CHAPTER 8: LAND INVENTORY

The provision of 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 is one of the seven goals of this Housing Element. Pursuant to State housing element law (California Government Code Section 65583 and 65583.2), cities and counties are required to prepare a parcel-specific inventory of appropriately zoned, available and suitable sites that can provide realistic opportunities for the provision of housing for all income levels.

Sacramento County has assembled this sites inventory as mandated by state law to determine the number of new housing units the County can accommodate in the unincorporated area during the RHNA Projection Period of June 30, 2021 to August 31, 2029. The chapter also explains how the sites inventory, along with a rezone program, will accommodate the County's allocation of the region's housing needs or Regional Housing Needs Allocation (RHNA). 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. Where appropriate and required, this chapter has been amended (Housing Element Amendment 1) to reflect completion of the Countywide Rezone Program and Amendment 1; however, a new Appendix has been added to the Housing Element, Appendix E, to document the outcomes and analysis required by State Law post completion of the Countywide Rezone Program.

REGIONAL HOUSING NEEDS ALLOCATION

The RHNA for the planning period is established for each region in the state by the California Department of Housing and Community Development (HCD), as detailed in the Housing Needs Assessment Chapter.

The overall allocation is divided into four income categories:

- 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.

Due to unmet needs for housing, the State and Regional housing projections are substantially higher than in prior periods. The 2021-2029 RHNA for unincorporated Sacramento County is 21,272 new units, which is an increase of 7,428 units over the previous 2013-2021 planning period of 13,844 units. As a percentage of the 153,512 units in the SACOG region, Sacramento County is assigned approximately 14 percent of units. The unincorporated Sacramento County allocation is a one-percent increase from its regional share in the prior cycle. And, while the overall number of units allocated to the County is substantially increased (including the total number of affordable units needed), the share of very low and low income units decreased by 5.1 percent from 38.7 to 33.6 percent from the previous cycle allocation.

The countywide median income for Sacramento County was $86,300 per year for a family of four in 2020 according to the California Department of Housing and Community Development. Based on the income definitions, Table 46 summarizes the income ranges for a 4-person household in each income category along with the share of the County's RHNA by income category:

Table 46: SACOG (1) Regional Housing Needs Allocation Summary, Unincorporated Sacramento County Projected Needs Between 2021 and 2029

Income Category(3)	Income Level (2)	RHNA
Extremely Low	$0 - $25,900	4,466
Very Low	25,901 - $43,150	
Low	$43,151 - $69,050	2,692
Moderate	$69,051 - $103,550	4,186
Above Moderate	$103,550+	9,928
Total		**21,272**

Source: Sacramento County Panning and Environmental Review, October, 2020.

(1) Sacramento Area Council of Governments RHNA, March 19, 2020.

(2) California Department of Housing and Community Development 2020 State Income Limits https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2020.pdf

(3) Extremely Low, Very Low and Low income categories are combined into Lower-Income Category or sites.

SITES INVENTORY SUMMARY AND COMPARISON TO RHNA

(Note: During Amendment 1 process, the Sites Inventory Tables in Appendix C were supplemented with the completion of Program A1, Countywide Rezone Program. During the amendment process, mathematical errors were identified in the original inventory tables in Appendix C that modified numerical totals in this section. This section was modified with Amendment 1 to reflect the land inventory metrics prior to completion of the Countywide Rezone Program.)

Government Code Sections 65583 and 65583.2 require a parcel-specific inventory of appropriately zoned, available and suitable sites to provide opportunities for the provision of housing to all income segments within the community. The sites inventory addresses how the County can meet projected housing needs. While the inventory analyzes sites available for the construction of new housing at all income levels, particular focus and analysis is done to identify sites available at the lower income categories. Government Code Section 65583.2(c)(3) allows jurisdictions to use higher density zoning as a proxy for lower income affordability. Sites that are zoned to allow sufficient density can be assumed to accommodate affordable housing. Sacramento County is a metropolitan county with a "default density" of at least 30 units per acre for lower-income sites. Zoning designations allowing at least 30 units have appropriate zoning for lower-income sites and even though the RHNA has assigned units to very low- and low-income categories for the purposes of identifying sites these income categories are classified as "lower income sites".

The subsequent section on Methodology provides further details.

The County's evaluation of adequate sites begins with a listing of individual sites by General Plan designation and zoning. The suitability analysis demonstrates these sites are currently available and unconstrained to provide development opportunities prior to 2029. To demonstrate the development viability of the sites, the analysis addresses the following:

- Sites have appropriate zoning.
- Development standards do not place an undue impact on projected development capacity and affordability.
- Existing constraints, including any known environmental issues, have been taken into consideration.
- Public services will be available to allow development within the planning period.

The analysis concludes that a total of ~~11,760.07~~11,808.41 acres are available for residential development in the unincorporated County. These sites, along with the project construction of ADUs and JADUs, can accommodate ~~23,653~~23,749 new housing units during the planning period. Table 47 summarizes the results of the inventory and breaks the inventory down by income category. The table shows a deficit of ~~2,884~~3,215 units in the Lower-Income category that will be addressed by identified programs. The Lower-Income category includes low-income (LI), very low-income (VLI), and extremely low-income (ELI) levels.

Table 47: Inventory, Projected Supply and Oversupply/Shortfall as Compared to the 2021-2029 RHNA(1)					
Income Category	**RHNA (units)**	**Projected Supply (units) (2)**	**ADUs (units)**	***Vacant & Underutilized Sites (acres)***	**Oversupply /Shortfall (units) (2)**
Lower-Income	7,158	~~4050~~ 3,719	224	~~580.43~~ 525.65	~~- 2,884~~ - 3,215
Moderate	4,186	~~7,486~~ 7,526	172	~~1,311.66~~ 1314.93	~~+ 3,472~~ + 3,512
Above Moderate	9,928	~~12,117~~ 12,104	4	~~9,867.98~~ 9967.83	+ 2,189 + 2,180
Total	**21,272**	**~~23,653~~ 23,749**	**400**	**~~11,760.07~~ 11,808.41**	**~~2,777~~ 2,477**

Source: Sacramento County Panning and Environmental Review data current as of October, 2020.

(1) Sacramento Area Council of Governments RHNA dated March 19, 2020.

(2) Oversupply is determined by subtracting the RHNA unit requirement from the Projected Supply.

Breakdown of Inventory Summary by Income Category

A key component of the analysis is correlating the inventory with the projection of what units may be built at the various income categories. Sacramento County has historically had an excess inventory of land suitable for construction of units at the Above Moderate income level with the greatest challenge identifying sites at the lower income categories. Table 48 identifies income levels with the corresponding Zoning District(s) that can accommodate the units. Table 48 through Table 51 summarize the supply by income levels based on information in the Appendices.

Table 48: Zoning Districts by Income Category	
Income Level	**Zoning District**
Lower-Income	RD-30, RD-40 LC, SC, GC, TC Accessory Dwelling Units (ADUs) Master Plans and Special Planning Areas (SPAs)
Moderate	RD-10, RD-15, RD-20, RD-25, RD-30, RD-40, RM ADUs
Above Moderate	AR-1, A-2, AR-2, A-5, AR-5, A-10, AR-10, RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RE-2, R-1A, R-1B ADUs

Table 49: Lower-Income (ELI, VLI and LI) Housing Development Potential				
Zoning Category	**Density (units/acre)**	**Projected Supply (units)** [(1)]	**Vacant Land (acres)**	**Percent of Total Lower Income Acres**
RD-30	18-33	~~539~~ 351	~~35.96~~ 27.05	~~6.0~~ 5.1
RD-40	30-44	230	~~7.95~~ 8	~~1.2~~ 1.5
Commercial [(2)]	35-46	~~934~~ 905	~~22.09~~ 83.36	~~3.8~~ 15.9
ADUs	N/A	224	N/A	N/A
Master Plans, SPA's, Previously Approved Projects, and Large and Underutilized Parcels	33-110	~~2.397~~ 2,233	~~521.98~~ 407.24	~~89.0~~ 77.5
	Total Available	~~4.324~~ 3,943	~~580.43~~ 525.65	100 percent
	Demand	7,158		
	Deficit	~~**– 2,884**~~ **- 3,215**		

Source: Sacramento County Office of Planning and Environmental Review, 2020
(1) Units reflect historical development patterns within the unincorporated County.
(2) Projected buildout calculated at 25% of total site .

Source: Sacramento County Office of Planning and Environmental Review, 2020

Table 50: Moderate Income Housing Development Potential			
Zoning Category	**Density (units/acre)**	**Projected Supply (Units)**	**Vacant Land (acres)**
RD-10	10	~~1,801~~ 1,754	~~207.92~~ 201.2
RD-15	15	~~1,122~~ 915	~~82.81~~ 68.54
RD-20	20	~~1,326~~ 2,176	~~713.87~~ 774.71
RD-25	25	~~553~~ 646	~~28.93~~ 33.7
RD-30	30	~~298~~ 239	~~27.5~~ 24.05
RD-40	40	~~29~~ 74	~~1.91~~ 3.46
RM	8.5	100	13.92
ADUs	N/A	172	N/A
~~Previous Inventory RD-20 and 25~~	~~20 and 25~~	~~2,257~~	~~237.25~~
SPAs	8.5-20	808	75.73
Mixed Zoning	N/A	814	119.62
	Total Available	~~7,658~~ 7,698	~~1,321.66~~ 1,314.93
	RHNA	4,186	
	Oversupply	**~~+ 3,472~~ + 3,512**	

Table 51: Above Moderate Income Housing Development Potential			
Zoning Category	**Density**	**Projected Supply (units)**	**Vacant Land (acres)**
AR-1	1 ac./unit	282	~~249.03~~ 351.17
A-2, AR-2	2 ac./unit	1,498	2,985.11
A-5, AR-5	5 ac./unit	447	2,212.86
A-10, AR-10	10 ac./unit	280	2022.51
RD-1	1 unit/ac.	27	21.24
RD-2	2 units/ac.	371	232.64
RD-3	3 units/ac.	~~202~~ 200	~~75.05~~ 74.54
RD-4	4 units/ac.	638	162.91
RD-5	5 units/ac.	~~6,010~~ 6,003	~~1,517.71~~ 1,515.9
RD-7	7 units/ac.	2,358	~~388.92~~ 388.95
ADUs	N/A	4	
	Total Available	~~12,151~~ 12,108	~~9,908.03~~ 9,967.83

	Demand	9,928	
	Oversupply	**~~+2,189~~** **+ 2180**	

ADDRESSING A SHORTFALL – COUNTYWIDE REZONE PROGRAM

As shown in the previous tables, the County has sufficient residential capacity to accommodate its RHNA for moderate- and above-moderate income units but has a current shortfall of sites to accommodate its lower-income RHNA. The County only has appropriately-zoned sites to accommodate 3,943~~4,324~~ lower-income units, compared to a RHNA of 7,158, a shortfall of 3,215~~2,884~~ units.

Sacramento County will accommodate an adequate inventory with the following mechanisms and programs:

- The inventory of vacant residentially and commercially zoned sites available for by right construction of new units by income category including some small and large parcels as documented with additional analysis;
- Inventory of non-vacant but underutilized sites available for by right construction of new units by income category;
- Estimating the construction of Accessory Dwelling Units;
- Programs to increase the vacant land inventory include~~ing~~:
    - Program A1 to 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 by September 12, 2024 ~~May 2024~~.
    - Program A2 to 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 and non-vacant sites identified in the 5th Cycle Housing Element, even if the development exceeds 150 units by May 2024.

The County will be required to rezone a minimum of 142 acres to meet its RHNA obligation for ~~2,884~~3,215 lower income units. When identifying rezone sites, preference will be given to properties in moderate and high resource areas, pursuant to AB 686. Additionally, sites that are between 0.85 and 10 acres; that are along transit routes or major roadway corridors and in proximity to commercial and employment centers; and that are currently served by both public water and sewer service or ability to hook up to services will be given priority for rezoning to accommodate affordable housing.

The County is also obligated to maintain adequate sites throughout the RHNA projection period through a provision in State law called "no net loss." If sites that are identified in the inventory as meeting the lower-income RHNA get built with market rate development, those sites are essentially lost from the lower-income sites inventory. State law mandates that the County would then need to identify a replacement site within 180 days. HCD recommends identifying additional capacity of 15-30 percent beyond the lower-income RHNA in order to create a buffer to deal with no-net-loss requirements. As part of the rezone effort, the County may decide to rezone additional sites beyond those needed to meet the RHNA in order to provide a buffer of lower-income sites in the event that sites are lost from the lower-income sites inventory. A 15 percent buffer will increase the rezone obligation to 164 acres.

Some of the sites that will likely be rezoned by ~~p~~Program A1 to accommodate the lower-income RHNA are currently counted in the sites inventory as moderate-income sites. As the rezone program is implemented and sites are reclassified as lower-income, the County will also ensure there remains adequate capacity to accommodate the moderate-income RHNA.

