



2021-2029

Housing Element

PLNP2019-00027

Kate Rose, Associate Planner
Office of Planning and
Environmental Review

November 2020



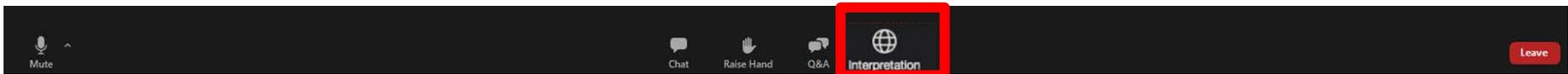
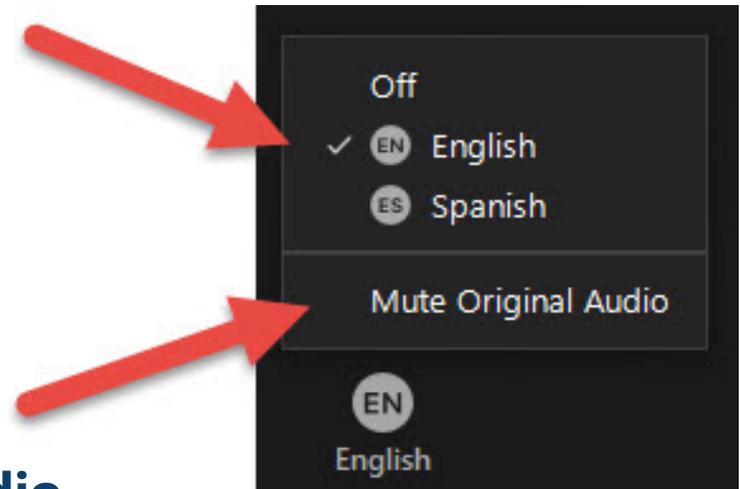
Spanish Interpretation

For Desktop users:

1. Click **Interpretation**
2. Select the language
3. Click **Mute Original Audio**, to only hear Spanish translation

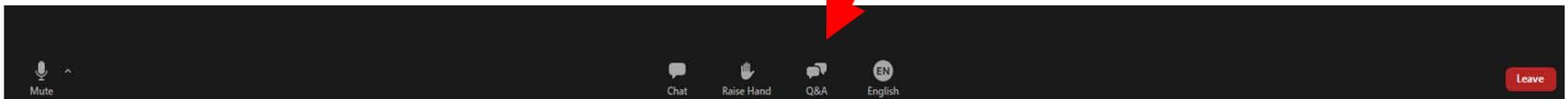
For smart phone users:

1. Tap **More**
2. Tap **Language Interpretation**
3. Select the language
4. Tap the toggle to **Mute Original Audio**



Please Note:

- All participant microphones will be muted during the meeting.
- Please type all questions into the Q&A box.
- Answers will either be provided in the Q&A box or will be answered directly by the presenter.



Meeting Agenda

1 Introductions

2 Project Overview and Existing Housing Needs

3 Projected Housing Needs

4 Key Policy Topics

#1 Affordable Housing Requirements

#2 Tenant Protections

#3 Missing Middle Housing and ADUs

5 Timeline and Next Steps

Who's Participating Today?

- Polling Questions:
 - Which Sacramento County Community do you live in?
 - Options: Antelope, Arden Arcade, Carmichael/Old Foothill Farms, Cordova, Cosumnes, Delta, Fair Oaks, Natomas, North Highlands/Foothill Farms, Orangevale, Rio Linda/Elverta, South Sacramento, Southeast Area, or one of the Cities in the County.
 - Do you rent or own your home?
 - Options: Rent, Own, Other
 - How did you hear about this meeting?
 - Options: Social Media, Email, a Friend, Other.
 - Have you heard of a Housing Element? There is no wrong answer!
 - Options: Yes, No.

1

HOUSING ELEMENT OVERVIEW + EXISTING HOUSING NEEDS



Housing Element Overview



- 1 Analyze existing and projected housing needs
- 2 Include goals, policies and programs to address the identified needs
- 3 Provide sites for new housing development

Existing Housing Needs

Income Categories and Occupations

Income Category	Percent of Median Income	Occupations
Extremely Low-Income	30%	N/A. Typically residents on fixed incomes (e.g., social security, disability)
Very Low-Income	50%	Food Preparation and Serving; Personal Care and Services; Farming, Fishing, and Forestry
Low-Income	80%	Sales and Related; Healthcare Support; Office and Administrative Support
Moderate-Income	120%	Education, Training, and Library; Community and Social Service; Installation, Maintenance, and Repair

