

HOUSING ACTION PLAN

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

- **Goal:** General statement of purpose to indicate direction the County will take to address identified housing problems and needs.
- **Policy:** A general statement of a proposed action to guide decision-making and provide a framework for the operation of housing implementation programs.
- **Implementation Program:** A detailed statement of the specific action that will be taken to implement a policy.
- **Objective:** A general or qualitative statement of the desired outcome from implementation of a strategy or sub-strategy.
- **Quantitative Objective:** A statement of measurable outcome, defined numerically whenever possible.

HOUSING GOALS, POLICIES, AND PROGRAMS

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

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

GOAL HE 1: ADEQUATE SUPPLY OF LAND FOR HOUSING

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

Introduction

The Sacramento Area Council of Government adopted the Regional Housing Needs Plan (RHNP) on March 19, 2020. Pursuant to the Plan, Sacramento County must have appropriate zoning in place to accommodate 21,272 new units. Of these new units, 7,158 should be affordable to low-income households and 4,186 should be affordable to moderate-income households. Per the Land Inventory Chapter, the County has a deficit of X acres/X units. In order to ensure that the County has enough appropriately zoned land to accommodate the number of lower-income units anticipated in the Plan, the County must rezone X acres of sites to allow multifamily residential uses by-right, at a minimum density of 20 units per acre and a maximum density of 30 units per acre. The County will also amend the RD-20 and RD-25 zoning districts to increase their allowable densities to 30 dwelling units per acre.

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

The objectives for Goal HE-1 are as follows:

- To ensure there is sufficient land to allow for the development of adequate new housing and to ensure the availability of housing for all households in Sacramento County.
- Actively promote and facilitate the use/reuse of vacant and underutilized infill sites.

Policies

HE 1.1.1 The County will provide an adequate supply of land for housing affordable to all income groups with public services and facilities needed to facilitate the development of housing to accommodate projected housing needs based on the SACOG Regional Housing Needs Plan. The Plan requires that the County accommodate 7,158 low-income units, 4,186 moderate-income units, and 9,928 above moderate-income units.

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

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

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

HE 1.2.3 The County will discourage the clustering of multifamily projects in areas of a community where services are limited. An exception to this will be transit stations and mixed use nodes along commercial corridors.

HE 1.2.4 When feasible, the County will integrate housing with compatible non-residential uses in an effort to locate affordable housing near employment opportunities and take maximum advantage of infill development opportunities.

HE 1.2.5 The County will encourage the locating of multiple-family projects near public transportation, shopping, recreation and other amenities.

GOAL HE 1: IMPLEMENTATION PROGRAMS

Adequate Land for Housing

A1. Countywide Rezone Program: To accommodate the remaining lower-income RHNA of X units, the County will:

- Identify and rezone **X acres** of sites to allow multifamily residential uses by-right, at a minimum density of 20 units per acre and a maximum density of 30 units per acre. Rezoned sites will be selected from **Table X** of the land inventory (**Appendix X**). In accordance with Government Code Section 65583.2(h), at least 50 percent of the County's remaining lower income RHNA need will be accommodated on parcels designated exclusively for residential uses.
- Amend the Zoning Code to permit owner-occupied and rental multifamily uses by right pursuant to Government Code Section 65583.2(i) for developments in which 20 percent or more of the units are affordable to lower income households.
- Amend the Zoning Code to increase the allowable densities of the RD-20 and RD-25 zoning districts to 30 dwelling units per acre.

[Note: the number of units and acres will be determined at the time that the draft element is released for public review.]

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

Responsible Department: Office of Planning and Environmental Review

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

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

Target Date: January 31, 2022

A2. By-Right Development on Land Inventory Sites: The County will amend the Zoning Code to ensure that developments in which 20 percent or more of the units are affordable to lower income households are allowed by-right on vacant sites identified in the 4th and 5th cycle Housing Elements and non-vacant sites identified in the 5th Cycle Housing Element, even if the development exceeds 150 units.

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

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

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

Target Date: May 2024

A3. Annual Monitoring of Vacant Multifamily Parcels: To monitor whether the County has an adequate supply of land for low- and moderate-income level housing, an annual report will be prepared showing the inventory of vacant multifamily parcels and summarizing any additions or losses to the inventory. This report and the Annual Progress Report shall be made available to the public through the Planning and Environmental Review Division's website.

Implements Which Policy(ies): HE 1.1.1

Responsible Department: Community Development – Planning and Environmental Review Division

Funding: County General Fund

Objective: Inventory monitoring and make available inventory information and Annual Progress Reports annually.