Rezone Program/Candidate Rezone Sites

Sacramento County has long relied primarily on zoning at RD-20, or 20 units per acre, combined with a local Housing Incentive Program to achieve actual densities above 20 units per acre, for the vast majority of the County's inventory to meet the lower income RHNA requirements. Many affordable projects in the County continue to occur on sites with this zoned density. However, State requirements for default densities do not allow the County to rely upon what historically has been the inventory to meet lower income requirements. This leaves the County with a substantial deficiency of ~~2,884~~3,215 units in the lower-income inventory. Therefore, sites in the RD-20 and RD-25 category are now shown on the moderate-income level inventory. However, the County intends to return to relying on this pool of sites through Program A-1 and is showing these sites as candidate sites for the Rezone Program to increase their density to meet State requirements for density (30 units per acre) to allow them to be classified as available as affordable sites. These sites are identified in Tables C-15, C-16, C-17, C-22, and C-23 of Appendix C as candidate rezone sites. ~~This would create a realistic potential for 3,001 units, which represents a surplus of 167 units.~~ Although these sites were utilized in previous cycles, the County still considers them viable sites to provide housing to lower-income categories, as these sites do meet the AB-1397 criteria. Specifically, these sites are located along major roadways with public transportation and will have access to infrastructure during the planning period.

The County is committed to a more thorough analysis of vacant and underutilized sites as identified in Program A1 to rezone and create a potential surplus of sites. While these additional rezone sites have not been identified, the rezone will focus on identifying sites in the Communities of Antelope, Carmichael/Old Foothill Farms, Cordova, Fair Oaks, and Orangevale to affirmatively further fair housing that complies with the AB-1397 criteria.

(Note: See Appendix E for additional details regarding Program A1, Countywide Rezone Program, which 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 candidate rezone 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 Program A1, the County no longer has a shortfall of lower income zoned sites on the land inventory and established a 22.2 percent buffer (exceeding a goal of a 15 percent buffer), which amounts to a realistic surplus in development capacity of 1,588 units. The County added a new Appendix to the Housing Element, Appendix E, to document the outcomes and analysis required by State Law post-completion of the Countywide Rezone Program.)

STATE REQUIREMENTS FOR ADEQUATE SITES

Government Code Section 65583.2(c)(3) allows jurisdictions to use higher density zoning as a proxy for lower-income affordability. Sites that are zoned to allow sufficient density can be assumed to accommodate affordable housing. Sacramento County is considered a metropolitan county with a "default density" of at least 30 units per acre for lower-income sites. This corresponds to the Residential 30 and 40 (RD-30 and RD-40) Zoning Districts, which allow a maximum of 30 and 40 units per acre, respectively and the County's commercial districts that also allow 30 units per acre by right.

Historically, Sacramento County has relied substantially on sites zoned RD-20 and RD-25 to accommodate its lower-income RHNA as the majority of the County's multi-family zoned land is zoned RD-20. In fact, many recent and pending affordable housing projects are on sites zoned RD-20. Local and State density bonus provisions allow projects to exceed 20 units per acre. However, as the State will no longer allow this assumption, the County's lower-income inventory will have a substantial deficit until the County can achieve its rezone program. Sites in the RD-20 and RD-25 category are included in the Moderate Income inventory; however, as part of Program A-1, the Countywide Rezone Program, the County will ensure that sufficient sites at the default density will be made available with associated adjustments in the assumptions about which sites are available at the lower and moderate levels (See Appendix E for details on the outcomes of Program A1).

In addition to ensuring that minimum density requirements are met, there are additional State requirements for the inventory. In order to comply with these requirements, including AB-1397, affordable housing/higher density residential sites selected for inclusion in the affordable inventory were screened using the criteria, and a majority of the sites not meeting this criteria were eliminated from inclusion in the affordable inventory:

- Size: greater than ½ acre but less than 10 acres;
- Vacant sites are preferred; although pursuant to General Plan policies LU-6 and LU-11, the County may also consider converting underutilized portions of commercial projects or office parks to higher density residential uses in order to create a mixed use development;

- Transit stops (existing or proposed) should be located within 1/4 mile from the project site (preferably with headways of less than 30 minutes);
- Proximity to grocery stores and other services within 1 mile of project site;
- Parks, opens space or other recreational amenities within 1 mile of project site;
- Currently served by both public water and sewer service or ability to hook up to services; and,
- Sites that are not overly constrained by the following: natural resources such as wetlands, vernal pools, or a large number of Oak trees or other native trees; overhead power lines, ditches, or utility easements that substantially impact development on the site; or, have a significant portion of the site located within a floodplain.

The inventory and analysis must also address Fair Housing including sites located in moderate and high resource opportunity areas for affordable multi-family development. (See Appendix E for the supplement to the Fair Housing Assessment conducted for the sites rezoned as a part of Program A1.)

Finally, the inventory must conduct an additional analysis if using sites from prior (the 4th and 5th cycle) Housing Elements. In order to continue to utilize these sites toward the lower-income inventory within the Housing Element period, the County has committed to Program A2 in the Housing Action Plan chapter.

METHODOLOGY FOR THE LAND INVENTORY AND CAPACITY ANALYSIS

Government Code Section 65583.2(c) requires local governments to calculate the projected residential development capacity of the sites identified in the Housing Element that can be realistically achieved. Appendix C identifies each site that is available and suitable for development and estimates the residential units that can be constructed.

This discussion includes sections addressing the Affordable Sites Analysis, the Moderate and Above Moderate Income Sites, Accessory Dwelling Units, Infrastructure Availability, Environmental Constraints and Affirmatively Furthering Fair Housing/Opportunity Sites.

AFFORDABLE SITES ANALYSIS

Realistic Capacity

For the sites listed as available at affordable levels, a site-by-site capacity analysis was conducted. This analysis estimates the realistic development capacity for each site; typical densities of existing or approved residential developments at a similar affordability levels; and, the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. The analysis relied on aerial photography, Google maps, and the Sacramento County Parcel Viewer GIS program to determine property lines, elevation contours, environmental constraints, and easements.

Major easements, environmental constraints, and multi-family setbacks were subtracted from the gross acreage of each parcel to provide a net or developable acreage. The net acreage is identified in the inventory and multiplied by the zoning density without the Housing Incentive Program (HIP). This provides a realistic estimate of the development capacity for each site because it is calculated based upon the constraints for each individual site. On the rare property with no constraints, multi-family setbacks were applied to the parcel to provide the net developable acreage.

The analysis also considered development capacity in the case where sites have non-typical development standards (e.g. local Special Planning Area or Neighborhood Preservation Area zoning) by apply the standards, densities, or coverage requirements specific to those cases. These sites are located in urban/infill areas where road capacity and infrastructure is available; therefore, no adjustments were needed to account for infrastructure availability.

The development capacity for the affordable inventory is calculated based on the net developable acreage of each site multiplied by the density. This is a realistic capacity because the affordable projects developed in the 5th cycle Housing Element exceeded 100 percent of the density, by using the HIP Program and available density bonuses.

Table 52: Capacity of Approved Affordable Multi-Family Projects						
Name	**Year Issued Building Permit**	**Status**	**Total Units**	**Acres**	**Units/Acre**	**% of Max. Density**
Anton Apartments	2015	Constructed	148	5.16	28.7	143
Mutual Housing on the Boulevard	N/A	Entitlement approved 9/11/2019	127	5.23	24	120
Arbor Creek Senior Apartments	2014	Constructed	60	2.25	26.6	133

Additionally, as discussed above, the inventory includes sites from the 4th and 5th cycle Housing Elements. In order to continue to utilize these sites toward the lower-income inventory within the Housing Element period, the County has committed to Program A2 in the Housing Action Plan chapter. This program requires the County to amend the Zoning Code by May 2024 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 and non-vacant sites identified in the 5th Cycle Housing Element, even if the development exceeds 150 units.

Minimum Densities

By utilizing a minimum density calculation, the County acknowledges that it will ensure sites are built at a minimum residential density. Sacramento County General Policy LU-5 requires that residential projects meet an average overall density of 75% of zoned maximums, unless physical or environmental constraints make achieving the minimum densities impractical and the required no net loss findings under State law often require higher yields particularly for sites on the affordable inventory. Therefore, this policy is used to set the minimum density for sites on the inventory.

The previous Housing Element (2013-2021) created the Housing Incentive Program (HIP) to facilitate an increase in the actual density of projects. The HIP provides a by- right mechanism to increase density above the zoned maximum for the Residential 20, 25, 30 and 40 (RD-20, RD-25, RD-30, RD-40) Zoning Districts. HIP allows 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 Commercial zones and 10 percent in RD-25 through RD-40 Zoning Districts. This by right increase is in addition to density increases allowed under the County's density bonus ordinance (as required by Government Code Section 65915). Since the sites on the affordable inventory will accommodate the RHNA for lower-income households, these sites qualify for the HIP program and can receive a density increase over that allowed in the base Zoning District, thereby increasing the maximum density, resulting in a density range for sites on the affordable sites inventory.

An example of the by-right residential density increases pursuant to the HIP are as follows:

Table 53: Housing Incentive Program – Increase in Density by Zone		
Zone	Density Increase of 10% to 15%	Resulting Unit Increase
RD-20(1)	23 du/ac	3
RD-25(1)	27 du/ac	2
RD-30	33 du/ac	3
RD-40	44 du/ac	4
SC/LC, GC (2)	33 or 46 du/ac	3 or 6

Source: Sacramento County Planning and Environmental Review, 2020

(1) The HIP permits increased density for these Zoning Districts; however, sites with this zoning are not included in the affordable sites inventory.

(2) Commercially zoned sites assume a maximum density of either 30 or 40 dwelling units per acre depending on proximity to transit stops. HIP provides 15 percent density increase over the base.

Small Parcels (Less than one-half acre)

Government Code Section 65583.2 (c)(2)(A)(B) and (C) indicates that to include small parcels (less than one-half acre in size), there should be an opportunity to consolidate adjacent parcels to form sites larger than 0.5 acres. This was done for a small number of parcels in the prior planning period. For example, 043-0230-001 thru 004, 006 through 016 were merged and reconfigured and are now larger than 0.5 acres.

Two of these sites are carried forward into this inventory because common ownerships and zoning made it reasonable to assume that they could be consolidated with adjacent parcels and developed with multi-family densities. Specifically, 208-0142-022 is 0.38-acres and is adjacent to 208-0142-020 and which is a 1.93-acre parcel. Both parcels are currently on the inventory and the smaller parcel is necessary to provide access to the larger parcel.

A review of housing projects developed during the previous planning period indicates that there were several market rate multi-family projects that will consolidate multiple adjacent smaller parcels to develop multi-family units demonstrating that such consolidation is reasonable to assume.

A 45 unit multi-family development was approved on three parcels that are 0.29, 0.29, and 1.31-acres in size. In order for the construction of the proposed development as proposed consolidation of the existing parcels will need to occur.

The Housing Action Plan chapter includes program B11 to remove potential barriers to small parcel consolidations as a means to increase this type of development. The County is also considering updates to the multi-family development standards to increase the developable area of parcels. This is discussed in more detail in the Constraints Chapter of this element.

Commercial Properties for By Right Multifamily Housing

Some selected sites in the commercial zoning districts (LC, SC, GC and TC) are included in the affordable housing inventory as multi-family housing is permitted by-right in these zones. These sites are all greater than one acre and a conservative projection of 25 percent of the parcel acreage was assumed to calculate affordable residential capacity in recognition that commercial construction may also occur on these sites. This is a conservative estimate since the County's Zoning Code allows an entire site to be built with stand-alone multi-family developments and because other vacant commercial sites not included in the inventory could be used for affordable residential construction.

The current Zoning Code permits multi-family development in the Commercial (LC, SC, GC, and TC) zoning districts at an overall density of 30 dwelling units per acre. This meets the County's default density of 30 dwelling units per acre. Properties located within one-quarter mile of a transit stop may develop at a density of 40 dwelling units per acre. Additionally, the HIP provides a density increase allowance for residential projects within a commercial zoning district of 15 percent over the base project, resulting in a maximum density of 35 and 46 dwelling units per acre. Commercial properties identified for inclusion in the inventory are those that are most likely to develop with a residential component due to their location and size or past interest by a developer. The inventory specifically excluded commercial parcels where entitlement inquiries or ownership lead County staff to conclude the parcels may develop exclusively with commercial uses. The inventory includes 22.09 acres of vacant LC, SC, GC, and TC zoned properties greater than one acre in size. These sites are viable candidates for multifamily development due to their proximity to other retail services and transit availability. Therefore, this inventory represents a reasonable assumption for residential development of commercially zoned parcels because it included the parcels most likely to develop residentially at a conservative estimate of 25 percent of the site, providing for the possibility for multiple permitted uses to develop on an inventory site.

