entitlements and building permits and aide developers of affordable housing projects by prioritizing them within reasonable timeframes to ensure meeting applicant's funding due dates. The County will explore creation of a program to subsidize pre-application meetings for affordable housing projects. **Implements Which Policy(ies):** HE 2.1.1, HE 2.1.2 **Responsible Department:** Office of Planning & Environmental Review, Building Permits & Inspection Division **Funding:** Planning Entitlement Fees **Objective:** Reduce delay and cost in the review of affordable housing projects. **Target Date:** Expediting planning entitlements will be ongoing, 2021-2029. County will explore creation of a subsidy for pre-application meetings by June 2025.
B4. Accessibility and Usability of Planning Documents. The County will continue to improve accessibility and usability of existing land use planning documents. **Implements Which Policy(ies):** HE 2.1.1 **Responsible Department:** Office of Planning and Environmental Review **Funding:** County General Fund **Objective:** Develop an online application system as well as FAQ resources and guidance documents for inclusion on the County webpage. Develop an interactive, GIS-based Zoning Code tool for inclusion on the County webpage. **Target Date:** Develop online application system by December 2021 and make guidance documents available online on an ongoing basis. Develop interactive Zoning Code tool by December 2027.
B5. Affordable Housing Education: The County will prepare an outreach strategy to educate members of the public and hearing bodies about affordable housing and emergency housing and services for people experiencing homelessness. The outreach strategy will include the following elements: • Presentations to members of the public, Community Planning Advisory Councils (CPACs), Property and Business Improvement Districts, County Planning Commission, and other similar hearing bodies. • A dedicated webpage for information about affordable housing. **Implements Which Policy(ies):** HE 2.1.1 **Responsible Department:** Office of Planning and Environmental Review, Sacramento Housing and Redevelopment Agency, Director of Homeless Initiatives **Funding:** County General Fund **Objective:** Increase County residents and decision makers' understanding of affordable and emergency housing. **Target Date:** Develop strategy by June 2022 and implement on an ongoing basis.
B6. NPAs and SPAs. The County will identify Special Planning Areas (SPAs) and Neighborhood Preservation Areas (NPAs) which serve as barriers to housing production and update or rescind them.

Implements Which Policy(ies): HE 2.1.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Update or rescind four NPAs and/or SPAs identified as barriers per year.

Target Date: Ongoing, 2021-2029

Provide Opportunities for "By Right" Housing

B7. Residential Uses on BP Zoned Properties: The County will consider amendments to the Zoning Code to allow multifamily projects as a use by right in BP zone districts.

Implements Which Policy(ies): HE 2.2.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Remove conditional use permit requirement for multifamily projects in Business Professional zoning districts.

Target Date: May 2024

B8. Missing Middle Housing (or Naturally Occurring Affordable Housing): The County will consider amendments to the Zoning Code to allow for more missing middle housing (or naturally occurring affordable housing) types in a broader range of zoning districts, including single family zoning districts, and amendments to development standards to accommodate these housing products.

Implements Which Policy(ies): HE 2.2.1, HE 2.2.2

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Develop 400 missing middle housing units in moderate or high resource areas during the planning period.

Target Date: Amend Zoning Code to allow for more missing middle housing types by January 2022 and amend development standards by January 2023.

Review Residential Development and Permit Fees and Provide Incentives

B9. Fee Waiver and Deferral Programs for Affordable Housing Projects: The County will continue to issue fee waivers and deferrals for development impact fees for residential developments in which at least 10 percent of the total units are affordable to very low-income households or 49 percent are affordable to 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).

Implements Which Policy(ies): HE 2.3.2

Responsible Department: Office of Development and Code Services, Department of Finance, SHRA

Funding: County General Fund

Objective: Reduce or delay the cost impact of development fees for qualifying low- and very low-income housing units for 200 units annually.

Target Date: Ongoing, 2021-2029

B10. Additional Fee Waivers and Deferrals: In order to facilitate development of affordable housing units, the County will adopt amendments to the existing Affordable Housing Fee Deferral and Waiver Program. The County may also consider adopting additional fee waiver or deferral programs.

Implements Which Policy(ies): HE 2.3.2

Responsible Department: Public Works and Infrastructure Agency

Funding: General Fund

Objective: To reduce or to delay the cost impact of development fees for qualifying affordable housing units.

Target Date: December 2024.

B11. Rezones, Consolidations/Mergers: The County will consider reducing or eliminating fees for Rezone entitlements to RD-30 and above to facilitate developments where at least 20 percent of the units are affordable. The County will develop siting criteria for these projects. The County will also consider reducing or eliminating consolidation fees for multi-family developments where a consolidation is necessary to facilitate development of the parcels and at least 20 percent of the proposed units are affordable. If these fee reductions are not adopted, the County will implement other measures to streamline or incentivize rezones, consolidations or mergers for developments where at least 20 percent of the units are affordable.

Implements Which Policy(ies): HE 2.3.1

Responsible Department: Office of Planning and Environmental Review, Office of Development and Code Services, Sacramento Housing and Redevelopment Agency

Funding: County General Fund

Objective: Remove cost and barriers to siting affordable housing projects for 250 affordable units during the Housing Element cycle.

Target Date: December 2025

B12. Prioritize Water and Sewer Infrastructure for Affordable Housing. The County shall ensure compliance with California Government Code Section 65589.7.

Implements Which Policy(ies): HE 2.1.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: The Office of Planning & Environmental Review will send the Housing Element to water and sewer providers after Housing Element adoption and no later than September 2021.

Target Date: September 2021.

GOAL HE 3: CONSERVATION AND REHABILITATION OF EXISTING HOUSING AND NEIGHBORHOODS

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

Introduction

The County of Sacramento provides housing conservation and rehabilitation assistance through a variety of programs. SHRA receives funding from state, local, and federal sources to facilitate both minor and major rehabilitation. 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. The County has committed to prioritizing infrastructure improvements in Environmental Justice Communities through the adoption of the Environmental Justice Element.