Target Date: Annually, 2021-2029

A4. Master Plans and Multifamily Housing: The County will adopt master plans, including specific and comprehensive plans, which provide a variety of residential densities, including those densities that support multifamily housing. To facilitate the development of housing for lower income households, master plan communities must:

- Develop a minimum of 30 percent of the proposed dwelling units at a density of at least 30 dwelling units per acre (RD-30) or greater.
- Include multifamily zoned (RD-30+) parcels 3 to 10 acres in size.

Implements Which Policy(ies): HE 1.1.1

Responsible Department: Community Development – Planning & Environmental Review Division

Funding: Planning Entitlement Fees

Quantitative Objective: Require a minimum of 30 percent of the proposed dwelling units in at least 4 master plan (specific or comprehensive plans) to be developed at a density of at least 30 dwelling units per acre. Include multifamily zoned parcels between 3 and 10 acres in size in master plans.

Target Date: Ongoing, 2021-2029

A5. Evaluate the Viability of Adopted Master Plans to Increase Multifamily Densities: The County will evaluate the viability of amending adopted master plans to increase minimum densities in multifamily areas to RD-30 densities.

Implements Which Policy(ies): HE 1.1.1

Responsible Department: Community Development – Planning & Environmental Review Division

Funding: County General Fund

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

Target Date: June 2025

Use of Infill and Underutilized Sites

A6. Infill Program: The County will further work on a program to encourage infill development in the County that will ultimately increase and accelerate the production of housing by identifying and assessing infill sites and removing identified barriers through accomplishing the following tasks.

- Define infill sites.
- Assess/develop a comprehensive inventory of residential and commercial infill sites.
- Analyze existing regulations and codes to assess the impediments to development.
- Develop incentives/strategies to maximize infill opportunities in the unincorporated areas of Sacramento County.
- Analyze and address disconnects between the Zoning Code and the Design Guidelines.

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

Responsible Department: Office of Planning and Environmental Review

Funding: Local Early Action Planning (LEAP) Grant

Objective: Further work on a program to encourage infill development in the County that will ultimately increase and accelerate the production of housing by identifying and assessing infill sites and removing identified barriers.

Target Date: December 31, 2023

A7. Grants for Infill Development: The County will continue to pursue grant opportunities that remove or reduce barriers to infill development.

Implements Which Policy(ies): HE 1.2.1

Responsible Department: Community Development – Planning & Environmental Review Division

Funding: County General Fund

Qualitative Objective: The County will continue to apply for grants for infill projects as grant opportunities become available.

Target Date: Ongoing 2021-2029 as funds are available

GOAL HE 2: REDUCTION OF CONSTRAINTS TO HOUSING PRODUCTION

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

Introduction

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

- To streamline the governmental review process to assist in the reduction of processing times associated with housing production.
- To ensure that development standards continue to represent the best means to achieve land use policy objectives while reducing the cost of producing housing.
- To reduce housing costs associated with permit and development impact fees while ensuring sufficient funding for public services and facilities.

Policies

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

HE 2.1.2 The Office of Planning and Environmental Review shall provide expedited review, with no additional charge, for projects in which at least 20 percent of the units are affordable to very low- and low-income households, as certified by the Sacramento Housing and Redevelopment Agency.

HE 2.2.1 The County will incentivize density for residential projects.

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

HE 2.3.1 The County will balance “full cost recovery” for planning and environmental review with the need to maintain reasonable fees that impact housing affordability.

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

GOAL HE-2: IMPLEMENTATION PROGRAMS

Reduction in Permit Processing Times

B1. Meet with Housing Developers on Development Approval Timelines and Process Improvements: The County will meet with market-rate and affordable housing developers to evaluate development approval timelines and identify process improvements and any other issues related to the development of market-rate and affordable housing.

Implements Which Policy(ies): HE 2.1.1

Responsible Department: Community Development – Planning & Environmental Review Division

Funding: County General Fund

Objective: Meet with affordable housing developers twice per planning period to discuss ways to reduce uncertainty, risk, and delay in the planning, environmental, and permitting process. Attend regular coordination meetings with the Building Industry Association.

Target Date: Meetings with affordable housing developers: June 2023 and June 2027. Meetings with BIA: monthly.

B2. Project Review Committee. The Project Review Committee (PRC) will continue to meet regularly to identify project issues very early and throughout the development process. The PRC is comprised of officials and staff from agencies that are involved in the development process.

Implements Which Policy(ies): HE 2.1.1

Responsible Department: Community Development – Planning & Environmental Review Division

Funding: Planning Entitlement Fees

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

Target Date: Ongoing, 2021-2029

B3. Expediting of Affordable Housing Projects: The County will expedite planning entitlements and building permits for affordable housing projects by prioritizing them to ensure meeting applicant’s funding due dates.