The previous Housing Element assumed that 42 commercially zoned sites would develop with 526 units affordable to lower-income households. Of these, six sites (61 units) were lost to 100 percent commercial development and 1 site (12 units) developed as a mixed use development including affordable housing during the planning period. In addition, three sites were approved for affordable housing on commercially zoned sites that were not included in the affordable inventory. These units were on sites that developed 100 percent residentially and resulted in a total of 126 affordable units on commercial sites, resulting in a total of 138 units. While it is possible for commercially zoned sites to develop entirely with commercial uses, the prospects of 100 percent commercial projects are not likely to increase in the future due to declining retail trends and the impacts of COVID-19 on office use. County staff has seen an increase in requests for conversion of existing office buildings and new multi-family construction on Business and Professional Office (BP) zoned properties. While BP zoned properties are not currently included in the land inventory because they do not allow multi-family residential uses by-right, program B7 will leverage this trend and incentivize further residential development on these commercial sites. Program A2 will also incentivize development of affordable housing on commercial sites and remove potential barriers such as Use Permit requirements for multi-family developments that exceed 150 units. By assuming a 25 percent residential capacity, the commercial sites inventory contains a healthy buffer to accommodate the potential loss of residential capacity due to commercial development.

As shown in Table 54, the County has a documented record of approving affordable housing on commercially zoned parcels, further the entirety of each of these parcels is proposed to develop with residential uses.

Table 54: Affordable Housing Projects Developed on Commercial Parcels

Project	Zoning	Building Permit Issued	Status	Units	Acres
Courtyard Inn	North Watt SPA TOD Subdistrict 3	Building Permit 2018	Constructed	92	4
Victoria Park	LC (Limited Commercial)	Subdivision Map, Special Development Permit	Approved (2018)	12 of 30	2.7
Rashaad's Apartments	Folsom Blvd. SPA	Design Review	Approved (2020)	7 of 59	2.2
Saybrook	LC (Limited Commercial)	Design Review	Approved (2020)	88 total *61 rehab & 27 new*	4

Master Plan and Specific Plan Sites

The County has conducted a site analysis and adjusted assumptions to justify why certain sites in master plan areas that are currently on parcels at or larger than 10 acres are included in the affordable inventory and what assumption has been made about the site's capacity for affordable units. Nine sites are in locations where there is an adopted Master Plan, or Specific Plan that guarantees certain sites will be set aside for the construction of deed restricted affordable housing projects. Many of the Master Plan areas currently have parcels larger than 10-acres; however, subsequent large lot and subdivision maps will be processed achieving the proposed buildout at the identified density and parcel size in the adopted plan. Additionally, these Master Plans, including some with Development Agreement requirements, have identified the number of affordable units which are included in the inventory including commitments from developers to dedicate sites to the County or SHRA on the County's behalf in order to be built as affordable housing sites. These sites are ensured to be built as affordable housing due to the commitments made in those master plans for site dedication or acquisition along with a commitment in the County's Affordable Housing Ordinance for 50% of collected Affordable Housing Fees to be spent in large developments (aka master plan areas).

General Assumptions

The inventory does not necessarily assume that the totality of each large site will accommodate affordable units as sites may be developed with a combination of market-rate and affordable units. Staff have taken into consideration local criteria including the Sacramento Housing and Redevelopment Agency (SHRA) which provides specific criteria in their "Multifamily Lending and Mortgage Revenue Bond Policies" regarding the number affordable units per site and reduced the assumed number of affordable units to generally align with local policies to not result in overconcentration of affordable units.

Large parcels included in the inventory have appropriate zoning and provide a development capacity that is consistent with the SHRA Multifamily Lending and Mortgage Revenue Bond Policies. Table C-27 and C-28 (Appendix C) identifies the large parcels and explains the assumptions associated with their inclusion in the inventory and analyzes each parcel. This shows examples of whether the inventory assumes a portion of the development capacity of a larger parcels at the lower income category with and the remaining development capacity at the moderate income category. For example, a parcel with a development capacity of 300 units might have 150-200 units included in the affordable sites inventory and 100-150 units in the moderate sites inventory.

The Zoning Code currently requires additional entitlements for multi-family developments greater than 150 units. Pursuant to program A2, the County will amend the Zoning Code to ensure that developments that have 20 percent or more of the units are affordable to lower income households are allowed by right on vacant sites in previous Housing Element cycles to eliminate this constraint and potentially encourage development on larger parcels.

Additional entitlements such as maps to divide larger parcels can lengthen the permitting process of a housing development. The County will expedite planning entitlements and building permits for affordable housing projects by prioritizing them to ensure meeting applicant's funding due dates for the duration of the Housing Element pursuant to program B3.

In addition to programs A2 and B3, the County has developed program A8 to incentivize affordable development on parcels greater than 10-acres.

The County does have a track-record of facilitating subdivision of larger parcels to accommodate housing as follows:

- The Southeast Watt subdivision on parcels 064-0080-001, 002, 039, and 040 was approved on parcels ranging in size from 4.53 to 27.45-acres to accommodate residential development.
- The Barrett Ranch East project was approved in 2017, consisting of the necessary entitlements including a small lot subdivision map to divide 128.2-acres on parcels 203-0120-018, 059, 065, 067 and 094 to accommodate residential development. This included a 6.9-acre parcel identified for multi-family development.

Non-Master Plan Sites

Table C-28 identifies parcels that are currently larger than 10-acres and outside of a Master Plan/Specific Plan area. These parcels are included in the Housing Inventory because although they are large, they meet the AB 1397 criteria for infrastructure and services and compared to other large parcels in the County need relatively few entitlements or actions to be available for construction of affordable housing. Further, they are large enough to be utilized for mixed use or mixed income developments.

APN 043-0220-031 is a vacant 14.49 acre Limited Commercial zoned parcel in South Sacramento that is targeted for re-use and redevelopment as part of the County's Commercial Corridor strategy (see discussion on page 130, methodology for Commercial properties). This site meets SHRA's multi-family lending guidelines and is assumed to accommodate 166 affordable units on a portion of the site with the remainder available for commercial use.

APN 073-0190-069 is 17.8 acres zoned to develop at 30 units per acre and is in the Highest Resource area in the County in the Community of Rancho Murieta. This site has oak trees and slope therefore, while the total property is over 10-acres, the assumed developable acreage for affordable units is approximately 10-acres meeting the State criteria. The affordable units assigned to this parcel is 150, consistent with the SHRA Multifamily Lending and Mortgage Revenue Bond Policies.

APN 220-078-001 is a 10.46 acre site developed with a place of worship and 4.92-acres is undeveloped and could accommodate housing. This is a candidate rezone site and was included in previous Housing Elements based upon inquiries about multi-family development. Once the rezone is complete this site's units will be moved to the affordable inventory. (Note: This site was not rezoned as a part of Program A1. See Table C-32 for additional information)

APN 203-0260-064 is a 40-acre site with split zoning. Only a 5.8-acre portion has zoning to accommodate multi-family development. This site is vacant and is a candidate rezone site and was included in previous Housing Elements. Once the rezone is complete this site's units will be moved to the affordable inventory. See Table C-32 for additional information.

066-0100-024 is a 39.69 acre site with split zoning. An 8.3 gross acre portion is zoned for multi-family development. A valid map has been approved and will divide the multi-family zoned property into two separate parcels (4 and 4.3 acres). 7.6 net acres is available for development and no environmental constraints are on the subject area. This vacant site is a candidate for rezoning and was included in previous Housing Elements. Once the rezone is complete this site's units will be moved to the affordable inventory. See Table C-32 for additional information.

066-0070-052 is a 15.64 acre site. Road easements reduce the developable area to 13.5 acres. This vacant site is a candidate for rezoning and was included in previous Housing Elements. This site is located in a specific plan area and zoned to accommodate affordable housing. The Board has taken steps to facilitate development in this area. Once the rezone is complete this site's 150 units will be moved to the affordable inventory. See Table C-32 for additional information.

The units assigned to parcels that are identified as candidate rezone parcels are currently zoned RD-20 and designated at the moderate income level in the housing inventory and will be moved to the lower income inventory once the rezone to the RD-30 designation is complete. See Table C-32 for additional information on the status of sites identified above as being considered for a future rezone program or potential. Program A8 is included in the Housing Action Plan to facilitate the development of parcels that are larger than 10 acres for affordable housing. Per Program A8, staff will work with the property owners and affordable Housing developers to facilitate affordable housing development and parcel sizes that comply with SHRA multi-family lending guidelines for the parcels listed above.

Master Plan Sites

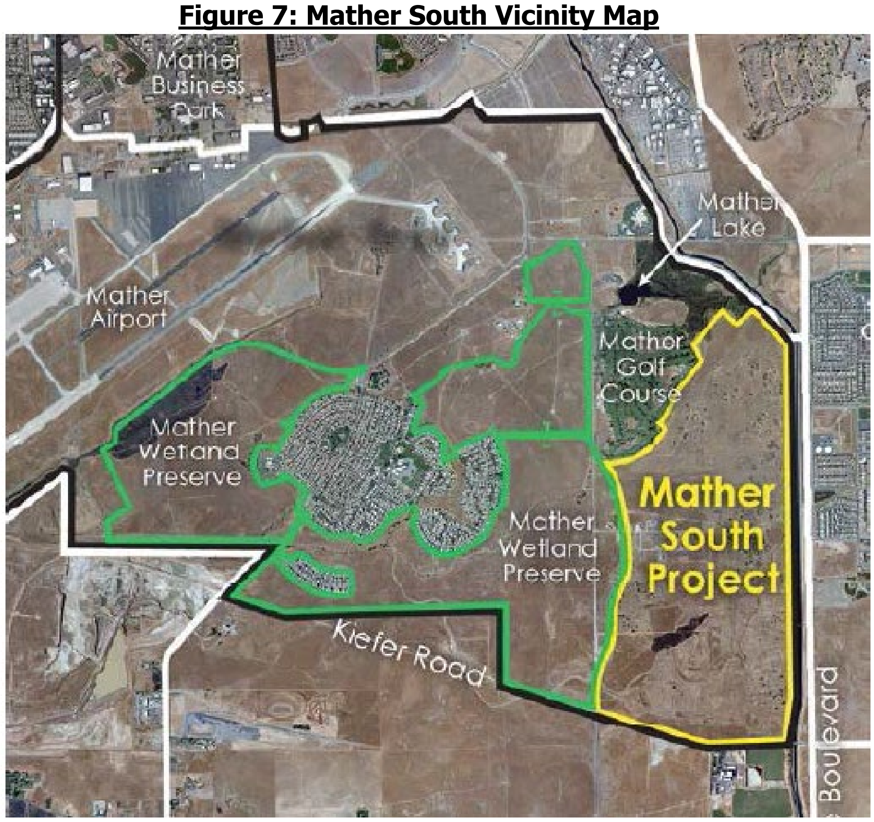
The Vineyard Springs Comprehensive Plan, North Vineyard Station Specific Plan, Florin Vineyard Comprehensive Plan, Glenborough at Easton and Easton Place are approved Master Plan with sites that may have been included in prior Housing Elements. The County has also recently approved two additional Master Plans with sites included in this inventory: the Mather South Community Master Plan (Mather South) on January 28, 2020 and the NewBridge Specific Plan (NewBridge) on October 6, 2020. Mather South (Figure 7 and Figure 8) and NewBridge are anticipated to achieve buildout over a 10 to 20-year period in four phases. For the purposes of this Element, only Phase 1 and 2 of these Master Plans are included in the inventory and distributed among all income categories. Additionally, units from the Cordova Hills Master Plan, adopted in 2013 are included in the affordable and moderate inventory because a portion of the plan area is anticipated to develop within the Housing Element period. The Mather South, NewBridge, and Cordova Hills have Development Agreements or mechanisms in place to assure the development of affordable units and the Glenborough at Easton and Easton Place Master Plans have identified their affordable sites commitment in their Master Plans. The large sites identified in these Master/Specific Plans for affordable housing have the zoning in place to develop affordable units and are identified as meeting at least a portion of their affordable housing obligations. Further, the sites in the affordable inventory are only the sites that were specified for affordable housing in the Master Plans. Other sites in the Master Plans that have higher density zoning (RD-30 and above) are not included in the affordable inventory and are counted as moderate inventory, so as not to over count sites in the affordable inventory. Table C-27 identifies the parcels in the Master Plan identified to accommodate lower income units, their final size and realistic units.