Existing Housing Needs

Housing Affordability - Sales

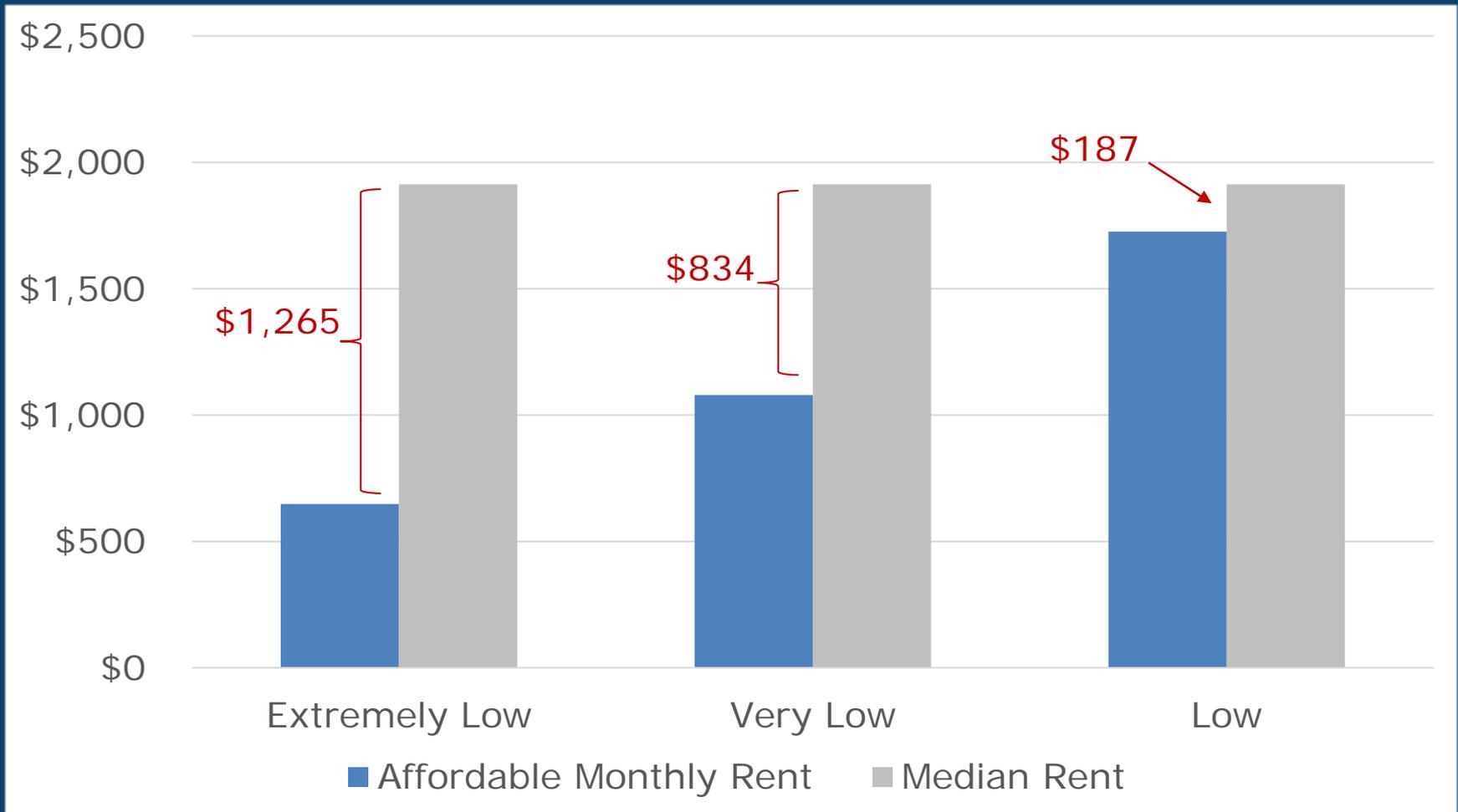
2020 Median
Sale Price
\$366,700



Existing Housing Needs

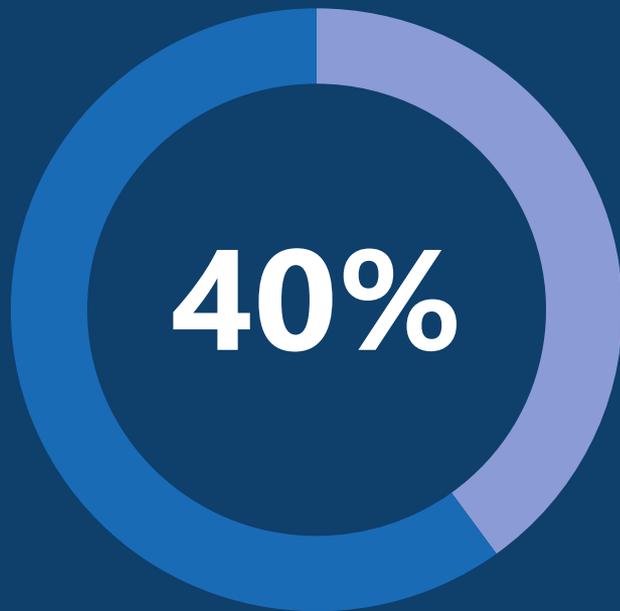
Housing Affordability - Rent

2020 Median Rent
\$1,913



Existing Housing Needs

Housing Cost Burden

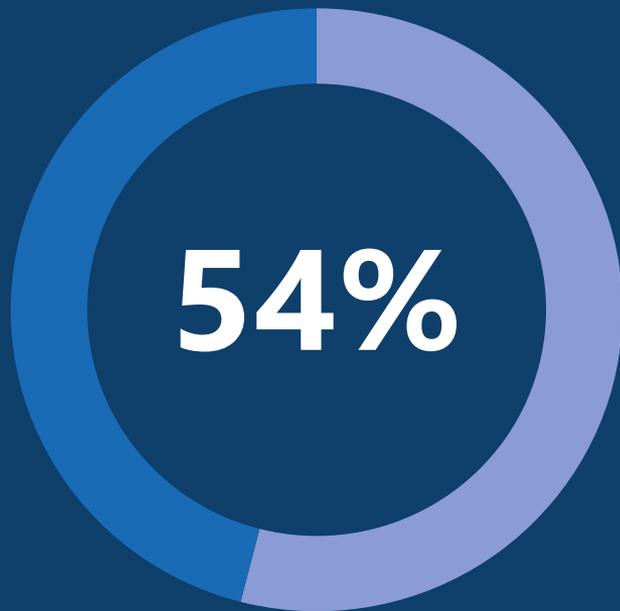


40% of **all households** are paying more than 30% of income on housing