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

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

Funding: Planning Entitlement Fees

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

Target Date: Ongoing, 2013-2021

B4. Accessibility and Usability of Planning Documents. The County will continue to improve accessibility and usability of existing land use planning documents.

Implements Which Policy(ies): HE 2.1.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Develop an online application system as well as FAQ resources and guidance documents for inclusion on the County webpage. Develop an interactive, GIS-based Zoning Code tool for inclusion on the County webpage.

Target Date: To be determined.

B5. Affordable Housing Education: The County will prepare an outreach strategy to educate members of the public and hearing bodies about affordable housing and emergency housing and services for people experiencing homelessness. The outreach strategy will include the following elements:

- Presentations to members of the public, Community Planning Advisory Councils (CPACs), County Planning Commission, and other similar hearing bodies.
- A dedicated webpage for information about affordable housing.

Implements Which Policy(ies): HE 2.1.1

Responsible Department: Office of Planning and Environmental Review, Sacramento Housing and Redevelopment Agency, Director of Homeless Initiatives

Funding: County General Fund

Objective: Increase County residents and decision makers' understanding of affordable and emergency housing.

Target Date: Develop strategy by June 2022 and implement on an ongoing basis.

B6. NPAs and SPAs. The County will identify Special Planning Areas (SPAs) and Neighborhood Preservation Areas (NPAs) which serve as barriers to housing production and update or rescind them.

Implements Which Policy(ies): HE 2.1.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

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

Target Date: Ongoing, 2021-2029

Provide Opportunities for "By Right" Housing

B7. Residential Uses on BP Zoned Properties: The County will amend the Zoning Code to allow multifamily projects that have a minimum density of 10 dwelling units per acre and a maximum density of 20 dwelling units per acre as a use by right in BP zone districts.

Implements Which Policy(ies): HE 2.2.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

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

Target Date: December 2021

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

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

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Provide a variety of housing options for County residents.

Target Date: Amend Zoning Code to allow for more missing middle housing types by December 2021 and amend development standards by December 2024

Review Residential Development and Permit Fees and Provide Incentives

B9. Consulting With Builders Before Increasing Fees: The County will continue to consult with both for-profit and non-profit homebuilders prior to increasing planning and environmental review permit fees to determine the potential impact of fee increases on housing costs. The County will submit proposed fee increases to homebuilders and affordable housing providers for review and comment in advance of Board of Supervisor action.

Implements Which Policy(ies): HE 2.3.1

Responsible Department: Community Development – Planning & Environmental Review Division

Funding: County General Fund

Objective: Periodically review fee schedules and mitigate the cost when the County has the authority and the ability to do so.

Target Date: Ongoing, 2021-2029

B10. Fee Waiver and Deferral Programs for Affordable Housing Projects: The County will continue to issue fee waivers and deferrals for development impact fees for residential developments in which at least 10 percent of the total units are affordable to very low-income households or 49 percent are affordable to low-income households and on which affordability restrictions are subject to long-term (30 years or greater) regulatory agreements as certified by the Sacramento Housing and Redevelopment Agency (SHRA).

Implements Which Policy(ies): HE 2.3.2

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

Funding: County General Fund

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

Target Date: Ongoing, 2021-2029

B11. Additional Fee Waivers and Deferrals: In order to facilitate development of affordable housing units, the County will consider adopting amendments to the

existing Affordable Housing Fee Deferral and Waiver Program or adopting additional fee waiver or deferral programs.

Implements Which Policy(ies): HE 2.3.2

Responsible Department: Public Works and Infrastructure Agency

Funding: General Fund

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

Target Date: to be determined.

B12. Consolidations/Mergers: The County will consider reducing or eliminating consolidation fees for multi-family developments where a consolidation is necessary to facilitate development of the parcels and at least 20 percent of the proposed units are affordable.

Implements Which Policy(ies): HE 2.3.1

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

Funding: County General Fund

Objective: Remove cost and barriers to siting affordable housing projects.

Target Date: December 2024

B13. Rezones: The County will study reducing or eliminating fees for Rezone entitlements to RD-30 and above to facilitate developments where at least 20 percent of the units are affordable. The County will develop siting criteria for these projects.

Implements Which Policy(ies): HE 2.3.1

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

Funding: County General Fund

Objective: Remove cost and barriers to siting affordable housing projects in existing communities.