Mather South

Mather South is a Master Plan located within a portion of the former Mather Air Force Base, which was closed and relinquished to Sacramento County by the Department of Defense in 1990. Mather South proposes a total of 3,522 residential units on a total of 848 acres at full buildout; however, for the purposes of the Housing Element inventory only the first two phases are counted, in which includes a total of 1,797 residential units at all income levels. Specifically, Phase one

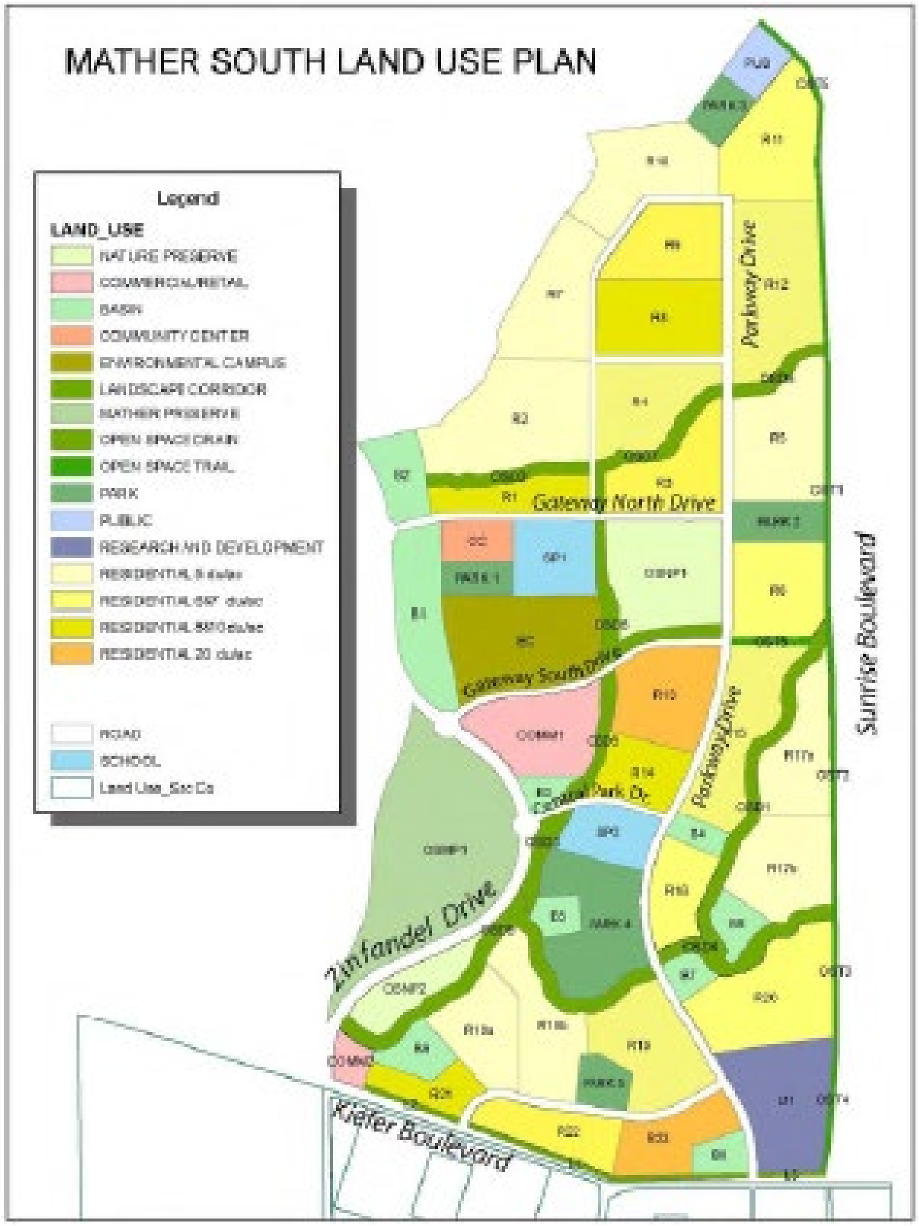
) will provide 943 units: 649 above-moderate; 94 moderate and 200 affordable units identified on a proposed 10-acre EC designated parcel. The project includes an Affordable Housing Strategy which consists of land dedication of 10 acres on Parcel EC in the central portion of the Plan Area, which will be used to for the construction of 200 affordable housing units. Phase two will provide 954 units with 193 being moderate income level and 671 being above moderate. In total, the inventory includes 200 lower- income units and 277 moderate units for Mather South. Phase one is where developers have indicated the Master Plan will begin due to the construction of backbone infrastructure to serve the project. Phase two and subsequent phases could begin or develop concurrent with Phase one. The Master Plans do not have a required start or end date for each phase of development and are subject to market conditions. The Master Plan document indicates a 10-20 year build out. Assuming the first two phases will develop in the Housing Element cycle is a conservative assumption for the development, especially as the affordable units identified in the Affordable Housing Strategy will develop in the Phase one.

Figure 7: Mather South Vicinity Map



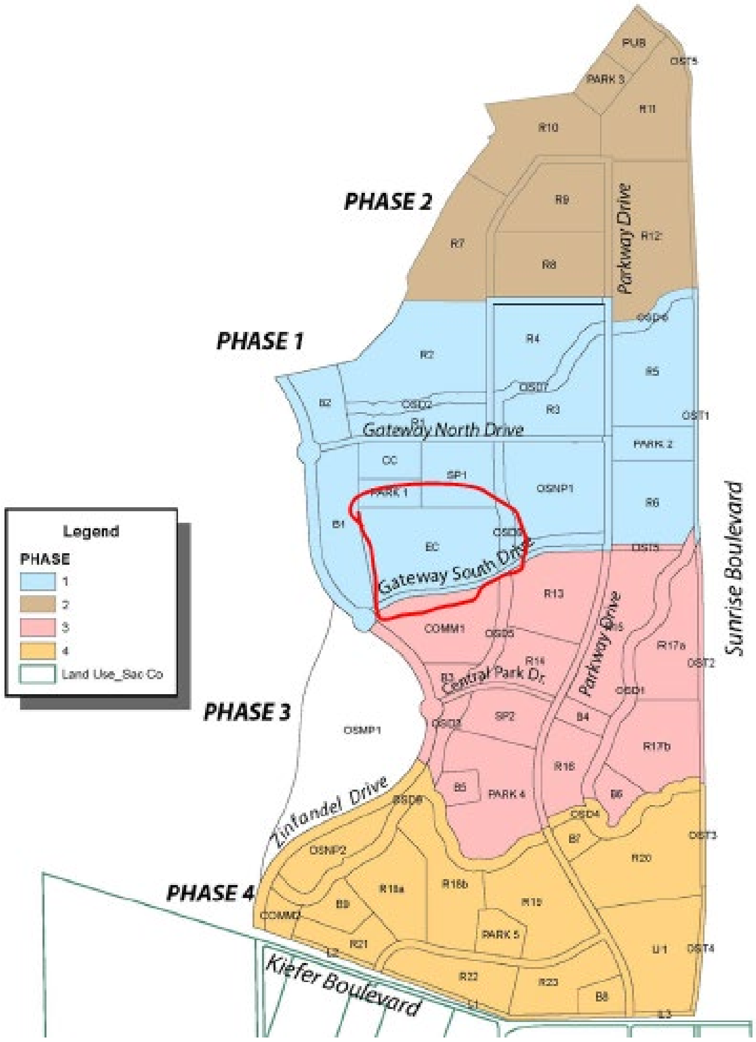
Source Mather South Master Plan

Figure 8: Mather South Land Use Plan



Source Mather South Master Plan

Figure 9: Mather South Phasing Plan



Source Mather South Master Plan

The residential portion of the Master Plan includes 2,292 single-family homes ranging in densities from 5 to 10 dwelling units per acre (du/ac), and 1,230 multifamily homes ranging in densities from 10 du/ac to 20 du/ac. The residential portions are identified in the parcels described below in Table 55.

Table 55: Mather South Phasing Plan

Use/Phasing Summary **PHASE/RESIDENTIAL PARCEL**	**LAND USE DESIGNATION**	**GROSS ACRES**	**DWELLING UNITS**
Phase 1:			
Parcel R-1	RD-10	9.39	94
Parcel R-2	RD-5	29.80	158
Parcel R-3	RD-8	15.38	123
Parcel R-4	RD-7	16.95	125
Parcel R-5	RD-5	21.85	127
Parcel R-6	RD-6	16.74	116
Parcel EC	RD-20	10.00	200
Phase Totals		**120.11**	**943**
Phase 2:			
Parcel R-7	RD-5	19.38	112
Parcel R-8	RD-10	18.31	183
Parcel R-9	RD-8	15.08	121
Parcel R-10	RD-5	20.50	102
Parcel R-11	RD-6	19.37	128
Parcel R-12	RD-7	28.04	208
Phase Totals	**120.68**		**854**
Phase 3[1]:			
Parcel R-13	RD-20	17.38	347
Parcel R-14	RD-10	10.37	104
Parcel R-15	RD-7	20.09	149
Parcel R-16	RD-6	10.15	66
Parcel R-17a	RD-5	15.52	90
Parcel R-17b	RD-5	17.05	90
Phase Totals	**90.54**		**846**
Project Phase 4 [1]			
Parcel R-18a	RD-5	14.20	82
Parcel R-18b	RD-5	16.36	87
Parcel R-19	RD-7	19.81	147
Parcel R-20	RD-6	25.12	166
Parcel R-21	RD-10	6.87	69
Parcel R-22	RD-8	11.84	95
Parcel R-23	RD-20	11.71	234
Phase Totals	**105.91**		**879**
RESIDENTIAL TOTALS	**437.24**		**3,522**

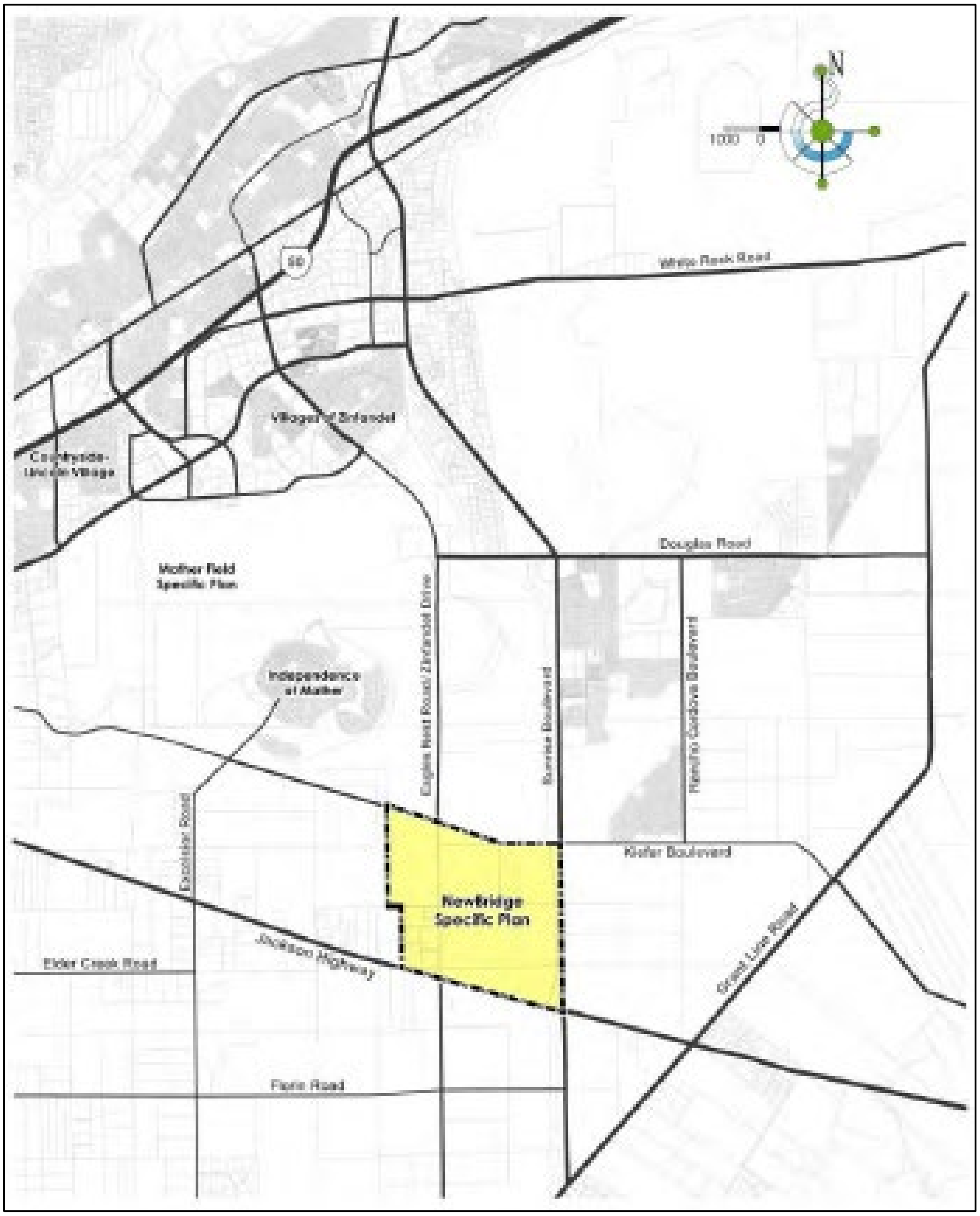
1) Phase 3 and 4 are not included in the inventory unit counts for Mather South.