The objectives of Goal HE 3 are as follows:

- Ensure the preservation and upgrading of rental and owner-occupied-housing units in need of rehabilitation and improvement.
- Provide for conservation and rehabilitation activities through zoning and code enforcement programs. Support mechanisms to prevent the loss of housing.
- Improve public facilities with priority for the revitalization of Environmental Justice Communities. Focus local/private sector investment into areas where there is a need for neighborhood revitalization.
- Conserve the quality of existing residential neighborhoods through design review.
- 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 3.1.1 The County will 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 The County will provide funding for programs that support the rehabilitation and preservation of substandard homes in need of rehabilitation owned and occupied by lower income households.

HE 3.1.3 The County will assist older adults to stay in their homes by providing financial assistance for repairs and modifications.

HE 3.2.1 The County will 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 The County will promote efficient public outreach programs to enhance the rehabilitation of substandard housing.

HE 3.2.3 The County will support mechanisms to prevent the loss of housing by demolition, conversion to other uses, long-term vacancy, and support programs that return vacant housing to residential use.

HE 3.2.4 The County will assist lower income households displaced as a result of condemnation, demolition or vacation of units due to Building, Health and Safety Code violations.

HE 3.2.5 The County will maintain and preserve existing stock of ELI units.

HE 3.3.1 The County will require high quality design in residential projects, including through use of objective design review standards for multifamily residential projects.

GOAL HE 3: IMPLEMENTATION PROGRAMS
Establishment and Maintenance of Programs for Housing Rehabilitation
C1. Multifamily Housing Loan Program: 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. **Implements Which Policy(ies):** HE 3.1.1, HE 3.1.2 **Responsible Department:** SHRA **Funding:** HOME, CDBG, Housing Trust Funds, Mortgage Revenue Bonds, Low-Income Housing Tax Credits **Quantitative Objective:** 60 rehabilitated units annually, including units substantially rehabilitated and units preserved. **Target Date:** Ongoing, 2021-2029
C2. Financial Assistance for Emergency Repairs and Retrofitting of Homes: 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. Priority will be given to funding repairs in Environmental Justice Communities and those sensitive to displacement. **Implements Which Policy(ies):** HE 3.1.1, HE 3.1.2, 4.1.1 **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:** Ongoing, 2021-2029
C3. Conversion of Older Motels to Affordable Housing. 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. SHRA will assist, as funding is available, new owners of motels to obtain financing for their acquisition, rehabilitation and/or conversion. **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:** SHRA will review opportunities to convert older motels to affordable housing and assist with three funding applications during the Housing Element cycle.
Conserve the Quality of Residential Neighborhoods Through Zoning Enforcement and Code Enforcement and Reduce Loss of Housing
C4. Vehicle Abatement and Substandard Housing: The County will actively enforce existing regulations and programs administered by the Code Enforcement Division 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.

The Code Enforcement Division will continue both the Vacant, Open and Accessible program and the Substandard Housing Program, which requires property owners to remove nuisance conditions such as graffiti, fencing in need of repair, and overgrown vegetation of over 12 inches.

Implements Which Policy(ies): HE 3.2.1, HE 3.2.3

Responsible Department: Office of Development and Code Services - Code Enforcement Division

Funding: Inspection Fees, Administrative Penalties, Vehicle Registration Fees, County General Fund

Objective: Reduce the number of abandoned vehicles, accumulation of junk and rubbish, illegal structures, and nuisance conditions in residential neighborhoods by investigating and closing 600 complaints annually.

Target Date: Ongoing, 2021-2029

C5. Rental Housing Inspection Program: 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.

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.

The Code Enforcement Division will provide data on the number of units inspected, the number of units in compliance, the number of units in violation, and the number of units condemned or demolished as a result of violations annually for inclusion in the Annual Progress Report.

Implements Which Policy(ies): HE 3.2.1, HE 3.2.2

Responsible Department: Office of Development and Code Services - Code Enforcement Division

Funding: Rental Housing Fees, Inspection Fees, Administrative Penalties and/or Fines, County General Fund

Objective: All multifamily rental properties (approximately 8,000) units in the unincorporated County will be inspected for compliance with the Housing Code within 5 years. Increase the level of property maintenance through tenant and property owner education, thereby reducing the need for code enforcement.

Target Date: Ongoing, 2021-2029

Note: Rental units subject to inspection by SHRA may be exempt from inspection by the Rental Housing Inspection Program.

C6. Referral of Mobile Home Park Inspections to HCD: 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.

Implements Which Policy(ies): HE 3.2.1

Responsible Department: Office of Development and Code Services - Code Enforcement Division

Funding: Inspection Fees, Administrative Penalties and/or Fines

Objective: Improve mobile home park conditions.

Target Date: Ongoing, 2021-2029

C7. Information for Displaced Tenants: The County will amend the County Housing Code to require that property owners provide relocation benefits to tenants who are experiencing severe Health & Safety conditions. The Code Enforcement Division will also continue to provide information for displaced tenants of demolition activities on available services and programs.

Implements Which Policy(ies): HE 3.2.4

Responsible Department: Office of Development and Code Services - Code Enforcement Division

Funding: Inspection Fees, Administrative Penalties, and/or Fines, County General Fund

Objectives: Requiring property owners to pay for the relocation expenses of lower income residents and seeking reimbursement by property owner. Provide information for displaced tenants on available services and programs. Provide information to 1,000 tenants annually.

Target Date: Amending County Housing Code by May 2022. Providing information on an ongoing basis, 2021-2029

Revitalization of Deteriorated Neighborhoods Through Public Facility Improvements and Local/Private Sector Investment

C8. Seek and Attain Funding for Improved Public Infrastructure. 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. Improvements will be prioritized in Environmental Justice Communities based on identified needs.