Target Date: December 2025

B14. Residential Uses on Commercial Properties: In conjunction with an infill program, the County will identify and provide incentives to develop Business Professional Office (BP), Limited Commercial (LC) and Shopping Center (SC) zoned properties with multi-family residential projects.

Implements Which Policy(ies): HE 1.1.1, HE 1.2.1, HE 2.2.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Provide incentives to increase the amount of multifamily housing developed on LC and SC zoned properties.

Target Date: December 2023

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

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

Introduction

The County of Sacramento provides housing conservation and rehabilitation assistance through a variety of programs. The Sacramento Housing and Redevelopment Agency (SHRA) receives funding from state, local and federal sources to facilitate both minor and major rehabilitation. Code enforcement activities can conserve the quality of residential neighborhoods by enforcing existing regulations pertaining to abandoned vehicles, outdoor storage of junk and rubbish and substandard or illegal buildings. Neighborhood quality can be improved significantly in older neighborhoods through improvements in public infrastructure such as water, sewer, curbs, gutter, sidewalks, landscaping and lighting. The County has committed to prioritizing infrastructure improvements in Environmental Justice Communities through the adoption of the Environmental Justice Element.

The objectives of Goal HE 3 are as follows:

- Ensure the preservation and upgrading of rental and owner-occupied-housing units in need of rehabilitation and improvement.
- Provide for conservation and rehabilitation activities through zoning and code enforcement programs. Support mechanisms to prevent the loss of housing.
- Improve public facilities with priority for the revitalization of Environmental Justice Communities. Focus local/private sector investment into areas where there is a need for neighborhood revitalization.
- Conserve the quality of existing residential neighborhoods through design review.
- To achieve no net loss of existing rental housing affordable to extremely low-income households and to increase the number of affordable rental housing units.

Policies

HE 3.1.1 The County will utilize federal, state, local, and private funding programs offering low interest loans or grants, and private equity for the rehabilitation of rental properties for lower income households.

HE 3.1.2 The County will provide funding for programs that support the rehabilitation and preservation of substandard homes in need of rehabilitation owned and occupied by lower income households.

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

HE 3.2.1 The County will protect the quality and stability of residential neighborhoods through the enforcement of local regulations relating to the proper use and development of properties throughout the community.

HE 3.2.2 The County will promote efficient public outreach programs to enhance the rehabilitation of substandard housing.

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

HE 3.2.4 The County will assist lower income households displaced as a result of demolition of unsafe, substandard dwelling that cannot be economically repaired.

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

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

GOAL HE 3: IMPLEMENTATION PROGRAMS

Establishment and Maintenance of Programs for Housing Rehabilitation

C1. Multifamily Housing Loan Program: The County, through the Sacramento Housing and Redevelopment Agency (SHRA) will fund and administer multifamily housing loan programs for the rehabilitation of substandard housing and the acquisition and rehabilitation of substandard property for occupancy by lower income households. SHRA will pursue offering financing for the acquisition and rehabilitation of multifamily properties, including financially troubled multifamily properties in foreclosure, to prevent further property and neighborhood deterioration.

Implements Which Policy(ies): HE 3.1.1, HE 3.1.2

Responsible Department: SHRA

Funding: HOME, CDBG, Housing Trust Funds, Mortgage Revenue Bonds, Low-Income Housing Tax Credits

Quantitative Objective: 60 rehabilitated units annually, including units substantially rehabilitated and units preserved.

Target Date: Ongoing, 2013 to 2021

C2. Financial Assistance for Emergency Repairs and Retrofitting of Homes: The Sacramento Housing and Redevelopment Agency (SHRA) will provide financial assistance for emergency repairs and disabled retrofitting for homes occupied by seniors and lower income residents designed to achieve neighborhood improvement objectives.

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

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

Funding: Community Development Block Grant (CDBG)

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

Target Date: Ongoing, 2021-2029

C3. Homebuyer Education, Counseling and Post Purchase Counseling: The Sacramento Housing and Redevelopment Agency (SHRA) will continue its contracts with approved housing counseling agencies that offer homebuyer education, counseling and post purchase counseling for all homebuyer programs administered by SHRA.

Implements Which Policy(ies): HE 3.1.3

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

Funding: Program Fees, CDBG

Objective: Ensure that prospective low income, first-time homebuyers accessing SHRA-administered resources are adequately informed as to the responsibilities of homeownership.

Quantitative Objective: Serve 600 households annually.

Target Date: Ongoing, 2021-2029

C4. Conversion of Older Motels to Affordable Housing. When the opportunity arises, the Sacramento Housing and Redevelopment Agency (SHRA) will convert older motels to permanent affordable housing. Such conversions should also be considered in conjunction with commercial corridor plans and community plan updates. SHRA will assist, as funding is available, new owners of motels to obtain financing for their acquisition, rehabilitation and/or conversion.