NewBridge

The NewBridge Specific Plan (NSP) is located in the Vineyard community of unincorporated Sacramento County, southeast of Mather Airport, and just west of the City of Rancho Cordova. NewBridge includes three Planning Areas referred to as North, South, and West. Only those properties within the North and South Planning Areas, encompassing 790 acres, are proposed for development. NewBridge proposes a total of 3,075 residential units at full buildout; however, for the purposes of the Housing Element inventory only the first two phases are counted (Phase A and B -NewBridge North), in which includes 2,415 residential units at all income levels.

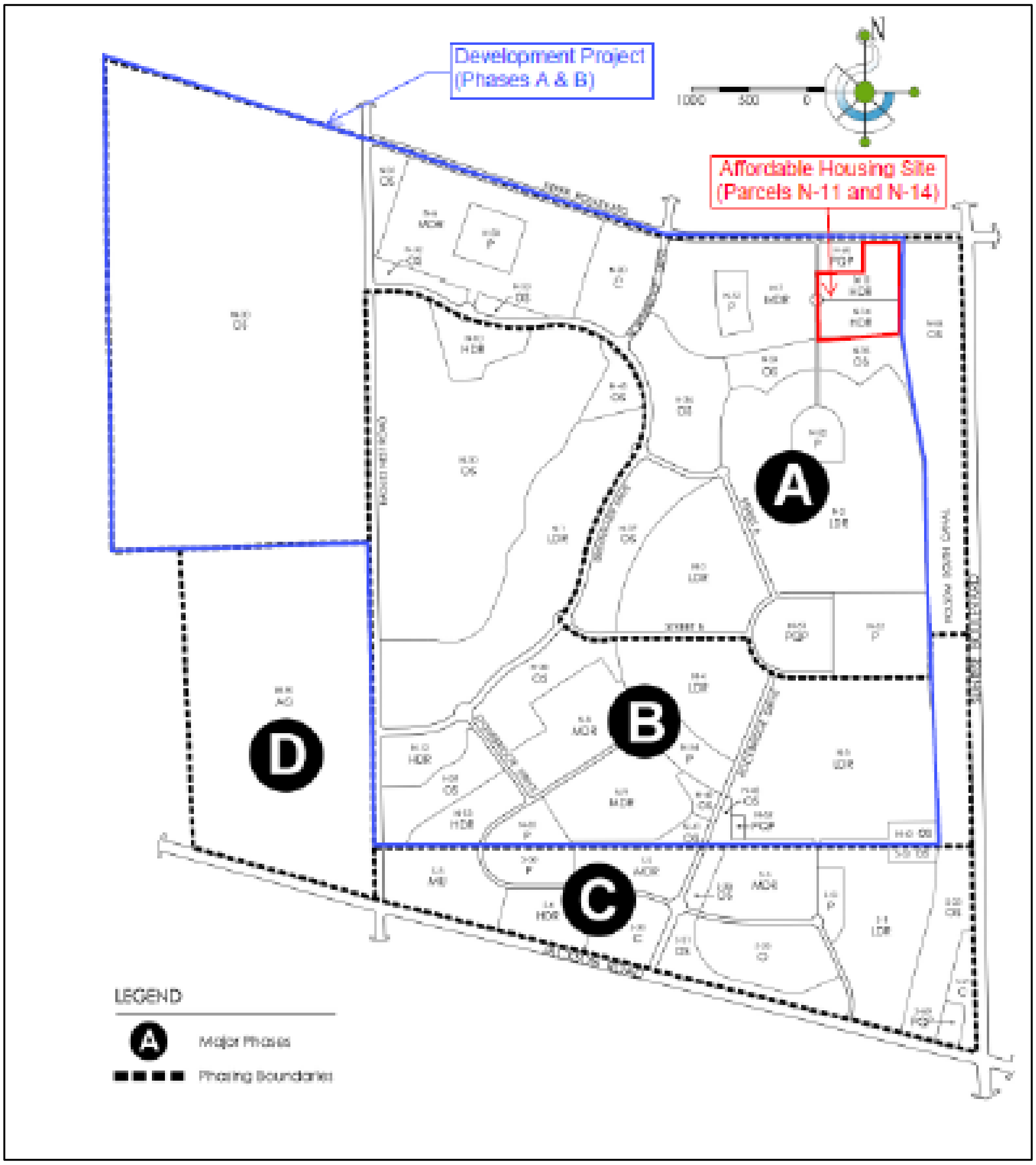
Phase A will provide 1,115 units. 895 above- moderate; 21 moderate and 220 lower-income units on Parcels N-11 and N-14 identified in the Affordable Housing Strategy between SHRA and the developer. Phase B will provide 1,300 units. 794 above-moderate and 485 moderate units. 220 lower-income units are included in the inventory on two five acres parcels identified in the Master Plan. Phase A is where developers have indicated the Master Plan will begin due to the construction of backbone infrastructure to serve the project. Phase B and subsequent phases could begin or develop concurrent with Phase A. The Master Plans do not have a required start or end date for each phase of development and are subject to market conditions. The Master Plan document indicates a 10-20 year build out. Assuming the first two phases will develop in the Housing Element cycle is a conservative assumption for the development, especially as the 220 lower-income units will develop in the Phase A.

Figure 10: NewBridge Vicinity Map



Source NewBridge Master Plan

Figure 11: NewBridge Phasing Map and Affordable Housing Sites



Source NewBridge Specific Plan

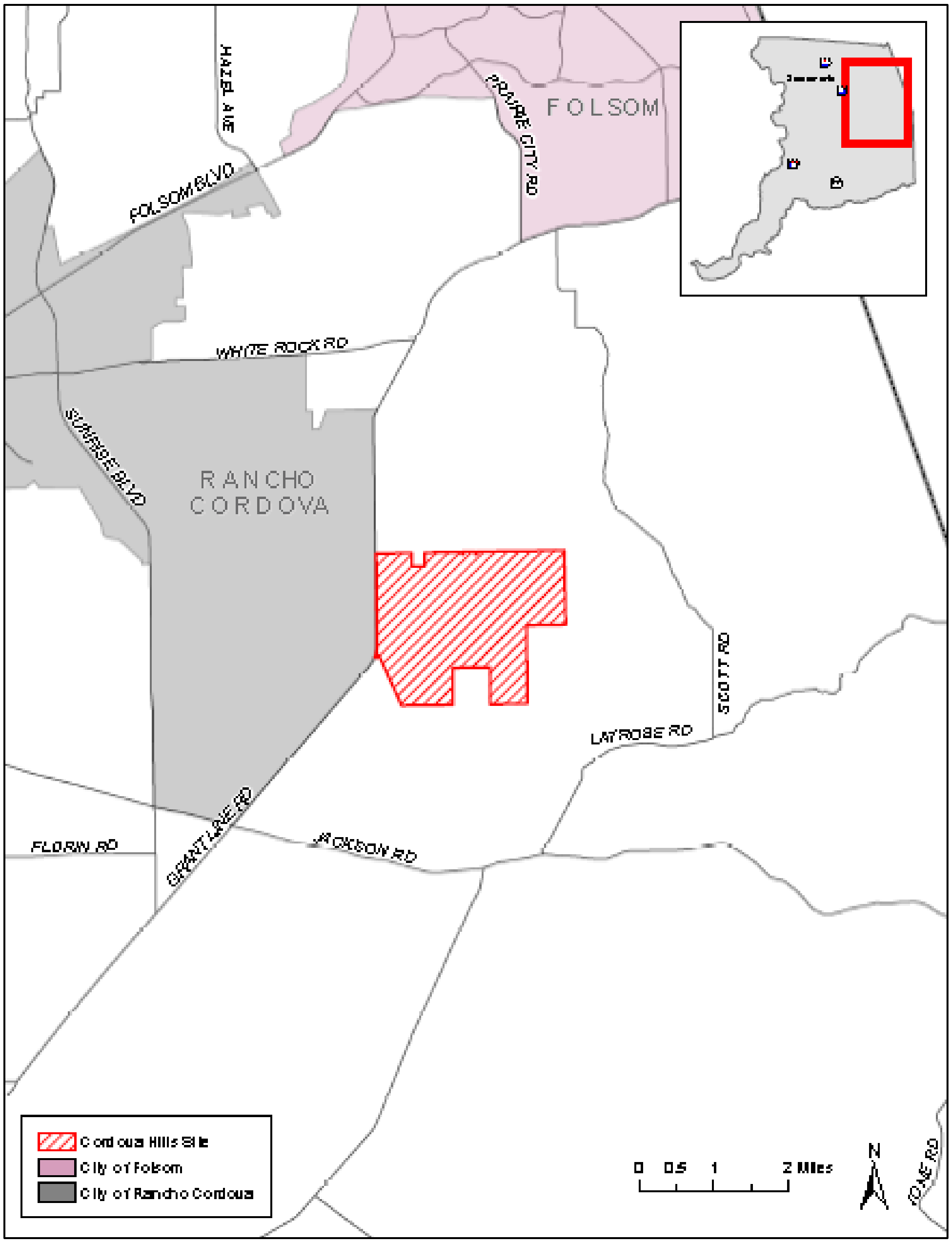
Table 56: NewBridge Specific Plan Phasing Plan

MAP DESIGNATION	LAND USE DESIGNATION	GROSS ACRES [1]	UNITS WITHIN LAND USE DESIGNATION
Development Project Phase A:			
Parcel N-2	LDR	63.0	300
Parcel N-3	LDR	25.5	155
Parcel N-6	MDR	30.1	230
Parcel N-7	MDR	22.8	210
Parcel N-11	HDR	5.0	110
Parcel N-14	HDR	5.0	110
subtotal		151.7	1,115
Development Project Phase B:			
Parcel N-1	LDR	41.5	150
Parcel N-4	LDR	20.8	129
Parcel N-5	LDR	50.0	250
Parcel N-8	MDR	15.3	120
Parcel N-9	MDR	17.3	145
Parcel N-10	HDR	6.7	171
Parcel N-12	HDR	5.7	145
Parcel N-13	HDR	7.4	190
subtotal		164.7	1,300
TOTAL ACREAGE AND UNITS IN RESIDENTIAL PORTION OF DEVELOPMENT PROJECT		**316.4**	**2,415**

Cordova Hills

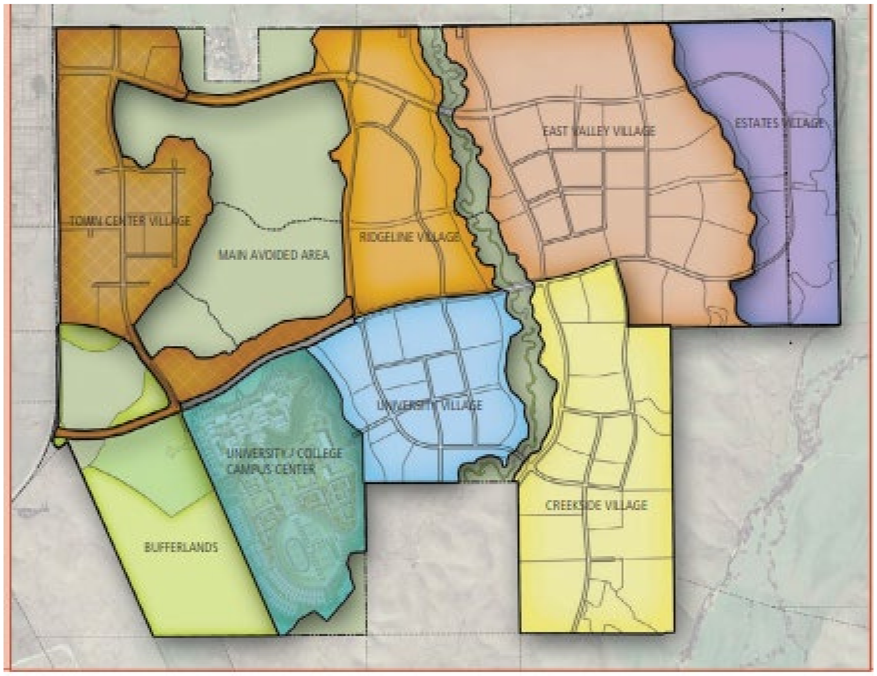
Cordova Hills is located in located in the southeastern portion of Sacramento County on approximately 2,669 acres, adjacent to the City of Rancho Cordova and proposes a total of 8,000 residential units in six villages at full buildout. For the purposes of the Housing Element, only the Town Center is being counted towards the inventory, as the applicant has indicated this will be the first phase of development and is moving towards providing infrastructure to this portion of the Master Plan. Overall, the Affordable Housing Plan for Cordova Hills indicates that 15 percent of the total units in the development or approximately 1,044 affordable units will be provided on six sites spread throughout the planned villages and identifies HDR in the Town Center for affordable housing. The Town Center will provide 1,750 residential units at all income levels, with 150 units identified as affordable on Parcel HDR 2; 550 moderate units and 1,050 above moderate units. HDR 2 is identified as an 8-9 acre affordable site in the in the Cordova Hills Affordable Housing Plan. It is assumed only the Town Center will develop during the Housing Element cycle and only 150 of the potential 1,044 affordable housing units are included in the inventory.