Source: 2011-2015 CHAS Data Sets

Existing Housing Needs

Housing Cost Burden

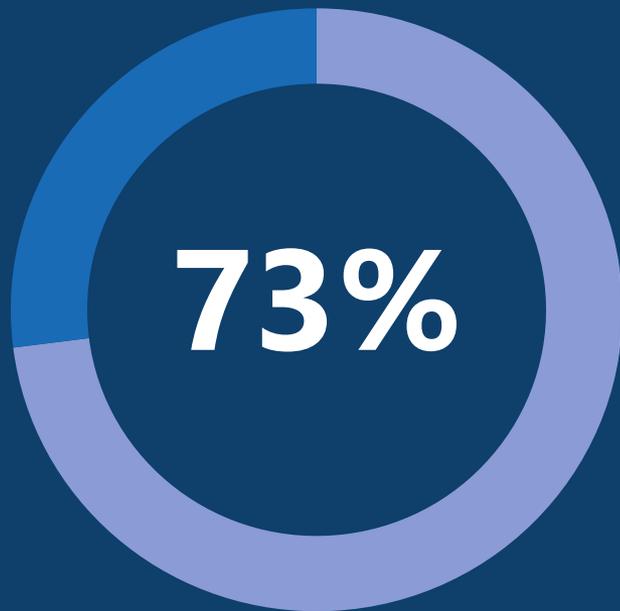


54% of **renter households** are paying more than 30% of income on housing

Source: 2011-2015 CHAS Data Sets

Existing Housing Needs

Housing Cost Burden



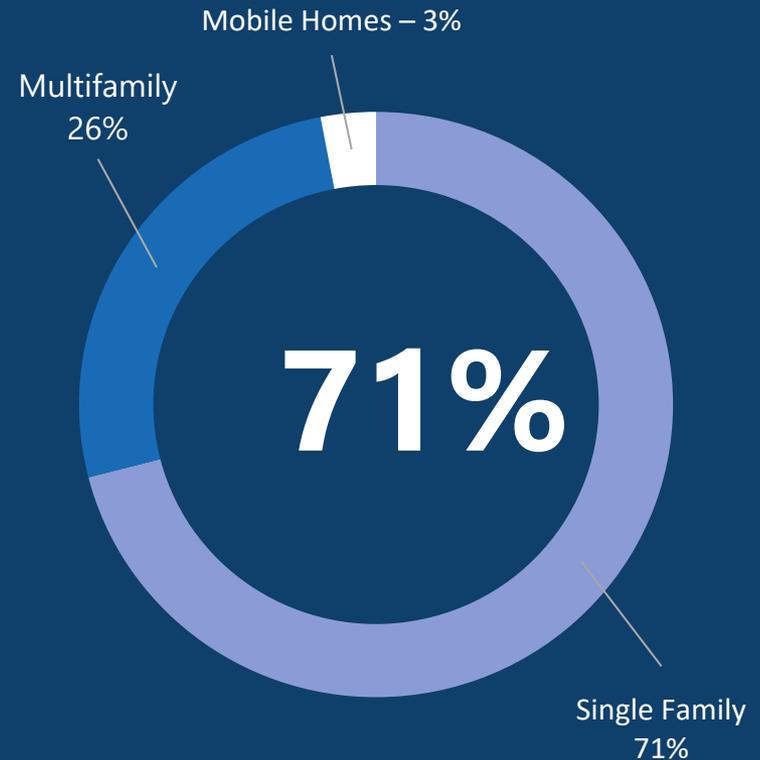
73% of **lower-income renter households**