Implements Which Policy(ies): HE 3.1.1

Responsible Department: SHRA

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

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

Target Date: Ongoing, 2021-2029

C5. Prevent the loss of units in SHRA's public housing stock. In order to preserve its public housing, stock which is suffering due to decline in federal funding, the Sacramento Housing and Redevelopment Agency (SHRA) will reposition the County's public housing stock to private ownership with affordability preserved in perpetuity.

Implements Which Policy(ies): HE 3.2.5

Responsible Department: SHRA

Funding: U.S. Dept. of Housing and Community Development, HOME, tax credits, mortgage revenue bonds

Objective: Prevent the loss of 951 units in the unincorporated County in SHRA's public housing stock.

Target Date: Ongoing, 2021-2029. Approximately 100 units per year between 2021 and 2029.

Conserve the Quality of Residential Neighborhoods Through Zoning Enforcement and Code Enforcement and Reduce Loss of Housing

C6. Vehicle Abatement and Substandard Housing: The County will actively enforce existing regulations and programs administered by the Code Enforcement Division of the Department of Community Development regarding abandoned vehicles, outdoor storage of junk and rubbish, and substandard or illegal buildings, in order to protect and improve the integrity and stability of existing neighborhoods. Storage of junk and rubbish and building violations will continue to be handled on a complaint basis and vehicle abatement will continue to be addressed through responses to complaints and neighborhood patrols.

The Code Enforcement Division will continue both the Vacant, Open and Accessible program and the Substandard Housing Program, which requires property owners to

remove nuisance conditions such as graffiti, fencing in need of repair, and overgrown vegetation of over 12 inches.

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

Responsible Department: Community Development - Code Enforcement Division

Funding: Inspection Fees, Administrative Penalties, Vehicle Registration Fees

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

Target Date: Ongoing, 2021-2029

C7. Rental Housing Inspection Program: The Code Enforcement Division will continue to implement the Rental Housing Inspection Program. This program concentrates on owner/tenant education and provides mandated inspections. This program also allows owners and/or agents of rental properties to become certified to self-inspect their properties for compliance with the Housing Code.

The Code Enforcement Division will direct owners of residential rental units cited for health and safety violations to the Sacramento Housing and Redevelopment (SHRA) website to view information on SHRA rehabilitation programs. The Code Enforcement Division will continue to provide information to tenants on rental property owner and tenant responsibilities for property maintenance. Information is provided both by printed brochures and on the Code Enforcement website.

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

Responsible Department: Community Development - Code Enforcement Division

Funding: Rental Housing Fees

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

Target Date: Ongoing, 2021-2029

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

C8. Referral of Mobile Home Park Inspections to HCD: The County will continue to respond to complaints from mobile home park residents regarding exterior park conditions such as abandoned vehicles and junk accumulation. Requests for mobile home inspections will continue to be referred to the California Department of Housing and Community Development (HCD), the State agency with jurisdiction over mobile home park inspections.

Implements Which Policy(ies): HE 3.2.1

Responsible Department: Community Development - Code Enforcement Division

Funding: Inspection Fees, Administrative Penalties and/or Fines

Objective: Improve mobile home park conditions.

Target Date: Ongoing, 2021-2029

C9. Information for Displaced Tenants: The County will continue the program that pays for the relocation expenses of lower income residents displaced due to condemnation, demolition or vacation of units due to Building, Health and Safety Code violations. The Code Enforcement Division will require reimbursement by the property

owner. The Code Enforcement Division will also continue to provide information for displaced tenants of demolition activities on available services and programs.

Implements Which Policy(ies): HE 3.2.4

Responsible Department: Community Development - Code Enforcement Division

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

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

Target Date: Ongoing, 2012-2029

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

C10. Seek and Attain Funding for Improved Public Infrastructure. The County will continue to seek and attain funding for improved public infrastructure and services, including water, sewer, curbs, gutter, sidewalks, landscaping, and lighting to revitalize commercial corridors as Notices of Funding Availability (NOFA) are released. Improvements will be prioritized in Environmental Justice Communities based on identified needs.

Implements Which Policy(ies): HE 3.3.1

Responsible Department: Community Development – Planning & Environmental Review Division, Transportation

Funding: General Fund, Grants

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

Target Date: Ongoing, 2013-2021

C11. Community Reinvestment Act. The County will continue to implement its Community Reinvestment Act Program to incentivize local financial institutions to meet the credit needs of low-income and moderate-income people.