Figure 12: Cordova Hills Vicinity Map



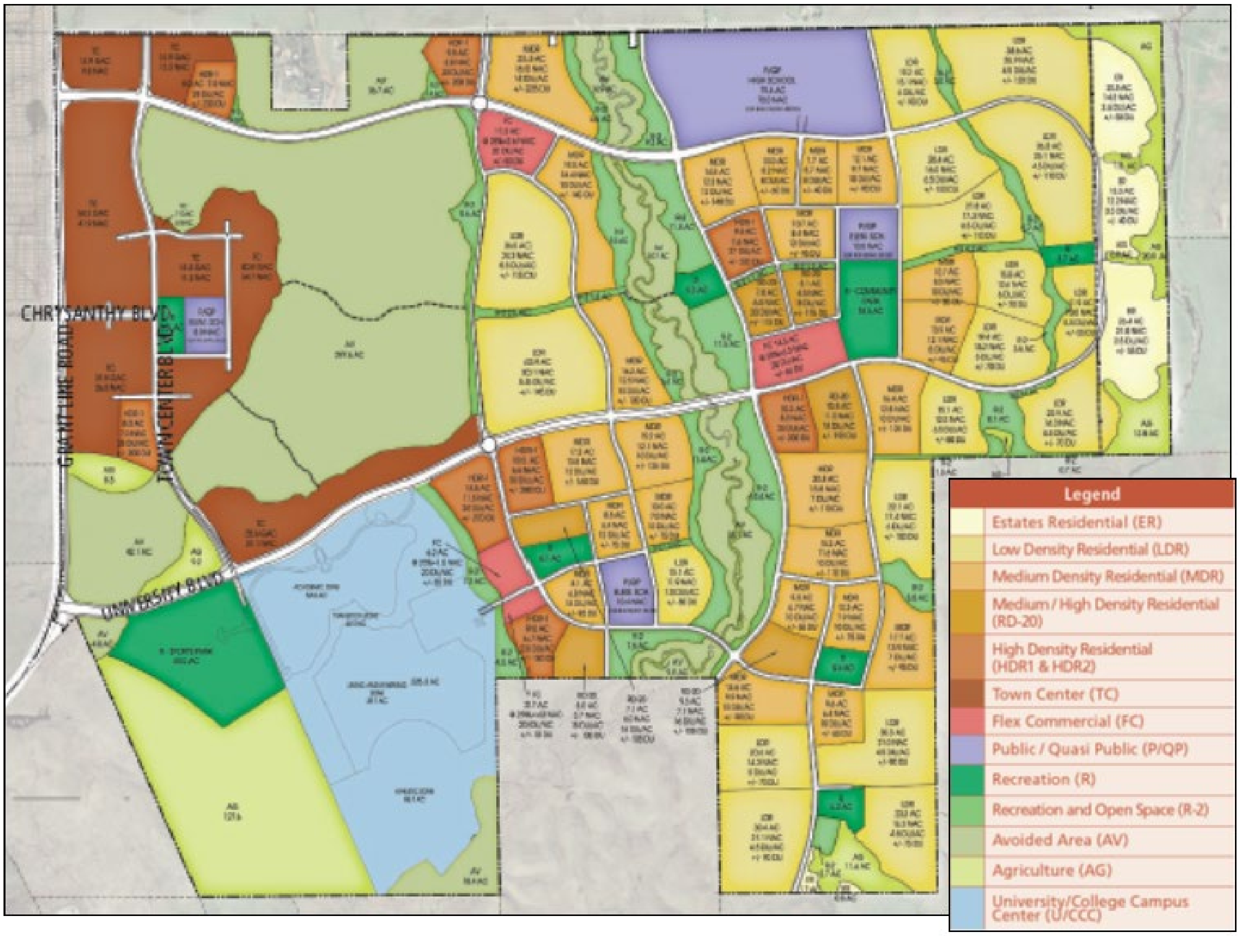
Source Cordova Hills Master Plan

Figure 13: Cordova Hills Villages and Phasing Map



Source Cordova Hills Master Plan

Figure 14: Cordova Hills Land Use Map



Source Cordova Hills Master Plan

Table 57: Cordova Hills

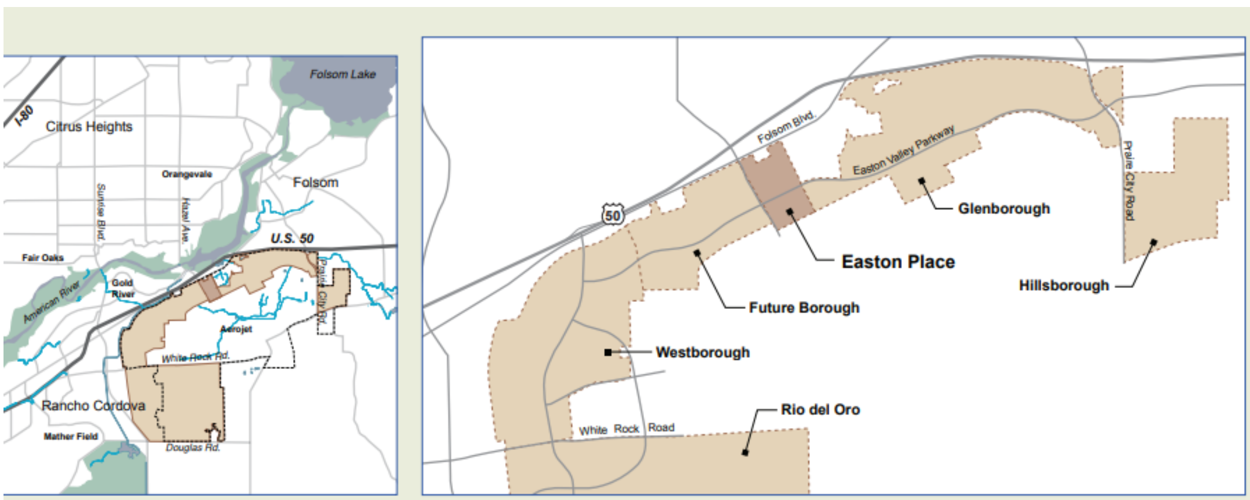
Village	Commercial SF	HDR 2 30 - 40 DU/AC	HDR 1 23 - 30 DU/AC	RD20 20 DU/AC	MDR 7 - 15 DU/AC	LDR 4 - 7 DU/AC	ER 1 - 7 DU/AC	FC	Total Units
Town Center	966,779	150	400	150	760	290	0	0	1,750
Ridgeline	92,000	0	200	0	485	260	0	50	995
University Village	88,860	0	620	205	530	80	0	40	1,475
East Valley	111,200	0	200	230	725	520	0	65	1,740
Creekside	0	0	200	303	610	425	2	0	1,540
Estates	0	0	0	0	0	355	145	0	500
FRO Overlay	90,580	0	0	0	0	0		0	0
TOTALS	1,349,419	150	1,620	888	3,110	1,930	147	155	8,000
Note: Total University / College Campus Center Dorm Rooms are 1,010									
Note: University / College Campus Center Business Conference Center has 100 units that accommodate one person per room									

Source Cordova Hills Master Plan

Easton Place and Glenborough at Easton

The project consists of two proposed communities (Glenborough at Easton and Easton Place) located between the cities of Folsom and Rancho Cordova, adjacent to the Highway 50 and Light Rail.. Glenborough at Easton is proposed as a 1,208± acre community with 3,239 dwelling units and a mixture of land uses, including residential, commercial, office, open space, park, and quasi-public uses. Easton Place is proposed as a 183± acre transit-oriented community. Together, the Glenborough at Easton and Easton Place communities include 4,883 dwelling units. Easton Place is organized into a series of three districts (Transit, Central, and Market) and provides a total 1,194 units at buildout. 318 lower-income units are identified on Parcels T1 and T2 in the Transit district and an additional 876 moderate units will be provided. The 318 lower-income units and 376 moderate units are included in the Housing Element inventory. The Master Plan identifies that Easton Place will meet its affordable housing obligation through an integrated plan that includes both Easton Place and Glenborough at Easton. The Master Plan identifies that 318 high-density attached units will be provided in Easton Place. These affordable sites will be accommodated on Parcels T1 and T2 that will ultimately be 5.4 and 5.6 acres in size respectively meet this requirement. The lower-income inventory only includes parcels T1 and T2 and not the entirety of Easton Place. These sites will be developed in the first phase of Easton Place, as identified by the developer.

Figure 15: Easton Place and Glenborough Vicinity Map



Source Easton Place Master Plan

Figure 16: Easton Place Land Use Map

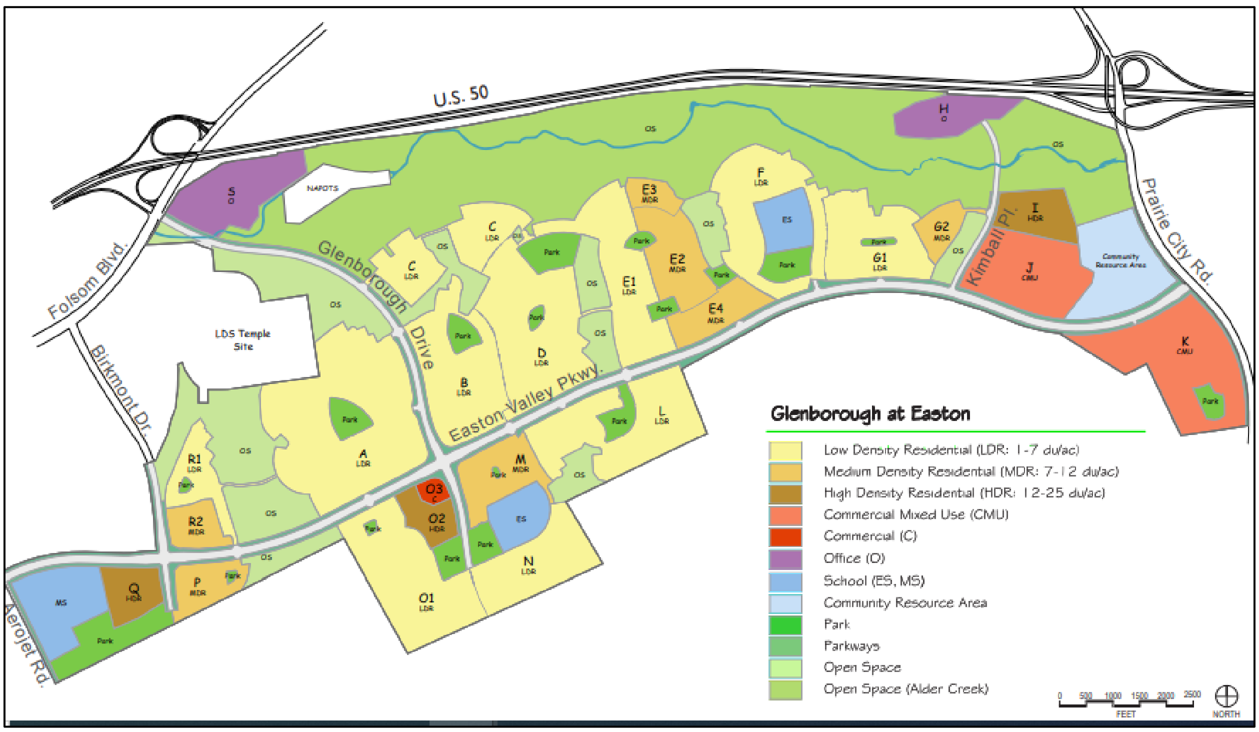
Source Easton Place Master Plan

Table 58: Easton Place Master Plan

Land Use	Units	Area (Acres)	Targeted Density	Commercial/Office* (Square Feet)	Floor Area Ratio Range+
Transit District					
T1 High Density Residential	432	5.4	80 du/ac		
T2 High Density Residential	336	5.6	60 du/ac		
T3 Office/Commercial/Retail		6.5		283,000	0.5-1.2
T4 High Density Residential	274	6.1	45 du/ac		
T5 High Density Residential	152	6.7	23 du/ac		
Subtotal	**1,194**	**30.3**		**283,000**	

Glenborough at Easton (Figure 17) is an infill master plan that is adjacent to the Easton Place Master Plan. It proposes 21 residential neighborhoods and will provide a total of 3,239 units at buildout. 414 lower-income units, 2,286 above moderate and 539 moderate units are identified in the Housing Element inventory. 414 lower-income units are identified in Villages O2, K and Q which are high density and mixed Use villages. Villages J and K allow for a creative horizontal and vertical mixed use formats and will include residential, commercial and public facility uses. Development of Glenborough will generally occur from west to east with Phase 1 supplying 128 units in Village O2, and Phases 3 and 4 supplying 166 units in Village Q and 120 units in Village K, respectively. Subsequent phases could begin or develop concurrent with other phases. Master Plans do not have a required start or end date for each phase of development and are subject to market conditions. It is estimated that Glenborough will buildout during the Housing Element period because unlike other Master and Specific plans, small lot tentative maps were approved for each Village and backbone infrastructure largely exists due to its previous uses and surrounding uses in the area, as discussed on page 152 (Infrastructure Availability).