Implements Which Policy(ies): HE 3.1.1

Responsible Department: Department of Transportation

Funding: General Fund, Grants

Objective: Revitalize commercial corridors with infrastructure improvements. The Office of Planning and Environmental Review will continue to work collaboratively with the Department of Transportation to facilitate infrastructure improvements in Environmental Justice Communities specific to the identified needs of these communities by applying for at least two grants annually.

Target Date: Ongoing with at least two grants annually, 2021-2029

C9. Community Reinvestment Act. The County will continue to implement its Community Reinvestment Act Program to incentivize local financial institutions to meet the credit needs of low-income and moderate-income people.

Implements Which Policy(ies): HE 3.1.1

Responsible Department: Dept. of Finance – Treasury Division

Objective: Increase investment in low-income and moderate-income areas.

Target Date: Ongoing, 2021-2029

GOAL HE 4: IMPROVEMENT OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS GROUPS

Ensure the availability of adequate housing opportunities throughout the unincorporated area of Sacramento County for people with special needs, including: seniors, large households, female-headed households, people with disabilities, farm workers, and people experiencing homelessness.

Introduction

This 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, people experiencing homelessness, female-headed households, and large families. 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.

Policies HE 4.3.1 through 4.3.6 were developed based on the six key solution areas identified by the County Homeless Plan, which was adopted on December 12, 2018. The County Homeless Plan will continue to be the main strategy document to make homelessness rare, brief and non-recurring. Several programs below will support the County Homeless Plan efforts by requiring the County to update the Plan regularly, to develop metrics to measure its effectiveness, and to report regularly using those metrics.

The objective for Goal HE 4 is to provide housing choices appropriate for “special needs” populations, including persons with disabilities, seniors, farm workers, people experiencing homelessness, female-headed households, and large families.

Policies

HE 4.1.1 The County will 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 and older adults near public transportation, shopping, medical and other essential support services and facilities.

HE 4.1.3 The County will 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 The County will provide adequate and affordable housing for senior citizens.

HE 4.1.5 The County will ensure housing that is provided to migrant farm workers is decent, safe, and affordable.

HE 4.1.6 The County will support the use of available federal, state, and local resources to provide and enhance housing opportunities for farm workers.

HE 4.1.7 The County will promote the construction of affordable housing that meets the needs of female heads of households.

HE 4.1.8 The County will support the development of housing to meet the needs of large households.

HE 4.2.1 The County will facilitate the development of new Extremely Low-Income (ELI) rental units.

HE 4.2.2 The County will 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.

HE 4.3.1 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.

HE 4.3.2 The County will strengthen diversion strategies to help people resolve their current housing crisis before they become homeless. Diversion services include problem solving as well as financial assistance and connection to services that support crisis resolution, resiliency, and stabilization.

HE 4.3.3 The County will strengthen outreach and navigation efforts that connect unsheltered people to services and housing and address individual and public health issues that arise.

HE 4.3.4 The County will expand and improve emergency shelter and interim housing capacity, improving access for all populations by reducing barriers, and expanding services that will help people experiencing homelessness return to permanent housing stability.

HE 4.3.5 The County will expand targeted permanent housing through two primary strategies: 1) by providing temporary or ongoing rental subsidies and supportive services, facilitating exits from homelessness within the existing rental market and 2) by developing additional new permanent housing, including permanent supportive housing.

HE 4.3.6 The County will expand access to and coordination of essential mainstream services such as physical health, mental health, employment and others services necessary to assist people experiencing homelessness to stabilize, obtain or retain housing, and improve quality of life.

HE 4.3.7 The County will assist in overall system development, including strengthening system leadership, increasing system capacity to respond to crisis of homelessness, and improving accountability.

GOAL HE 4: IMPLEMENTATION PROGRAMS
Housing for "Special Needs" Population
D1. Universal Design: The County will convene a working group consisting of advocates and service providers for people with disabilities and seniors, the Building Industry Association, and other stakeholders to advise the County on a Universal Design program. The program will include an evaluation of the lack of new accessible units, incentives to encourage Universal Design concepts, and targeted outreach to developers. **Implements Which Policy(ies):** HE 4.1.1 **Responsible Department:** Office of Planning and Environmental Review **Funding:** County General Fund **Objective:** Increase the number of accessible units by 450 units over the Housing Element period. **Target Date:** December 2024
D2. Accessible Unit Tracking: The County will track the number of newly constructed or rehabilitated dwelling units that are accessible to people with disabilities. The County will provide the address and number of units to Resources for Independent Living Sacramento for inclusion in their housing list for people with disabilities. **Implements Which Policy(ies):** HE 4.1.1 **Responsible Department:** Building Permits and Inspection **Funding:** Inspection Fees and/or Fines **Objective:** Track the development of accessible units and provide the addresses and number of units to Resources for Independent Living for inclusion in their online tool for people with disabilities. **Target Date:** Annually, 2021-2029
D3. Incentives for Senior Housing: The County, through the Sacramento Housing and Redevelopment Agency (SHRA), will offer financial support such as below-market-rate loans and mortgage revenue bonds that will encourage the creation of affordable independent living housing for seniors. Priority will be given to High and Highest Resource areas and areas sensitive to displacement. **Implements Which Policy(ies):** HE-4.1.3, HE 4.1.4 **Responsible Department:** Sacramento Housing and Redevelopment Agency (SHRA) **Funding:** Tax credits, mortgage revenue bonds, HOME **Objectives:** Provide subsidized loans for developers of affordable multifamily rental housing for very low income seniors. Fund 200 units during the Housing Element Period. **Target Date:** Ongoing, 2021-2029

D4. In-Home Supportive Services: 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.

Implements Which Policy(ies): HE 4.1.3

Responsible Department: Department of Child, Family, and Adult Services

Funding: County General Fund

Objective: Continue the In-Home Supportive Services program.