Implements Which Policy(ies): HE 3.3.2

Responsible Department: Dept. of Finance – Treasury Division

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

Target Date: Ongoing, 2013-2021

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

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

Introduction

This section of the Action Plan establishes objectives, policies and programs for the provision of housing to meet the needs of persons with disabilities, seniors, farm workers, people experiencing homelessness, female-headed households, and large families. Programs included in this strategy are designed to assist individuals and households with special needs, although the emphasis will be placed on programs for lower income households.

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

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

Policies

HE 4.1.1 The County will support efforts to improve accessibility for both dwelling units and residential neighborhoods to meet the special needs of persons with disabilities.

HE 4.1.2 The County will encourage housing for people with disabilities and older adults near public transportation, shopping, medical and other essential support services and facilities.

HE 4.1.3 The County will support activities that serve the housing needs of special needs groups with a continuum of housing options, from independent living, to housing with supportive services, to institutionalized care.

HE 4.1.4 The County will provide adequate and affordable housing for senior citizens.

HE 4.1.7 The County will ensure housing that is provided to migrant farm workers is decent, safe, and affordable.

HE 4.1.8 The County will support the use of available federal, state, and local resources to provide and enhance housing opportunities for farm workers.

HE 4.1.9 The County will promote the construction of affordable housing that meets the needs of female heads of households.

HE 4.1.10 The County will support the development of housing to meet the needs of large households.

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

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

HE 4.3.1 The County will strengthen diversion strategies to help people resolve their current housing crisis before they become homeless. Diversion services include problem solving as well as financial assistance and connection to services that support crisis resolution, resiliency, and stabilization.

HE 4.3.2 The County will strengthen outreach and navigation efforts that connect unsheltered people to services and housing and address individual and public health issues that arise.

HE 4.3.3 The County will expand and improve emergency shelter and interim housing capacity, improving access for all populations by reducing barriers, and expanding services that will help people experiencing homelessness return to permanent housing stability.

HE 4.3.4 The County will expand targeted permanent housing through two primary strategies: 1) by providing temporary or ongoing rental subsidies and supportive services, facilitating exits from homelessness within the existing rental market and 2) by developing additional new permanent housing, including permanent supportive housing.

HE 4.3.5 The County will expand access to and coordination of essential mainstream services such as physical health, mental health, employment and others services necessary to assist people experiencing homelessness to stabilize, obtain or retain housing, and improve quality of life.

HE 4.3.6 The County will assist in overall system development, including strengthening system leadership, increasing system capacity to respond to crisis of homelessness, and improving accountability.

GOAL HE 4: IMPLEMENTATION PROGRAMS

Housing for "Special Needs" Population

D1. Universal Design: The County will expand its promotion of Universal Design to create accessible units for all by conducting an evaluation of the lack of new accessible units, by creating an incentive program to encourage Universal Design concepts, and by implementing targeted outreach to developers.

Implements Which Policy(ies): HE 4.1.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Increase the number of accessible units.

Target Date: December 2024

D2. Accessible Unit Tracking: The County will track the number of newly constructed or rehabilitated dwelling units that are accessible to people with disabilities. The County will provide the address and number of units to Resources for Independent Living Sacramento for inclusion in their housing list for people with disabilities.

Implements Which Policy(ies): HE 4.1.1

Responsible Department: Building Permits and Inspection

Funding: Inspection Fees and/or Fines

Objective: Track the development of accessible units and provide the addresses and number of units to Resources for Independent Living for inclusion in their online tool for people with disabilities.

Target Date: Annually, 2021-2029

D3. Incentives for Senior Housing: The County, through the Sacramento Housing and Redevelopment Agency (SHRA), will offer financial support such as below-market-rate loans and mortgage revenue bonds that will encourage the creation of affordable independent living housing for seniors.

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

Responsible Department: Sacramento Housing and Redevelopment Agency (SHRA)

Funding: Tax credits, mortgage revenue bonds, HOME

Objectives: Provide subsidized loans for developers of affordable multifamily rental housing for very low income seniors.

Target Date: Ongoing, 2021-2029

D4. In-Home Supportive Services: The County will continue to administer the In-Home Supportive Services program. This program serves aged, blind, or disabled persons what are unable to perform activities of daily living and cannot remain safely in their homes without help.

Implements Which Policy(ies): HE 4.1.3

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

Funding: County General Fund

Objective: Continue the In-Home Supportive Services program.

Target Date: Ongoing, 2013-2021

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

Implements Which Policy(ies): HE 4.1.7

Responsible Department: Environmental Health

Funding: Inspection Fees

Objective: Ensure suitable living conditions at farm labor camps.

