

## SACRAMENTO COUNTY HOUSING TRUST FUND PROGRAM

### **Background:**

- The County created the program in 1990 to increase and improve the supply of affordable housing units to very low-income households. Examples of very low-income households consist of a family of four with an estimated yearly income of \$43,150 and typically work in occupations such as food preparation and personal care services.
- The program established a fee on non-residential developments like new retail buildings or warehouses that would be put in an account to be used and maintained by the Sacramento Housing and Redevelopment Agency (SHRA) for the production of affordable housing. Through the end of 2020, the County's Housing Trust Fund had received a cumulative of \$47 million in revenue and contributed to the production of almost 3,000 affordable housing units.
- The fee amounts have not been updated since 1992. Currently, the County assesses fees ranging from \$0.26 per square foot to \$0.97 per square foot depending on the use. In other cities and counties in California, the fees for a brand new warehouse building range from \$0.76 per square foot to \$3.60 per square foot. Sacramento County currently exacts \$0.26 per square foot for a brand new warehouse.
- Approximately 50 similar Housing Trust Fund Programs in California. Within Sacramento County, five cities (Sacramento, Elk Grove, Rancho Cordova, Citrus Heights and Folsom) have cities have similar fees.

### **Purpose:**

- To evaluate and establish appropriate fees for non-residential developments to continue to increase and improve the supply of affordable housing units for employees.
- The purpose of the Housing Trust Fund Nexus Study Update is to document and quantify the impacts of development of new non-residential buildings and the employees that work in them, on the demand for affordable housing. Because jobs in all buildings cover a range of compensation levels, there are housing needs at all affordability levels.

### **Timeline:**

<b>Timeframe</b>	<b>Milestone</b>
Summer 2021	Public Outreach Meeting
Summer/Fall 2021	Study Released
Summer/Fall 2021	Focus Groups
Fall 2021	Planning Commission and Sacramento Housing & Redevelopment Agency Commission
Winter 2021/2022	Board of Supervisors

### **Reason to hear from the public:**

To provide the Development Community, Housing Advocates and the public the opportunity to review the Housing Trust Fund Nexus Update Report and the Fee Context Report and provide input on the appropriate fee amounts for the update.