Target Date: Ongoing, 2021-2029

D5. Annual Inspection of Farm Labor Camps: The County, through the Department of Environmental Management, will continue to annually inspect and license farm labor camps to ensure that they meet health and safety standards for migrant workers.

Implements Which Policy(ies): HE 4.1.5

Responsible Department: Environmental Health

Funding: Inspection Fees

Objective: Ensure suitable living conditions at farm labor camps.

Target Date: Ongoing, 2021-2029

D6. Farmworker Housing. The County will take the following actions related to farmworker housing:

- Amend the Farmworker Housing Section of the Zoning Code to allow farmworker housing by-right in all Zoning Districts where Agriculture is an allowed use consistent with California Health and Safety Code Section 17021.6. As a part of the amendments, the County will review the difference between agricultural and hobby farming land uses and amend the Zoning Code, as appropriate, to promote farmworker housing and comply with California Health and Safety Code Section 17021.6.
- Consider amendments to the Zoning Code to increase the allowed maximum size of farmworker housing to serve larger families.
- Review the Zoning Code requirements for Agricultural Employee housing to ensure compliance with California Health and Safety Code Section 17021.5.

Implements Which Policy(ies): HE 4.1.5, HE 4.1.6

Responsible Department: Community Development – Planning & Environmental Review Division

Funding: County General Fund

Objective: Increase the units and housing product types available to farmworkers

Target Date: June 2022

D7. Review Housing Needs of Farm Workers: The County shall work with local growers, the Farm Bureau, the Agricultural Commissioner, the Department of Environmental Management and other stakeholders to periodically review the housing needs of farm workers and propose actions to address those needs.

Implements Which Policy(ies): HE 4.1.5, HE 4.1.6

Responsible Department: Community Development – Planning & Environmental Review Division, Agricultural Commissioner, Environmental Management

Funding: County General Fund

Objective: Biennially review housing needs of farm workers.

Target Date: Ongoing, 2021-2029

D8. Emergency Housing: The County will amend the Emergency Housing Section of the Zoning Code to clarify language, remove inconsistencies, and to conform to changes to State law and encourage emergency shelters, supportive housing, and related services for persons experiencing homelessness specific to Government Code section 65583, subdivision (a)(4) as follows:

- Amend the Zoning Code to remove the requirements that emergency shelters be more than 1,000 feet from any similar program, public parks, schools, recreation facilities, child care facilities, and single-family residential zones and ensure any amendment is consistent with State law.
- Amend the Zoning Code to remove excessive parking requirements and require that emergency shelters only be required to provide sufficient parking to accommodate all staff working in the emergency shelter, provided that the standards do not require more parking for emergency shelters than other residential or commercial uses within the same zone.

Implements Which Policy(ies): HE 4.3.1

Responsible Department: Office of Planning and Environmental Review

Funding: Senate Bill 2 Planning Grant

Objective: Amend the Emergency Housing Section of the Zoning Code consistent with State law.

Target Date: February 2022

D9. Supportive Living Uses: The County will amend the Zoning Code related to supportive living uses, including boarding houses, transitional housing, scattered shelters, residential care homes, and nonconforming dwelling units to take a more comprehensive approach to supportive housing consistent with changes to State law to increase housing, especially for special needs groups, including people with developmental disabilities. The Zoning Code amendments are as follows:

- Amend the Zoning Code to add a definition of "family" and amend the definition of "single household" consistent with the County's obligation to AFFH.
- Amend the Zoning Code to allow Low Barrier Navigation Center developments by right in mixed-use zones and nonresidential zones permitting multifamily uses.
- Amend the Zoning Code to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted consistent with Government Code section 65651.
- Amend the Zoning Code to include methods to increase housing options for persons with disabilities that have tangible regulatory policies, as required by the U.S. Department of Housing and Urban Development (HUD).
- Amend the Zoning Code to expand the definition of the existing residential care home category, revise the boarding house category, and create new categories to address non-licensed recovery residences and skilled nursing in-home settings.
- Amend the Zoning Code to clearly define supportive and transitional housing and ensure these housing types are permitted as a residential use in all zones allowing residential uses subject only to the restrictions that apply to residential dwellings of the same type in the same zone.
- Amend the Zoning Code requirement to clearly define scattered shelters and facilitate removal of barriers to better address the needs of our homeless population.

- Amend the Zoning Code to provide consistency with the corresponding regulations administered by the appropriate State agency, with the intention to provide for more efficient regulation of residential related uses.
- Review and amend the Zoning Code, as necessary, to ensure requirements for group homes of more than six persons are consistent with State law and fair housing requirements.

Implements Which Policy(ies): HE 4.1.3

Responsible Department: Office of Planning and Environmental Review

Funding: Local Early Action Planning (LEAP) Grant

Objective: Amend the Zoning Code to support transitional and supportive housing, increase development of supportive living uses and make it consistent with State and Federal regulations.

Target Date: June 2023

D10. Tiny Homes: The County will research and develop Code amendments to allow for tiny homes, small homes, and/or other transitional living unit construction types not currently provided for in County Codes. Targeted outreach to promote tiny homes will occur in Environmental Justice communities.

Implements Which Policy(ies): HE 4.1.3

Responsible Department: Office of Planning and Environmental Review, Office of Development and Code Services - Building Permits and Inspection Division

Funding: County General Fund

Objective: Increase flexibility of affordable housing options in the County to facilitate construction of 150 units.

Target Date: December 2025 and annually after adoption.

D11. Shelter Plus Care Program: The County through the Sacramento Housing and Redevelopment Agency (SHRA) will continue to administer the Shelter Plus Care program, which provides supportive housing for people experiencing homelessness and people with disabilities.

Implements Which Policy(ies): HE 4.3.4

Responsible Department: SHRA

Funding: HUD Grants

Objective: Provide tenant-based rental subsidies to permanently house chronically homeless and severely disabled households to serve 600 families annually.