are paying more than 30% of income on housing

Source: 2011-2015 CHAS Data Sets

Existing Housing Needs

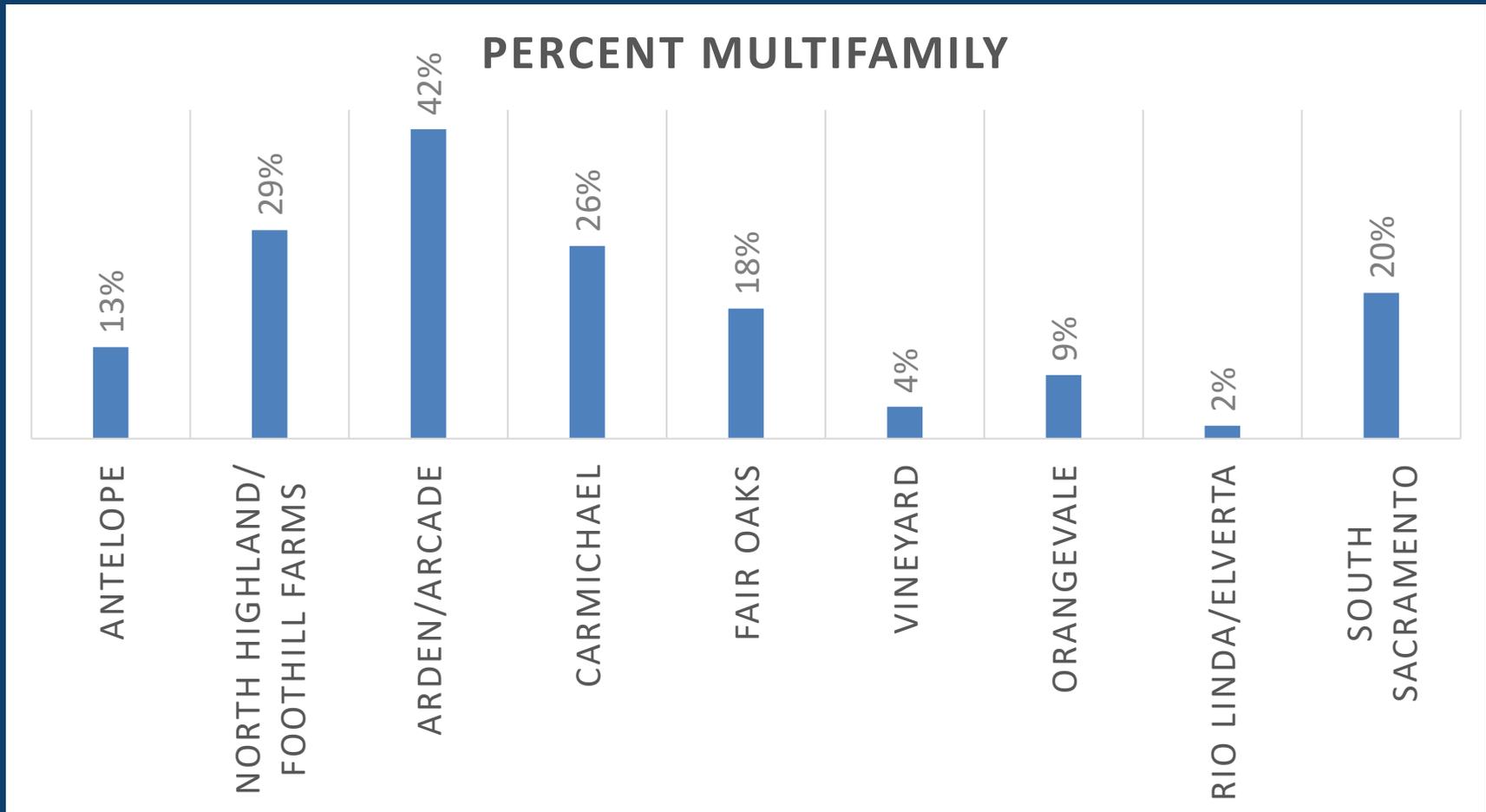
Housing Stock in Unincorporated County



71% of housing units are **single-family**

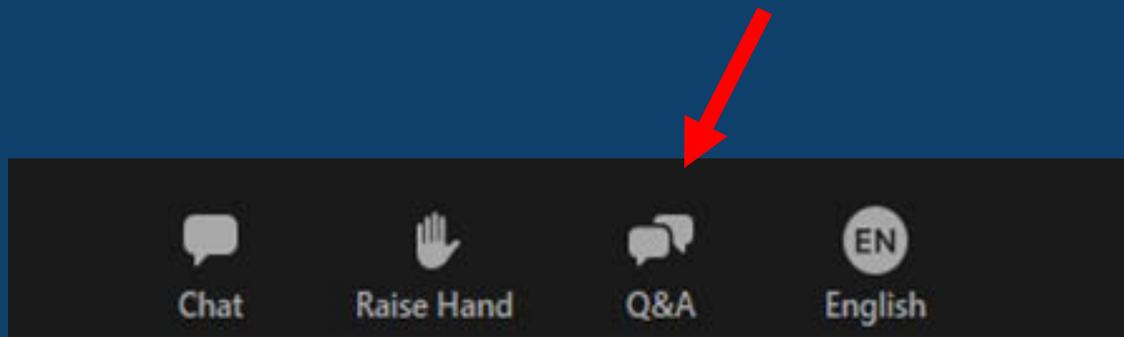
Existing Housing Needs

Housing Stock in Unincorporated County



Questions?