Figure 17: Glenborough at Easton Land Use Map



Source Glenborough at Easton Place Master Plan

Table 59: Glenborough at Easton Place Master Plan

Land Use	Units	Acreage	Density	Comm/Office Sq. Ft.
Residential				
Low Density Residential (1.0 - 7.0 du/ac)	1,659	378.3	4.4 du/ac	
Medium Density Residential (7.1 - 12.0 du/ac)	627	77.9	8.0 du/ac	
High Density Residential (12.1 - 25.0 du/ac)	466	29.5	15.8 du/ac	
Subtotal	**2,752**	**485.7**		
Commercial/Mixed Use/Office				
Mixed Use				
Village J	224	28.5		72,100
Village K	263	40.6		151,100
Commercial				
Village O3		2.4		20,900
Office				
Villages H		13.5		147,000
Village S		23.6		308,400
Subtotal	**487**	**108.6**		**699,500**
Parks				
Neighborhood Parks		**53.0**		
Open Space				
Alder Creek Open Space Corridor		270.2		
Open Space		121.0		
Community Resource Area		25.6		
Subtotal		**416.8**		
Public/Quasi-Public				
Schools		**40.2**		
Roadways\Parkways				
Roadways		60.5		
Parkways		43.5		
Subtotal		**104.0**		
GRAND TOTAL	**3,239**	**1,208.3**		**699,500**

Source Glenborough at Easton Place Master Plan

This inventory does not include sites in the adopted master plan areas of Elverta Specific Plan or in the pending master plan areas of Jackson Township, West Jackson, Grandpark or Upper Westside. While development could occur in these areas during the planning period, due to lack of certainty over the timing of buildout and availability of infrastructure, sites in these areas are not currently presumed in the inventory.

Non-Vacant Sites

Local governments may rely on the potential for new residential development on underutilized sites to accommodate the RHNA. Underutilized sites are not vacant sites, but rather sites with obsolete uses that have the potential for redevelopment (e.g., vacant restaurant) and existing high opportunity developed areas with mixed-use potential or any other suitable underutilized land that is sufficiently large to accommodate additional development. The County has made an effort to permit residential uses on non-vacant sites through Housing Element Goal HE-1 to provide an adequate supply of land for housing with an objective of this goal to being to actively promote and facilitate the use/reuse of vacant and underutilized infill sites. To further this goal the County developed the "Commercial Center Re-Use" brochure to promote the reuse of underutilized commercial center with multi-family development. Additionally, Programs A6 and A7 encourage infill development in the County.

The non-vacant sites chosen for inclusion in the lower-income inventory meet the AB 1397 requirements for adequate sites. In addition, these sites are all larger than one-acre and a larger portion of the site is vacant. For example, the inventory contains sites that are only developed with parking lots or have a small portion used for a commercial or residential building. None of these underutilized sites have existing, vacated, or demolished affordable housing and none have been occupied by affordable housing in the last five-years. These existing residential uses are assumed to not be affordable to lower-income levels. The developable area of each site was calculated by measuring the area needed to create a lot around the existing structure and subtracting that area from the total site acreage. If the structure was clearly obsolete and not actively used, the entire site was considered available and a net developable acreage was calculated by applying setbacks and any constraints. The number of units was then determined by multiplying the developable area by the density. Commercial sites assumed that 25 percent of the parcel will be available for affordable multi-family development as a conservative estimate of the units.

Many of the non-vacant sites on the affordable inventory are overflow parking lots. During the previous planning period, a site with similar characteristics developed with affordable housing. Anton Apartments, a 148 unit affordable multi-family development was built on an overflow parking lot for an existing mall. The non-vacant inventory also contains commercial sites that either have a single building or a slab where a building was demolished. The site at 5700 Stockton Boulevard owned by SHRA is a former commercial motel site and associated parking lot that is moving forward with entitlements for an affordable multi-family development. Sites on the inventory are similar to these two examples and there are no known conditions or requirements that would preclude the overflow parking sites on the inventory from developing with affordable multi-family uses.

Table C-29 shows the underutilized parcels identified in the Sites Inventory that will be used to meet the County's RHNA obligation. Table C-29 was updated after completion of Program A1, Countywide Rezone Program. Additional information regarding non-vacant sites rezoned as a part of the Countywide Rezone Program can be found in Appendix E, which provides an in-depth analysis pursuant to State Law requirements of the process and outcomes of the Rezone Program.

Pending Projects

The inventory contains sites with approved entitlements (Table C-25) and that are expected to develop in the Housing Element planning period with the unit count reflecting what has been entitled. These affordable sites are identified separately and will receive a portion of their funding from SHRA. Other sites that are available to moderate-income levels based on zoning have also been approved and are expected to be built in the Housing Element Planning period are currently in the process of obtaining improvement plan approval. These sites do not have pending building permits or are expected to have building permits by June 30, 2021.

MODERATE AND ABOVE MODERATE INVENTORY

The County must also identify sites for development at moderate and above moderate-income levels. Sites in the Agricultural (AG-20 through AG-160), Agricultural Residential (AR-1 through AR-10) are typically larger parcels that range in size from 1-acre to 160-acres in the more rural areas and accommodate housing at the above moderate income levels. Residential zones RD-1 through RD-7 (1 to 7 dwelling units per acre) also provide housing for above-moderate income levels, as these are typically developed with detached single-family homes. Properties zoned RD-10, and RD-15 (10 and 15 dwelling units per acre) provide moderate-income housing sites. These can be larger sites or smaller parcels that are large enough for one or two units and are typically developed with duplexes, townhomes, or small lot single-family homes. Small sites with RD-20 through RD-40 zoning also provide moderate-income housing. For example, a 0.15 acre, RD-20 zoned parcel provides housing for two units in the inventory because the zoning and the parcel size can accommodate a duplex. Further, these smaller RD-20 zoned lots were typically developed with duplexes during the prior planning period. Additionally, sites that were previously on the affordable sites inventory with RD-20 and RD-25 zoning are being considered to provide housing for moderate income levels until Program A1 and A2 are complete making these parcels available for lower income groups. See Appendix E and Table C-32 in Appendix C for information on the sites rezoned as a part of Program A1, Countywide

Rezone Program. After completion of the program, the moderate and above moderate category inventories retained surpluses of 2,320 units and 2,059 units, respectively.

Residential unit yield in single-family residential zones (RD-1 through RD-15) is based on an assumption of 85 percent buildout of maximum capacity. The County completed a survey of proposed and adopted subdivisions from 2017-2019 and determined that the proposed buildout was greater than 85 percent of maximum capacity in almost all residential zones (see Table 60). For this reason, the 85 percent yield assumption is reasonable and feasible within the 2021-2029 planning period.

Table 60: Densities of Recently Proposed and Approved Subdivisions(1)

Zone	Total Proposed Units	Total Acres	Units Per Acre	% of Maximum Capacity
RD-2	29	20.55	1.4	70.6
RD-3	20	8.11	2.5	82.2
RD-4	21	5.19	4.0	100
RD-5	1202	236.78	5.0	100
RD-7	211	31.32	6.7	96.2
RD-10	27	3.38	8.0	80
RD-15	113	7.44	15.2	101

Source: Sacramento County Office of Planning and Environmental Review, 2020 review years 2017-2019. (1) Capacity of proposed and adopted subdivisions was divided by the total acreage of the subdivisions to attain units per acre figure.

ACCESSORY DWELLING UNITS

Consistent with Government Code Section 65583.1 the County will count Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) constructed during this housing cycle toward meeting its RHNA given that they are an important source of affordable housing. The County has encouraged the development of ADUs by adopting development fee exemptions for ADUs that are 850 square feet or less and for multi-bedroom ADUs 1,000 square feet or less. The County has chosen to amend the development impact fees for ADUs in a manner that reflects the sizes incentivized in State law and utilizes methods to ensure collection of the smallest fee. Additionally, the County removed the requirement for the Accessory Dwelling Unit Administrative Permit (ADUAP), which was an administrative permit required to allow property owners to develop an ADU, further reducing costs and time for processing ADUs.

The County applied for Local Early Action Plan (LEAP) grant funding to create pre-approved construction drawings for ADUs to reduce the cost of development and encourage ADUs on parcels in Sacramento County.

In the 2021-2029 Housing Element, Programs E9 and E10 are intended to accelerate and promote ADU and JADU production.

A total of 89 ADUs were developed in the prior planning period from 2013-2021. Table 61 provides the number constructed each year.

Table 61: Accessory Dwelling Units in the Prior Planning Period	
Year	**Number of ADUs Developed**
2013	6
2014	8
2015	7
2016	19
2017	10
2018	17
2019	22(1)
Total	**89**

Source: Sacramento County Planning and Environmental Review, 2020

(1) In addition to the 22 ADUs that were developed, four mobilehomes were developed as ADUs. This table accounts for 22 developed ADUs in 2019, the total number permitted including mobilehomes was 38, there is lag time between planning entitlements and building permits.

While the number of ADUs constructed have fluctuated from year to year, the County experienced an overall upward trend in the number of ADUs constructed in the 5th Housing Element Cycle, increasing from 6 in 2013 to 22 in 2019. In 2019, 38 ADUs were permitted with only 22 building permits were issued. There is often a lag between entitlements and building permits.

From 2018 to 2019 (the last full year of data), there was a 33 percent increase in the number of ADUs built. In 2020, the County implemented State Law requirements for ADU and JADU development and has experienced a 25 percent increase above 2019, with 29 building permits issued in 11 months. Anecdotally, staff have experienced a significant increase in inquiries about ADU construction particularly after permitting fees were reduced and permitting requirements were relaxed and staff expect greater interest once pre-approved construction drawings are available.

To project ADU development during the next Housing Element cycle County chose to follow Option 2 from the HCD Guidance.

Option 2: Where no other data is available, assume an average increase of five times the previous planning period construction trends prior to 2018. This option is a conservative estimate based upon statewide data on ADU development since the implementation of the new laws (safe harbor option).

The average ADUs permitted from 2013-2017 was 10 per year. A fivefold increase will be 50 units per year for a total projection of 400 ADUs from 2021 through 2029.

ADU and JADU Affordability

ADUs are an important source of affordable housing. Per the 2020 Zillow Rent Index for zip codes in Sacramento County, the average rent was $1,793 whereas, SACOGs' January /February 2020 Survey of ADUs found that the average cost of rents for ADUs in Sacramento County was $1,205. ADUs provide a valuable housing type to Sacramento County that can be missing in typical single family and multi-family developments. Due to their size (150 square feet-1,200 square feet) and type, either detached or attached and subordinate to a primary residence, they can provide housing to family members, students, elderly, in-home health care providers, disabled and renters at below market prices. Homeowners may also benefit from added income and an increased sense of security. ADUs also promote infill development and sustainable land use patterns by providing additional housing on parcels that are already developed rather than focusing on new greenfield development to provide housing which can be more costly.

SACOG provided local governments in the region with the SACOG Region Accessory Dwelling Unit Affordability Analysis dated March 2020 that provides assumptions for ADU affordability that can be used to assign ADUs to RHNA income categories in Cycle 6 (2021-2029) Housing Elements. The analysis supporting these assumptions was reviewed by HCD and found to be satisfactory.

Based on the SACOG analysis and the reasonable assumption that 400 ADUs will develop during the 2021-2029 planning period, the County anticipates that ADUs will be constructed for the following income categories:

Table 62: Number of ADUs/JADUs Per Income Category

Income Category	Percent	Number of units
Lower-Income Categories	56%	224
Moderate	43%	172
Above Moderate	1%	4

Compliance with State Law and Development Standards

The County initially applied "Interim Accessory Dwelling Unit (ADU) Standards" to ensure compliance with recently adopted State Laws. These standards were replaced by a formally amended ordinance in December 2020 resulting in compliance with State Law.