Target Date: Ongoing, 2021-2029

D12. County Homeless Plan Update: The County shall update the County Homeless Plan every five years.

Implements Which Policy(ies): HE 4.3.7

Responsible Department: Director of Homeless Initiatives, Department of Human Assistance, and Department of Health Services

Funding: County General Fund

Objective: Ensure continued regional coordination on homelessness issues

Target Date: Update the plan at least every five years starting in 2023.

D13. Developing Metrics and Reporting: The County, in coordination with the City of Sacramento, Sacramento Steps Forward, and the Continuum of Care Board, shall develop a series of metrics and indicators to track the efficacy of programs and investments. Once these metrics are developed, the County will report on the programs and investments annually.

Implements Which Policy(ies): HE 4.3.7

Responsible Department: Director of Homeless Initiatives, Department of Human Assistance, and Department of Health Services

Funding: County General Fund

Objective: Provide metrics to regularly monitor and track investments and programs focused on homelessness and provide transparency in reporting.

Target Date: Develop metrics by January 1, 2022 and report annually starting in 2023.

D14. Housing for People Experiencing Homelessness: The County will explore methods to reduce barriers to accessing affordable rental housing for people experiencing homelessness, including requiring County-financed affordable housing projects to reserve a certain percentage of units for people experiencing homelessness or otherwise incentivizing access in County-financed affordable housing for people experiencing homelessness. The County will present findings and recommendations to the Board of Supervisors.

Implements Which Policy(ies): 4.3.5

Responsible Department: Director of Homeless Initiatives

Funding: General Fund

Objective: Reduce barriers to accessing County-financed affordable housing for people experiencing homelessness.

Target Date: December 2026

Increase the Supply of Affordable Rental Housing for Extremely low-Income Households While Preserving the Existing Supply

D15. Project-Based Rental Subsidies such as Housing Choice Voucher Program: 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. During the Request for Proposal process, preference will be given to projects in moderate, high and highest resource areas, while maintaining opportunities to provide subsidies in lower resource areas of the County consistent with EJ Element Policy EJ-1.

Implements Which Policy(ies): HE 4.2.2

Responsible Department: SHRA

Funding: Housing Choice Voucher (Section 8) Program, Federal Housing Assistance Payment Voucher Program, State Mental Health Services Act Voucher Program

Objective: Ensure availability and choice of housing for extremely low-income households.

Target Date: Ongoing, 2021-2029

Note: SHRA currently has 12,500 extremely low income families housed with assistance from the Housing Choice Voucher Program. 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.

GOAL HE 5: PRESERVATION OF EXISTING AFFORDABLE HOUSING STOCK AND PROVISION OF AFFORDABLE HOUSING

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

Introduction

As discussed in the Housing Needs Assessment Chapter, a significant portion of low-income renters (73 percent) in Sacramento County are overpaying, or paying more than 30 percent of their income, for housing. Home values and rents continue to rise countywide.

To address the affordability issue, this strategy uses local government funds to leverage financing from state and federal sources to construct affordable housing. Key to this goal are the local gap funding sources including the County's Affordable Housing Ordinance and Housing Trust Fund Ordinance. When the current version of the Affordable Housing Ordinance was adopted effective March 27, 2014, the County removed the inclusionary provisions for larger developments of the prior ordinance in favor of a fee option ordinance. The County anticipated that the ordinance would produce affordable units at the rate of 10 percent of the market rate units. Program E3 requires the County to assess the efficacy of this ordinance and to conduct an economic feasibility study to guide any consideration of returning inclusionary provisions within the ordinance. In addition to providing gap financing, local government can also facilitate the provision of affordable housing by encouraging second unit dwellings and by providing density bonus programs.

The objectives of Goal HE 5 are as follows:

- Pursue federal, state, and local programs and funding sources that provide opportunities to preserve existing affordable housing stock.
- 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 5.1.1 The County will preserve the affordability of subsidized rental housing whenever possible through a combination of regulatory and financial incentives.

HE 5.2.1 The County will continue to implement its affordable housing program.

HE 5.2.2 The County will 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. The County will 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 The County will support programs that provide assistance to developers who construct affordable rental units.

HE 5.2.4 The County will incentivize the development of residential accessory dwelling units as a means to increase the overall supply of affordable housing.

HE 5.2.5 The County will prevent the conversion of existing very low- and low-income rental housing units to market-rate condominiums through the condominium conversion ordinance.

HE 5.2.6 The County will identify new funding sources for the provision of affordable housing.

HE 5.2.7 The County will 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.