Please type questions into the Q&A box.



2 PROJECTED HOUSING NEEDS



Projected Housing Needs

Regional Housing Needs Assessment (RHNA)



Projected Housing Needs

2021-2029 Regional Housing Needs Allocation

Income Category	Number of Units	Percentage
Lower-Income	7,158	33.6%
Moderate-Income	4,186	19.7%
Above Moderate-Income	9,928	46.7%
Total	21,272	100%

Housing Types and Affordability

Housing Element basic assumption: **Density = Affordability**

**Above Moderate
Income**

**Moderate
Income**

**Lower
Income**



**Large-lot single
family home**



Townhome



**Accessory
dwelling unit**



**Multifamily housing
(20-30 du/ac)**



**Small-lot single
family home**



Duplex



Mobile home

Capacity for New Housing

What is included in the inventory

- Utilize vacant sites that were in previous inventory (program for by-right development on these sites)
- Appropriately zoned underutilized sites
- Commercial sites - multi-family allowed by right
- Master Plan Communities - recently adopted expected to develop in 2021-2029 cycle

Strategy for Meeting Our RHNA

Rezone Land for Multifamily at 30 units/acre

- Rezone residential sites currently allowing multifamily at 20 units per acre (RD 20) to allow 30 units per acre (RD 30)
- Rezone sites along corridors to allow 30 units per acre
 - Rezone sites that are at least 0.8-acres, but less than 10 acres
 - Have access to infrastructure (water, sewer, dry utilities)
 - Services (bus, light rail, commercial, parks)
 - Focus on opportunity areas

Strategy for Meeting Our RHNA

Examples of multifamily at **20 units per acre**



Strategy for Meeting Our RHNA

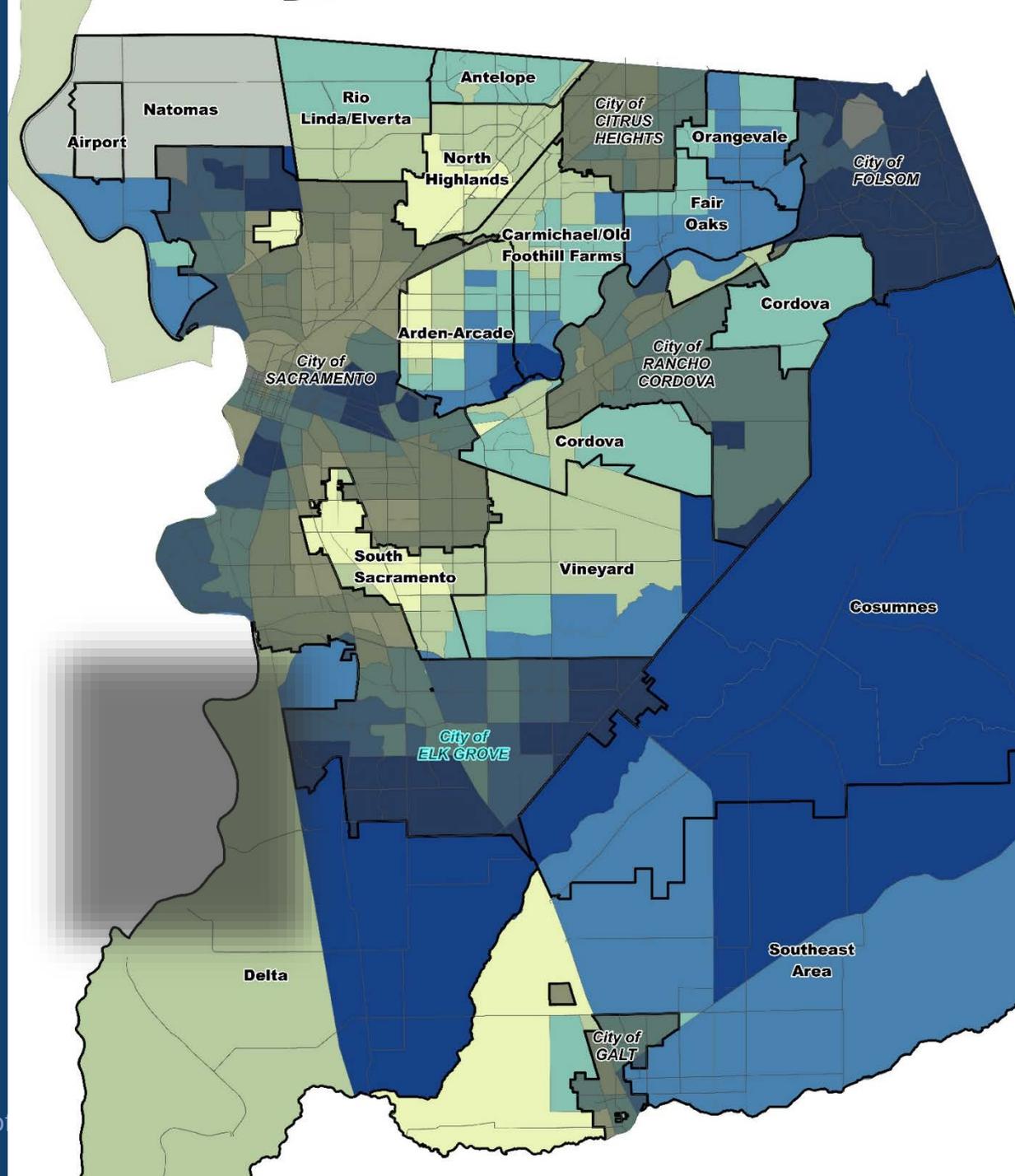
Examples of multifamily at **30 units per acre**