Target Date: Ongoing, 2021-2029

D6. Review Housing Needs of Farm Workers: The County shall work with local growers, the Farm Bureau, the Agricultural Commissioner, the Department of Environmental Management and other stakeholders to periodically review the housing needs of farm workers and propose actions to address those needs.

Implements Which Policy(ies): HE 4.1.7, HE 4.1.8

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

Funding: County General Fund

Objective: Biennially review housing needs of farm workers starting in July 2013.

Target Date: Ongoing, 2013-2021

D7. Maintaining Adequate Supply of Land for Homeless Shelters: The County will maintain an adequate supply of land where homeless shelters are allowed by right and where public services, infrastructure and facilities are available to facilitate the development. Homeless shelters are allowed by right in the GC and M-1 zones

and the County will continue to implement Zoning Code provisions that permit homeless shelters in these zones.

Implements Which Policy(ies): HE 4.1.9

Responsible Department: Community Development – Planning & Environmental Review Division

Funding: General Fund

Objective: Maintain an adequate supply of land for homeless shelters. Continue to allow homeless shelters by right in the GC and M-1 zones subject to appropriate development, location and operations standards.

Target Date: Ongoing, 2021-2029

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

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

Implements Which Policy(ies): HE 4.1.9

Responsible Department: Office of Planning and Environmental Review

Funding: Senate Bill 2 Planning Grant

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

Target Date: November 2021

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

- Amend the Zoning Code to allow Low Barrier Navigation Center developments by right in mixed-use zones and nonresidential zones permitting multifamily uses.
- Amend the Zoning Code to allow for the approval of 100 percent affordable developments that include a percentage of supportive housing units, either 25 percent or 12 units, whichever is greater, to be allowed without a conditional use permit or other discretionary review in all zoning districts where multifamily and mixed-use development is permitted.
- Amend the Zoning Code to include methods to increase housing options for persons with disabilities that have tangible regulatory policies, as required by the U.S. Department of Housing and Urban Development (HUD).

- Amend the Zoning Code to expand the definition of the existing residential care home category, revise the boarding house category, and create new categories to address non-licensed recovery residences and skilled nursing in-home settings.
- Amend the Zoning Code to clearly define supportive and transitional housing including scattered shelters to better address the needs of our homeless population.
- Amend the Zoning Code to provide consistency with the corresponding regulations administered by the appropriate State agency, with the intention to provide for more efficient regulation of residential related uses.

Implements Which Policy(ies): HE 4.1.3

Responsible Department: Office of Planning and Environmental Review

Funding: Local Early Action Planning (LEAP) Grant

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

Target Date: December 30, 2022

D11. Tiny Homes: The County will research and develop Code amendments to allow for tiny homes, small homes, and/or other transitional living unit construction types not currently provided for in County Codes.

Implements Which Policy(ies): HE 4.1.3

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

Funding: County General Fund

Objective: Increase flexibility of affordable housing options in the County.

Target Date: December 2025

D12. Shelter Plus Care Program: The County through the Sacramento Housing and Redevelopment Agency (SHRA) will continue to administer the Shelter Plus Care program, which provides supportive housing for homeless disabled individuals and families.

Implements Which Policy(ies): HE 4.1.9

Responsible Department: SHRA

Funding: HUD Grants

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

Target Date: Ongoing, 2021-2029

D13. County Homeless Plan Update: The County shall update the County Homeless Plan every five years.

Implements Which Policy(ies): HE 4.4.6

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

Funding: County General Fund

Objective: Ensure continued regional coordination on homelessness issues

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

D14. Developing Metrics and Reporting: The County, in coordination with the City of Sacramento, Sacramento Steps Forward, and the Continuum of Care Board, shall develop a series of metrics and indicators to track the efficacy of programs and investments. Once these metrics are developed, the County will report on the programs and investments annually.

Implements Which Policy(ies): HE 4.4.6

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

Funding: County General Fund

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

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

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

D15. Project-Based Rental Subsidies such as Housing Choice Voucher Program: The Sacramento Housing and Redevelopment Agency (SHRA) will continue to implement the use of project-based rental subsidies such as the Housing Choice Voucher program.

Implements Which Policy(ies): HE 4.2.3

Responsible Department: SHRA

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

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

Target Date: Ongoing, 2021-2029

Note: Housing assistance is provided on behalf of a family or individual. Participants in this program may choose any housing where the owner agrees to rent under the program and that meets the requirements of the program, including single-family homes, townhouses and apartments.