GOAL HE 5: IMPLEMENTATION PROGRAMS
Preservation of Affordable Housing Stock
E1. Preserve Affordable Housing at Risk of Becoming Market-Rate: The Sacramento Housing and Redevelopment Agency (SHRA) will track expiring subsidy contracts and regulatory agreements on regulated affordable housing. SHRA will prioritize multifamily lending such that preserving affordable housing at risk of converting to market rate comes first when funding is available. SHRA will ensure that owners have complied with Government Code Sections 65863.10, 65863.11, and 65863.13 before releasing regulatory agreements or approving ownership transfers for projects affiliated with SHRA. In addition, at least annually, SHRA will review the list of properties with expiring regulatory agreements and contact owners whose properties' restrictions will expire within the following 36 months. SHRA will coordinate with qualified entities upon initial noticing and pursue and support applications for funding. In order to maximize tenant protections, SHRA will offer coordination assistance – developer outreach for owners planning to sell and tenant education for owners planning to allow their restrictions to expire. **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:** Communicate with owners willing to preserve affordability through sale and/or recapitalization to minimize loss of affordable housing inventory. Preserve as many units as possible that are "at risk" of conversion. **Target Date:** SHRA will track expiring subsidy contracts on an ongoing basis and will conduct an annual review.
E2. Prevent the loss of units in SHRA's public housing stock. In order to preserve its public housing stock, which is suffering due to decline in federal funding, the Sacramento Housing and Redevelopment Agency (SHRA) will reposition the County's public housing stock to private ownership with affordability preserved in perpetuity. **Implements Which Policy(ies):** HE 5.1.1 **Responsible Department:** SHRA **Funding:** U.S. Dept. of Housing and Community Development, HOME, tax credits, mortgage revenue bonds **Objective:** Prevent the loss of 771 units in the unincorporated County in SHRA's public housing stock. **Target Date:** Ongoing, 2021-2029. Approximately 100 units per year between 2021 and 2029.
Provision of Affordable Housing Stock
E3. Affordable Housing Ordinance Amendment: The County will perform an evaluation of the effectiveness of the Affordable Housing Ordinance by 2023 to determine if it is building affordable housing at the rate anticipated at the time of adoption (ten percent). The County will also pursue an economic feasibility study to guide any decision to include an inclusionary housing component. Based on the outcome of the evaluation and study, the County will consider amendments to the Affordable Housing Ordinance to increase the amount of affordable housing units built in the County. As part of the evaluation prioritizing opportunities to produce housing in the highest, high, and moderate resource areas will be examined. The County will also amend the Affordable Housing Ordinance to modify the owner-builder exemption. As part of this update the County will engage with a broad range of stakeholders, including affordable housing developers. Outreach will occur during the time the

update is occurring and will consist of a kick-off meeting and at lease three focus group meetings with stakeholders.

Implements Which Policy(ies): HE 5.2.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Evaluate the effectiveness of the Affordable Housing Ordinance in producing affordable housing units by 2023 and consider amendments based on the evaluation. Increase the effectiveness of the Affordable Housing Ordinance by modifying the owner-builder exemption, which is costly for staff and the public to implement and reduces the amount of funds collected to build affordable housing.

Target Date: December 2023

E4. Housing Incentive Program: The County will implement the Housing Incentive Program (HIP) to encourage the construction of affordable housing and housing for special needs groups as identified in State housing element law. The County will consider amendments to the program to further incentivize housing and to meet the housing needs of County residents. The County will also amend the Zoning Code to incorporate changes to State Density Bonus Law.

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

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund, Planning Entitlement Fees, Senate Bill 2 Planning Grant

Objective: Incentivize multifamily developers to increase the number of affordable units and/or units for special needs groups in their projects. Amend the Density Bonus sections of the Zoning Code to strengthen HIP and to ensure consistency with State Density Bonus Law by November 2021. Incentivize 100 additional units.

Target Date: HIP implementation is ongoing, 2021-2029. Amendments will take place by April 2022.

E5. Mortgage Credit Certificate Allocations: 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 to provide low interest loans and down payment assistance for first-time low- and moderate-income homebuyers. The County will promote the MCC program to the residents of the areas sensitive to displacement and Environmental Justice Communities, who are most likely to have been historically excluded from homeownership by mortgage redlining practices.

Implements Which Policy(ies): HE 5.2.2

Responsible Department: SHRA, Office of Planning and Environmental Review

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

Quantitative Objectives: Apply to the California Housing Finance Agency for MCC allocation to assist 20 households annually.

Target Date: Ongoing, 2021-2029

E6. Down Payment Assistance and Homebuyer Education and Counseling: The Sacramento Housing and Redevelopment Agency (SHRA) will continue to apply to State HCD for the CalHOME Program to provide down payment assistance. The County will promote the CalHome Program to the residents of the areas sensitive to displacement and Environmental Justice Communities, who are most likely to have been historically excluded from homeownership by mortgage redlining practices. SHRA will also continue its contracts with approved housing counseling agencies that offer homebuyer education, counseling and post purchase counseling for all homebuyer programs administered by SHRA.

Implements Which Policy(ies): HE 5.2.2

Responsible Department: SHRA, Office of Planning and Environmental Review

Funding: CalHome Program, Program Fees, CDBG

Quantitative Objective: Provide down payment assistance to low-income, first-time homebuyers by applying to the State for CalHOME funding. Assist 25 households annually. Provide homebuyer education and counseling to 150 households annually.

Target Date: Ongoing, 2021-2029

E7. Mortgage Revenue Bonds: The County, through SHRA, will continue to assist in the development of affordable housing, including extremely low income housing, by providing gap financing and issuing mortgage revenue bonds to finance affordable housing. SHRA will also meet with affordable developers to provide support for funding applications and offer technical assistance with site identification, project concept feedback, predevelopment meetings, development incentives and permit processing. The County and SHRA shall explore ways to increase affordable housing development in moderate, high and highest resource areas throughout the County.

Implements Which Policy(ies): HE 5.2.3

Responsible Department: SHRA

Funding: County Housing Trust Fund, HOME, Affordable Housing Ordinance and Housing Trust Fund fees, Low-Income Housing Tax Credits, Mortgage Revenue Bonds

Objective: Provide leverage for developers to compete for other state funding resources. Provide financial assistance for 200 units per year in the unincorporated County.

Target Date: Ongoing 2021-2029, with annual outreach or more frequently as funding is available

E8. Accessory Dwelling Unit Streamlining: The County will accelerate production of accessory dwelling units (ADUs) by providing a complete set of construction drawings consisting of architectural renderings, structural, mechanical, plumbing, and electrical plan for three different sized ADUs. The Office of Planning and Environmental Review will work with the Office of Development and Code Services, Building Permits and Inspections to identify a process for utilizing these construction drawings, thereby saving time and applicant costs during the plan check process.

Implements Which Policy(ies): HE 5.2.4

Responsible Department: Office of Planning and Environmental Review

Funding: Local Early Action Planning Grant

Objective: Support the development of Accessory Dwelling Units by streamlining the process by allowing a property owner to choose an ADU that has already been approved for construction by Sacramento County saving the cost of construction drawings and plan check review.