Affirmatively Further Fair Housing

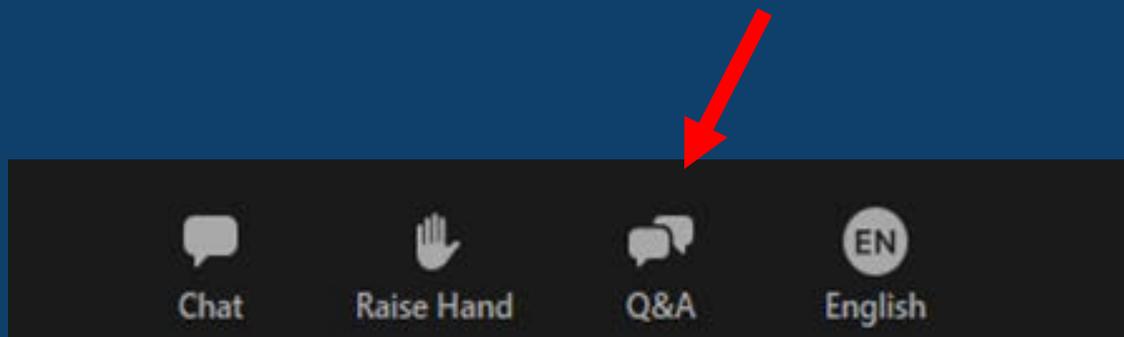
Assembly Bill 686

County must take action to ensure sites are not concentrated in areas of high segregation and poverty and to **identify sites in high opportunity areas**



Questions?

Please type questions into the Q&A box.



3 KEY POLICY TOPICS



Housing Element Goals

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

Key Topics for Discussion

#1 – Affordable Housing Ordinance

#2 – Tenant Protections

#3 – Missing Middle Housing and ADUs

Topic #1: Affordable Housing Ordinance

- Two common types of affordable requirements in CA:
 - **Inclusionary housing ordinances** require new residential developments to include a certain percentage of affordable units. Must include alternative ways to comply (e.g., land donation, in lieu fee)
 - **Affordable housing impact fee** required to be paid on each new market rate residential unit

Topic #1: Affordable Housing Ordinance

Current County Ordinance (adopted 2014)

- Affordable housing impact fee required for each market rate unit
- Current (2020) fee is \$2.92 per habitable square foot of each market rate unit
- Collected fees are used to help fund new affordable housing developments
- Current (2020) available balance is \$1.8 million

Topic #1: Affordable Housing Ordinance

Public Input on Current Ordinance

- Housing advocates concerned current ordinance is not producing affordable housing at the expected rate
- Others concerned an increased fee would impact feasibility of market rate housing
- Mixed feedback on inclusionary component

Topic #1: Affordable Housing Ordinance

Proposed Program: Affordable Housing Ordinance Amendment

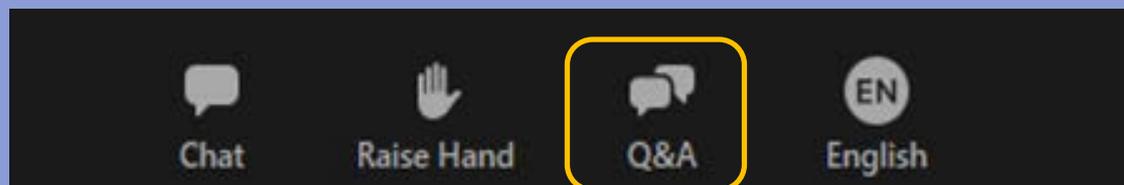
The County will **perform an evaluation of the effectiveness** of the Affordable Housing Ordinance by **2023** to determine if it is building affordable housing at the rate anticipated at the time of adoption (10 percent). The County will also pursue an **economic feasibility study to guide any decision to include an inclusionary housing component**. Based on the outcome of the evaluation and study, the County will **consider amendments** to the Affordable Housing Ordinance **to increase the amount of affordable housing units built** in the County. The County will also amend the Affordable Housing Ordinance to modify the owner-builder exemption.