ADUs are a permitted accessory uses in all Agricultural (AG-20 through AG-160), Agricultural-Residential (AR-1 through AR-10), Residential (RD-1 through RD-40), Mixed Use (NMC, CMC, NMZ) Recreation Reserve (RR, O, C-O and Commercial (BP, LC, GC) Zoning Districts. ADUs are not permitted in the Industrial Zoning Districts.

To facilitate the construction of ADU/JADUs, Program E10 will promote their construction and evaluate whether the estimated number are being constructed during the Housing Element period. This provides the opportunity to evaluate and make any necessary adjustments to these programs to ensure their effectiveness.

INFRASTRUCTURE AVAILABILITY

There is sufficient water, sewer and dry utility capacity for the parcels listed in the affordable sites inventory. Affordable sites are on residential and commercial zoned parcels located within the County's Urban Policy Area (UPA) and Urban Services Boundary (USB). The USB is the ultimate growth boundary for the unincorporated area and the UPA defines the area within the USB expected to receive urban services in the near term. The development on the parcels would increase the demands on public services to some degree, but not beyond the planned service capacities of the providers.

When identifying affordable sites for inclusion in the inventory, potential sites were reviewed to determine whether sufficient water, sewer, and dry utilities are available or accessible. Sites rezoned to accommodate the lower income shortfall through the Countywide Rezone Program (Housing Action Plan A1) were assessed for infrastructure availability at the same level of detail. See Appendix E for detailed site-by-site analysis of sites rezoned through the Countywide Rezone Program. Services are considered available or accessible if there was existing infrastructure identified adjacent to or in close proximity to the sites.

The parcels located outside the UPA or USB are either agricultural-residential parcels that do not meet the required level of service for affordable sites or parcels located in small towns in the Delta Community where there are sufficient water and sewer service for future residential development. Parcels in these areas available to accommodate the RHNA for moderate and above-moderate units.

Water

Affordable sites on the inventory 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, the water service could be provided during the time of project development.

Sewer

The residential and commercial parcels in the affordable 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 which is connected to the regional conveyance system that was constructed by and is maintained by SRCSD. Sites identified in the affordable inventory may be served by either connecting to an existing lower lateral or main that is either directly adjacent to the parcels or will only require a short extension of services.

All sites listed in the affordable housing inventory will receive services in the term of the Housing Element.

Infrastructure to Master Plan Areas

Easton and Glenborough at Easton

Two major infill projects that were included in the last housing element affordable sites inventory are Easton Place and Glenborough at Easton. Sites meeting the criteria are included in the sites inventory for 1,208 units at the affordable and moderate-income levels. The 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 adjacent to the project sites. 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. Water is provided to the areas by the City of Folsom through existing service lines. Some extension of these lines will occur, but the infrastructure exists. Therefore, sufficient infrastructure is available to serve these infill projects.

Mather South Community Master Plan

As part of the documents associated with the Mather South Community Master Plan (Mather South), the County approved an Urban Service Plan and Public Facilities Financing Plan detailing how services, including sewer and water will be provided. Water is provided for the plan area by the Sacramento County Water Agency Zone 40. Initial service to the area will be from the Vineyard Surface Water Treatment Plant by an existing 30-inch diameter pipeline. A grid of 8 inch to 12-inch mains will extend from the existing 30-inch diameter NSA Pipeline (Phase I) water main transmission main in Kiefer Boulevard, the existing 16-inch diameter water line in Zinfandel Drive (south of Douglas Road) and the existing 16-inch diameter water line in Sunrise Blvd. to serve development within the Plan Area. Sewer is provided by SASD and a System Capacity Plan approved in 2012 is reflected in the master plan. The proposed Zinfandel Drive trunk sewer line will provide sewer service to the Plan area. For the purposes of the sites inventory, only Phase 1 and 2 are considered, as that is reasonably expected to develop within the 6th Cycle Housing Element period and 477 lower and moderate income sites are counted.

NewBridge Specific Plan

The NewBridge Specific Plan (NewBridge) was adopted by the Board of Supervisors on October 6, 2020. The approved Urban Service Plan and Public Facilities Financing Plan detail how services including sewer and water will be provided. Water for the plan area is provided by the Sacramento County Water Agency Zone 40 and 41 through the extension of existing transmission mains in the intersection of Sunrise and Kiefer Blvds. or at the intersection of Kiefer Blvd. and Eagles Nest Rd. adjacent to Phase A. SASD will provide sewer service and onsite improvements will discharge into the Mather East trunk sewer line in Eagles Nest Road. There is currently a sewer line in Kiefer Blvd. adjacent to the project site. For the purposes of this sites inventory, only 732 lower and moderate income units within Phases A and B are included as a reasonable expectation for development within the Housing Element period.

Cordova Hills Master Plan

The Cordova Hills Master Plan (Cordova Hills) was adopted by the Board of Supervisors on March 12, 2013. The adopted Master Plan details how water and sewer services will be provided. Water for the Plan area is provided by the Sacramento County Water Agency Zone 40 through the extension of existing transmission mains in Douglas Blvd. approximately 3,700 feet north of the site and a backbone transmission system will distribute water throughout Cordova Hills Plan area. Sewer service for Cordova Hills will ultimately be provided by the SRCSD Douglas Interceptor facility. Prior to the extension of this interceptor to the Plan area vicinity Cordova Hills will pump its wastewater to the existing Aerojet-Sunrise Douglas trunk sewer located in Douglas Road approximately 3,700 feet northwest of Cordova Hills. Discussions with the developer indicate the Town Center consisting of 550 lower and moderate income sites develop within the Housing Element period.

The inventory sites in Master Plan areas are included in the inventory because they will receive services in the term of the Housing Element.

Environmental Constraints

Each inventory site was reviewed using GIS data, Water Resources water and flood data, aerial photography, Sacramento County pictometry, Google Street View, and elevation contours to determine suitability and potential constraints to development.

Identified environmental constraints are accounted for in the inventory through a reduction in the developable area and the residential development capacity; however, it does not preclude their development. During the initial site review, any sites that were determined to have an environmental constraint that would significantly impact the development capacity of a site for multi-family development, such as significant tree canopy or flood hazard, was removed from consideration. There are no inventory sites in very high fire hazard areas, habitat preserves or floodways.

The following is a summary of the environmental constraints that have the potential to impact the viability of identified sites:

1. Protected Trees (primarily Oak Trees);
2. Slope;
3. Flood Zones (Local and Federal);
4. Natural resources, such as, wetlands and vernal pool habitats.

Sites rezoned to accommodate the lower income shortfall through the Countywide Rezone Program (Housing Action Plan A1) were assessed for environmental constraints at the same level of detail. See Appendix E for detailed site-by-site analysis of sites rezoned through the Countywide Rezone Program.

Protected Trees

Chapter 19.12 of the County Code attempts to preserve trees, particularly oaks and other heritage trees. During both ministerial and discretionary permitting processes, on-site oak trees are identified and may be required to be retained or may be allowed to be removed with compensation.

Depending on the location and design of a residential development, incorporating trees into landscaping or open space calculations for multi-family development may occur and result in a minimal reduction to residential densities. For oak trees that are on inventory sites, the area of the dripline is removed from the developable area used for calculating development capacity. Sites or portions of sites with extensive tree canopy where the presence of protected trees will be a significant barrier to multi-family development were not included in the affordable and moderate inventory.

Slope

Sacramento County has some areas with slopes that may require grading or retaining walls to develop a property although not to the extent of many other jurisdictions. The slope of potential inventory sites was reviewed as part of the selection process and sites known to have significant slope that could preclude multi-family development at densities of RD-30 and above were not included as an inventory site. Development in these areas use a combination of grading, retaining walls and building techniques, such as, split-levels to accommodate residential development.

Slope on an inventory site was considered in determining the developable acreage and residential capacity by reducing the developable acreage to accommodate area for retaining walls.

Flood Zones

Sacramento County identifies both 100-year floodplain as mapped on a federal Flood Insurance Rate Map and local flood hazard areas as being areas potentially subject to flooding. The Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards require that the project be located outside or above the floodplain or flood hazard area. Sites on the inventory were reviewed to determine whether they were in a local or federal flood zone.

For parcels where the flood zone designation covers the entirety of the property, it is assumed the habitable structures will be elevated per the ordinance requirement. Properties known to be in identified floodways or the Delta where elevation above the base flood elevation may require several feet were not included in the inventory of affordable sites.

Natural Resources-wetlands and vernal pools

Using aerial photography sites on the inventory were reviewed to determine the presence of wetlands. For sites on the inventory known to contain wetlands, the wetland area has a required setback of 250 feet from the edge of the wetland area to ensure avoidance. The area has been subtracted from the parcel acreage used to project the residential capacity of the site.

AFFIRMATIVELY FURTHERING FAIR HOUSING/OPPORTUNITY SITES

State law, Government Code Section 65583(c)(10), requires the sites analysis to be analyzed with respect to Affirmatively Furthering Fair Housing (AFFH) to ensure that affordable housing is dispersed equitably throughout the County rather than concentrated in areas of high segregation and poverty or low resource areas that have historically been underserved. This analysis is in the Assessment of Fair Housing, or Chapter 11, of this Housing Element. Appendix E contains this AFFH analysis and supplements Chapter 11, for sites rezoned as a part of the Countywide Rezone Program.

EMERGENCY SHELTERS AND TRANSITIONAL HOUSING

Emergency Shelters provide shelter to those individuals experiencing unsheltered homelessness. The 2019 Point-In-Time (PIT) Homeless count conducted for Sacramento County and the incorporated Cities provides a single-night snapshot of nearly all individuals and families staying at emergency/transitional shelters in the county, as well as, other places not meant for human habitation. The count identified 711 individuals experiencing homelessness in unincorporated Sacramento County; therefore, this is the unmet need the County must accommodate. The County has 182 shelter beds available to temporarily house those experiencing homelessness; however, those shelter beds were presumably occupied and are not counted towards meeting the needs of unsheltered individuals. A detailed description of those experiencing homelessness and development standards for emergency shelters is provided in the Housing Needs Assessment Chapter and the Constraints Analysis Chapter of this element.

Methodology

The County must show there is enough land available to construct emergency shelters to house the unsheltered people experiencing homelessness. The County continues to implement Zoning Code provisions that permit homeless shelters in the General Commercial (GC) and (Light Industrial) M-1 zones. County funded shelters are allowed in any zoning district in the County.

Identified emergency shelter sites are at least 0.85-acres in size, within one-half mile of a transit line and 1,000 feet from schools, parks and single family residential zones.

GC zoned sites were assigned a density of 30 units per acre with the assumption that a maximum of 120 beds could be accommodated on an acre. However, a maximum of 100 beds per site was assumed because that is the maximum number of beds permitted by right. There are at least 0.93 acres available in the GC zone with an estimated capacity of 100 beds.

The same locational criteria was used for identifying shelter sites in the M-1 zone. The M-1 zone does not have a residential development density. However, the estimated capacity for emergency shelters is 100 beds per site, as each identified site is larger than one acre and 100 beds is the maximum permitted capacity per site without a Use Permit. There are at least 23.66 acres available in the M-1 zone with an estimated capacity of 1,200 beds. Therefore, the County can accommodate the unmet need of 711 unhoused individuals with an excess of 589 beds.

Tables C-29 and C-30 in Appendix C list the vacant parcels that are available for emergency shelters.

The County continues to maintain an adequate supply of land for homeless shelters and has shifted away from large shelters and toward a "scattered site shelter" model as a part of its Full Service Re-Housing Shelter (FSRS) Initiative. Through this model, the County is able to assist people experiencing homelessness to stay in their community, keep pets, and room with partners and spouses. As of 2019, there are 15 of these sites located throughout the County. These sites provide 24-hour accommodations for up to 75 individuals at a time and serve approximately 250 to 300 persons annually.

FARMWORKER HOUSING

Farmworker housing is allowed by right in the Agricultural 20, 40, 80, 120 and 160 zones (AG-20, 40, 80, 120 and 160). There are a minimum of 3,000 parcels encompassing more than 245,000 acres that can accommodate farmworker housing without a use permit. This list includes parcels larger than two acres that are not owned by a public entity, railroad, conservation bank, or mining company. Additionally, Program D6 requires the County to amend the Zoning Code to allow Farmworker Housing by-right in all Zoning Districts where Agriculture is a primary use. The County will also consider amendments to the Zoning Code to increase the allowed maximum size of farmworker housing to serve larger families. Potentially providing additional parcels that may be developed with farmworker housing.

The number of possible sites and the acreage of these sites are more than sufficient to accommodate future farmworker housing.

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