Target Date: July 2022

E9. Accessory Dwelling Unit Promotion and Compliance: The County will promote the production of ADU's/JADU's by providing the public a brochure on ADU/JADU standards and permitting requirements, as well as a technical manual on designing, building and renting accessory dwellings that will be available at the Building Assistance Center (BAC). This information will also be available on a webpage devoted to ADU/JADU on the County's website. Outreach to the Building Industry Association (BIA) will also occur to promote the development and production of ADU's/JADU's as part of residential developments. The County will track the creation of ADU's/JADU's and will determine if it is meeting production estimates by the planning period midpoint. Targeted outreach to promote

ADU construction will also occur in moderate, high, and highest resource areas of the County. The County will review and ensure that the ADU ordinance is in full compliance with state law and amend the County's ordinance as necessary to ensure ongoing compliance.

Implements Which Policy(ies): HE 5.2.4

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Promote the production of ADU/JADU's and ensure consistency with state law.

Target Date: Create brochure and technical manual and outreach to the BIA by January 31, 2022. Determine if production estimates are being met by April 2026. ADU ordinance compliance will be on going with the first update occurring by April 2022.

E10. Self-Help Housing Programs: 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.

Implements Which Policy(ies): HE 5.2.2

Responsible Department: Sacramento Housing and Redevelopment Agency

Funding: Housing Trust Funds

Objective: Support affordable homeownership through self-help programs like Habitat for Humanity. Make surplus land available, subsidize infrastructure cost and/or provide other financial assistance for 15 units.

Target Date: Ongoing, 2021-2029

GOAL HE 6: PROMOTE THE EFFICIENT USE OF ENERGY IN RESIDENCES AND IMPROVE THE AIR QUALITY OF SACRAMENTO COUNTY

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

Introduction

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.

The objective of Goal HE 6 is to reduce home energy usage by increasing energy efficiency.

Policies

HE 6.1.1 The County will encourage 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.

GOAL HE 6: IMPLEMENTATION PROGRAMS

Promote the Efficient Use of Energy and Reduce the Long-Term Operational Cost of Housing
F1. Include SMUD Staff in Project Review Committee Process: 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. 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. **Implements Which Policy(ies):** HE 6.1.1, HE 6.1.2 **Responsible Department:** Office of Planning and Environmental Review **Funding:** Planning Entitlement Fees **Objective:** Have SMUD staff participate in PRC meetings and in the preparation of master plans. **Target Date:** Ongoing, 2021-2029
F2. Distribute SMUD Information: 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. **Implements Which Policy(ies):** HE 6.1.2, HE 6.1.3 **Responsible Department:** Office of Planning and Environmental Review **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:** Ongoing, 2021-2029
F3. Implement PACE: The County will participate in a third-party Property Assessed Clean Energy (PACE) program for commercial, industrial, single family and multifamily (four or more units) properties with emphasis on outreach targeted to Environmental Justice Communities and areas at risk of displacement. The County will also provide consumer protection information on the PACE program webpage to better inform residents. **Implements Which Policy(ies):** HE 6.1.2, HE 6.1.3 **Responsible Department:** Office of Development and Code Services **Funding:** County General Fund **Objective:** Increase energy efficiency in existing and new residences. **Target Date:** Ongoing, 2021-2029

GOAL HE 7: PROMOTE AND AFFIRMATIVELY FURTHER FAIR HOUSING OPPORTUNITIES FOR COUNTY RESIDENTS

Promote and affirmatively further fair housing choice for all residents of Sacramento County, regardless of race, color, national origin, religion, sex, sexual orientation, gender identity and expression, marital status, source of income, disability or familial status.

Introduction

As discussed in the Fair Housing Chapter, the Board of Supervisors authorized SHRA to submit the Analysis of Impediments to Fair Housing Choice (AI) to the U.S. Department of Housing and Urban Development (HUD) on October 22, 2019. This goal section requires SHRA and the County to implement the goals, strategies and actions required by the Analysis of Impediments to Fair Housing Choice (AI) as well as several recommendations for best practices. The AI identifies the following actions for the County:

- Review and consider updates to the Affordable Housing Ordinance.
- Review and assess its Housing Trust Fund Ordinance to determine if revisions or updates are needed.
- Review the density bonus and other housing-related sections of planning documents such as the General Plan, Zoning Code, and Design Guidelines to determine if revisions or updates are needed.
- Review and assess fee waivers and deferral policies to determine if revisions or updates are needed.
- Fund the Renters Helpline, a regional resource for fair housing education, landlord-tenant dispute mediation, and legal guidance.
- Review and consider updates to the Housing Incentive Program. Amendments may include giving additional incentives to projects which include units which are accessible and include universal design features.
- Prioritize Environmental Justice Communities when seeking planning and infrastructure grants consistent with the County's Environmental Justice Element.
- Provide prevention and treatment services to individuals struggling with alcohol and/or drug abuse through Behavioral Health Services. Services include outpatient treatment, methadone treatment, day treatment, detoxification, residential services, and perinatal services.

This goal section commits the County to several actions. The County will continue to fund the Renters Helpline, a countywide telephone and web-based resources that provides fair housing education, landlord-tenant mediation, and legal guidance. Immigrant and refugee communities are often at risk of substandard housing conditions because of a lack of language access, unfamiliarity with the system and their rights, and fear of retaliation. The County will continue to educate the refugee and immigrant community on their rights as renters through the annual Refugee Academy. The County will investigate other tenant protection measures to help keep precariously housed tenants in their homes, such as a just cause eviction ordinance, as well as measure to assist tenants in accessing housing, such as a fair chance housing ordinance.