Topic #1: Affordable Housing Ordinance

Proposed Program: Affordable Housing Ordinance Amendment

The County will **perform an evaluation of the effectiveness** of the Affordable Housing Ordinance by **2023** to determine if it is building affordable housing at the rate anticipated at the time of adoption (10 percent). The County will also pursue an **economic feasibility study to guide any decision to include a mandatory inclusionary housing component**. Based on the outcome of the evaluation and study, the County will **consider amendments** to the Affordable Housing Ordinance **to increase the amount of affordable housing units built** in the County.

Any Questions on the Proposed Program?



Topic #1: Affordable Housing Ordinance

Polling Question

1. Do you support the County considering changes to the Affordable Housing Ordinance?
 - *Yes, support*
 - *No, do not support (keep the ordinance the same)*
 - *Neutral or no opinion*

2. Do you think the proposed timing of 2023 is appropriate?
 - *Yes. 2023 is the right time.*
 - *No. It should happen sooner.*
 - *No. It should happen later.*
 - *Neutral, no opinion.*

Topic #2: Tenant Protections

Eviction Threat is Rising

- Between 2015 and 2020 across the County **percentage increases in rents** ranged from **21%** in Antelope to **34%** in South Sacramento.
- **33,000 renter households** (or 14% of renter households) experienced a **COVID-related job loss** in Sacramento County

Topic #2: Tenant Protections

COVID-19 Tenant Relief Act of 2020

- Statewide law imposes a moratorium until January 31, 2021 on evictions for failure to pay rent because of COVID-related impact

For more information: <https://landlordtenant.dre.ca.gov>

Renters Helpline: <https://www.rentershelpline.org/>
916-389-7877

Topic #2: Tenant Protections

Proposed Program – Tenant Protections

The County will **study just-cause eviction ordinances** or other programs to help keep precariously housed tenants in their homes and **present findings and recommendations to the Board** of Supervisors.

Topic #2: Tenant Protections

Proposed Program – Tenant Protections

The County will **study just-cause eviction ordinances** or other programs to help keep precariously housed tenants in their homes and **present findings and recommendations to the Board** of Supervisors.

Any Questions on the Proposed Program?



Chat



Raise Hand



Q&A



English

Topic #2: Tenant Protections

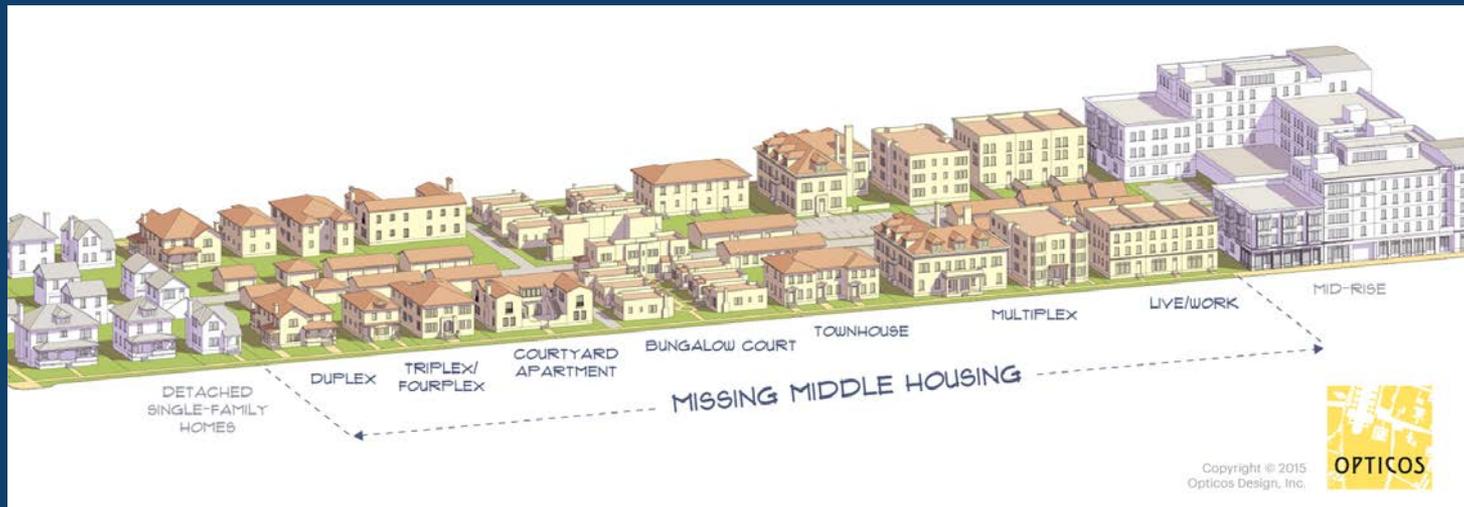
Polling Question

1. Do you support the County adopting a just cause eviction ordinance?
 - *Yes, support*
 - *No, do not support*
 - *Neutral or no opinion*
2. Are there other programs the County should consider implementing to ensure tenant protections? (*open ended*)