Several policies and programs in other Housing Element goal sections will also serve to promote and further fair housing. Program A1 Countywide Rezone Program will add higher density zoning districts to areas known as "opportunity areas" or areas that are considered to be high or moderate resource areas. High and moderate resource areas are defined by the California Fair Housing Task Force as areas which offer low-income families the best chance at economic advancement, high educational attainment, and good physical and mental health. Program A1 Countywide Rezone Program, completed and adopted by the Board of Supervisors on August 20, 2024, met the objectives of Goal HE 7 and applicable HE 7 policies as it resulted in 42.71 percent of sites rezoned to accommodate the lower income deficit and buffer to be sited in targeted opportunity resource areas (See Appendix E for the detailed analysis of Program A1). Program B8 Missing Middle Housing (or Naturally Occurring Affordable Housing) requires the County to explore Zoning Code amendments to allow for more missing middle housing types in single family zoning districts.

The objective of Goal HE 7 is to ensure equal housing opportunities for all residents of Sacramento County.

Policies

HE 7.1.1 The County shall continue to provide funding for the Renters Helpline or an equivalent resource.

HE 7.1.2 The County shall promote fair housing choice for all residents regardless of race, color, national origin, religion, sex, sexual orientation, gender identity and expression, marital status, source of income, disability or familial status.

HE 7.1.3 The County will encourage the development of new affordable housing in areas of opportunity, or areas which offer low-income families the best chance at economic advancement, high educational attainment, and good physical and mental health. The County will accomplish this by rezoning sites to allow multifamily uses in high and moderate resource areas during the Countywide Rezone Program (See Appendix E for detailed outcomes of Program A1 Countywide Rezone Program).

HE 7.1.4 In addition to compliance with Federal and State requirements for advertising, the County encourages private housing developers to affirmatively further fair housing through their use of marketing materials that are designed for and representative of individuals regardless of race, ethnicity, gender, disability, and familial status.

HE 7.1.5 The County shall work to make all communities places of opportunity and encourage future investments and development while minimizing the involuntary displacement of vulnerable populations, such as low-income households, People of Color, seniors, and people with disabilities due to the influx of less vulnerable populations attracted by increased opportunities and/or investments.

GOAL HE 7: IMPLEMENTATION PROGRAMS
Implement the Analysis of Impediments to Fair Housing Choice
G1. Analysis of Impediments to Fair Housing Choice: The County and Sacramento Housing and Redevelopment Agency (SHRA) will take affirmative actions to further fair housing choice by implementing the goals, strategies and actions of the Analysis of Impediments to Fair Housing Choice prepared for the 2020-2024 Consolidated Plan. Table 70 details the meaningful actions and metrics the County will take to address the identified barriers to fair housing. **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:** Implementation recommendations: 2020-2024
G2. Reasonable Accommodations: The County will amend the Zoning Code consistent with the reasonable accommodation best practices identified by the Analysis of Impediments to Fair Housing Choice. • The County will amend the Zoning Code to include a definition of “disability” or “person with disabilities” that aligns with the Fair Housing Amendments Act (FHAA), the California Fair Housing and Employment Act (CFEHA), and the Americans with Disabilities Act (ADA) in the definitions section of the zoning code. • The County will amend the Zoning Code to include a request for reasonable accommodation process that applies to any modification to a zoning or development requirement to ensure that a reasonable accommodation for all disabilities can be considered. **Implements Which Policy(ies):** HE 4.1.1 **Responsible Department:** Office of Planning and Environmental Review **Funding:** County General Fund **Objective:** Amend the Zoning Code to include additional reasonable accommodation procedures and provisions.

Target Date: May 2022
Provide Tenant Protections
G3. Renters Helpline: The County will contract with fair housing service providers to provide the Renters Helpline (or an equivalent service), a telephone and web-based resources that provides fair housing education, landlord-tenant mediation, and legal guidance. The Renters Helpline refers complaints of housing discrimination to other fair housing providers and State/Federal agencies involved in fair housing. The County will continue to promote fair housing information and the Renters Helpline through the Fair Housing Information and Resources webpage. **Implements Which Policy(ies):** HE 4.3.1 **Responsible Department:** Office of Planning and Environmental Review **Funding:** General Fund **Objective:** Increase the resolution of housing complaints and reduce housing discrimination by resolving at least 30 disputes annually. **Target Date:** Ongoing, 2021-2029
G4. Refugee Academy: The Code Enforcement Division will continue to attend the Refugee Academy annually to provide refugee tenants with information on their rights as renters. **Implements Which Policy(ies):** HE 4.3.2 **Responsible Department:** Code Enforcement **Funding:** County General Fund **Objective:** Provide tenant education to the refugee community annually to increase awareness of Health and Safety Code requirements. **Target Date:** Ongoing, 2021-2029
G5. Tenant Protections: The County will study just-cause eviction ordinances or other programs to help keep precariously housed tenants in their homes and present findings and recommendations to the Board of Supervisors. **Implements Which Policy(ies):** HE 4.3.2 **Responsible Department:** County Counsel, Office of Planning and Environmental Review, SHRA, Director of Homeless Initiatives, Code Enforcement Division **Funding:** County General Fund **Objective:** Reduce evictions and/or displacement of precariously housed tenants. **Target Date:** December 2024 or earlier if resources allow
G6. Research Options to Remove Barriers to Fair Housing Choice. The County will study Fair Chance Housing Ordinances or other methods to limit the use of criminal records by property owners during the screening of prospective tenants. The County will study best practices for affordable alternatives to up-front payments of security deposits or other prepaid rent such as grants or a low- or no-interest loan to the tenant. The County will present best practices and recommendations to the Board of Supervisors. **Implements Which Policy(ies):** HE 7.1.2 **Responsible Department:** SHRA, Code Enforcement, Office of Planning and Environmental Review, County Counsel, Department of Human Assistance **Funding:** General Fund and grant opportunities as available

Objective: To reduce barriers to fair housing choice and provide support to those seeking access to rental housing. **Target Date:** December 2026

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