Topic #3: Missing Middle Housing + ADUs

Missing Middle Housing

- House-scale buildings with multiple units
 - Duplexes, triplexes, courtyard apartments, townhouses
- Affordable by design for moderate-income households
- Encourages diverse and economically integrated neighborhoods



Topic #3: Missing Middle Housing + ADUs

Accessory Dwelling Units

- Also referred to as second units, in-law units, casitas, or granny flats
- Several changes in State law to make it easier and cheaper to build ADUs
- In December 2020, County will consider Ordinance to allow ADUs in all zones except industrial
- County offers fee reductions for ADUs



Topic #3: Missing Middle Housing + ADUs

Proposed Program - Accessory Dwelling Unit Streamlining

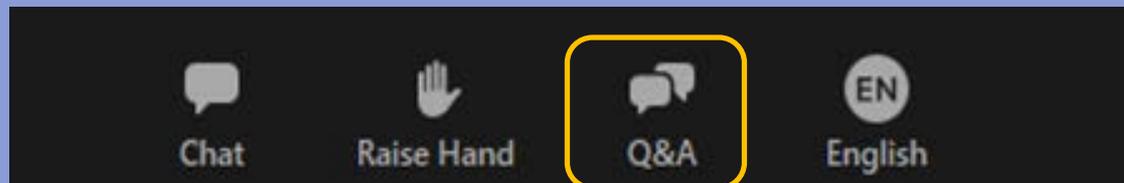
The County will accelerate production of ADUs by providing a **complete set of construction drawings** consisting of architectural renderings, structural, mechanical, plumbing, and electrical plan **for three different sized ADUs**. The Office of Planning and Environmental Review will work with the Office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

Topic #3: Missing Middle Housing + ADUs

Proposed Program - Accessory Dwelling Unit Streamlining

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

Any Questions on the Proposed Program?



Topic #3: Missing Middle Housing + ADUs

Polling:

1. *Would you be supportive of allowing a variety of missing middle housing types in your neighborhood?*
 - *Yes, support*
 - *No, do not support*
 - *Neutral or no opinion*
2. *Are you interested in building an ADU on your property?*
 - *Yes, absolutely*
 - *Possibly yes*
 - *Probably not*
 - *No, never*
3. *If so, would you be interested in the pre-approved construction drawings?*
 - *Yes, absolutely*
 - *Possibly yes*
 - *Probably not*
 - *No, never*

Timeline

- **Public Outreach:** Spring 2020
- **Prepare Draft Element:** Summer 2020 - Fall 2021
- **Planning Commission & Board of Supervisors Workshops:**
Summer 2020 - Fall 2020
- **Report Back to Outreach Participants:** Fall 2020
- **Revise Draft Based on Outreach:** Fall 2020 - Winter 2020
- **HCD Review of Draft Element:** January 2021 - March 2021
- **Board of Supervisors Adoption Hearing:** May 2021
- **HCD Certification:** May 2021

How can I participate?



Email List

Sign up for our email list

bit.ly/SacCountyGovDelivery

Project Website

For more information, visit the Housing Element Update webpage at

<http://bit.ly/SacCountyHousingElement>

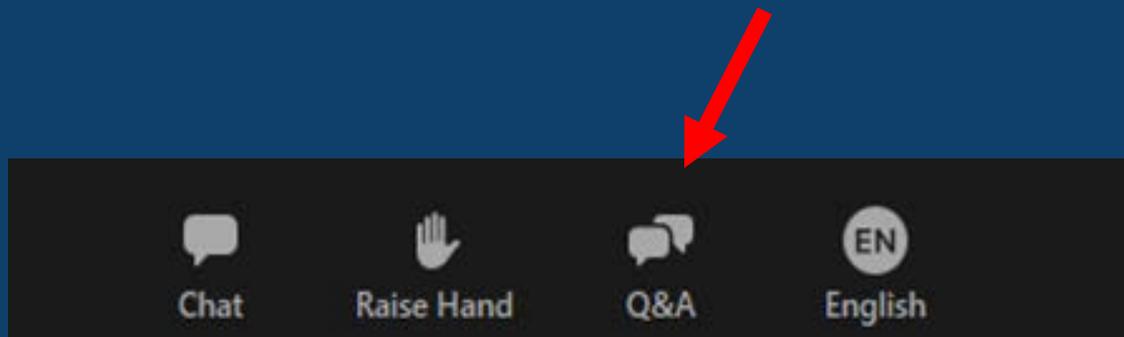
Contact

Questions? Contact

HousingElement@sacounty.net

Final Questions?

Please type questions into the Q&A box.



Thank You!