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

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

Introduction

As discussed in the Housing Needs Assessment Chapter, a significant portion of low-income renters (73 percent) in Sacramento County are overpaying, or paying between 30 and 50 percent of their income, for housing. Home values and rents continue to rise countywide.

To address the affordability issue, this strategy uses local government funds to leverage financing from state and federal sources to construct affordable housing. Key to this goal is the County's Affordable Housing Ordinance. When the current version of the Affordable Housing Ordinance was adopted effective March 27, 2014, the County

decided against an inclusionary housing ordinance in favor of a fee option ordinance. The County anticipated that the ordinance would produce affordable units at the rate of 10 percent of the market rate units. Program E3 requires the County to assess the efficacy of this ordinance and to conduct an economic feasibility study to guide any decision to return to an inclusionary housing ordinance. In addition to providing gap financing, local government can also facilitate the provision of affordable housing by encouraging second unit dwellings and by providing density bonus programs.

The objectives of Goal HE 5 are as follows:

- Pursue federal, state, and local programs and funding sources that provide opportunities to preserve existing affordable housing stock.
- Implement programs that increase the supply of affordable housing. Pursue federal, state, and local programs and funding sources that provide housing opportunities for low- and moderate-income households.

Policies

HE 5.1.1 The County will preserve the affordability of subsidized rental housing whenever possible through a combination of regulatory and financial incentives.

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

HE 5.2.2 The County will support the use of federal, state, and local programs for the purchase of affordable housing (new and existing) and assist low- and moderate-income households to purchase such dwelling units. Promote a partnership between the public and private sector for the provision of affordable housing, with an objective of increasing homeownership for low- and moderate-income families.

HE 5.2.3 The County will support programs that provide assistance to developers who construct affordable rental units.

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

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

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

HE 5.2.7 The County will continue to implement a density bonus ordinance that provides for a greater number of dwelling units and other incentives in exchange for housing units affordable to lower income households. This ordinance will be amended to comply with State law.

GOAL HE 5: IMPLEMENTATION PROGRAMS

Preservation of Affordable Housing Stock

E1. Communicate with Owners to Preserve Affordable Housing: The Sacramento Housing and Redevelopment Agency (SHRA) will track expiring subsidy contracts and regulatory agreements on regulated affordable housing.

Implements Which Policy(ies): HE 5.1.1

Responsible Department: SHRA

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

Objective: Communicate with owners willing to preserve affordability through sale and/or recapitalization to minimize loss of affordable housing inventory. Preserve as many units as possible that are “at risk” of conversion.

Target Date: Ongoing, 2021-2029

E2. Preserve Affordable Housing at Risk of Becoming Market-Rate: The Sacramento Housing and Redevelopment Agency (SHRA) will prioritize multifamily lending such that preserving affordable housing at risk of converting to market rate comes first when funding is available.

Implements Which Policy(ies): HE 5.1.1

Responsible Department: SHRA

Funding: HOME, Community Development Block Grants

Objective: Preservation of existing affordable rental units.

Target Date: Ongoing, 2021-2029

Provision of Affordable Housing Stock

E3. Affordable Housing Ordinance Amendment: The County will perform an evaluation of the effectiveness of the Affordable Housing Ordinance by 2023 to determine if it is building affordable housing at the rate anticipated at the time of adoption (ten percent). The County will also pursue an economic feasibility study to guide any decision to include an inclusionary housing component. Based on the outcome of the evaluation and study, the County will consider amendments to the Affordable Housing Ordinance to increase the amount of affordable housing units built in the County. The County will also amend the Affordable Housing Ordinance to modify the owner-builder exemption.

Implements Which Policy(ies): HE 5.2.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

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

Target Date: December 2023

E4. Housing Incentive Program: The County will implement the Housing Incentive Program (HIP) to encourage the construction of affordable housing and housing for special needs groups as identified in State housing element law. The County will monitor the effectiveness of this program in producing additional units and will make adjustments if needed.

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

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund, Planning Entitlement Fees

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

Target Date: Ongoing, 2021-2029

E5. Housing Incentive Program Amendment: The County will amend the Housing Incentive Program (HIP) of the Zoning Code to provide additional incentives and to broaden its applicability. The County will also amend the Zoning Code to incorporate changes to the State Density Bonus Law.

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

Responsible Department: Office of Planning and Environmental Review

Funding: Senate Bill 2 Planning Grant

Objective: Amend the Density Bonus sections of the Zoning Code to strengthen HIP and to ensure consistency with State Density Bonus Law by November 2021.

Target Date: November 2021

E6. Mortgage Credit Certificate Allocations: The Sacramento Housing and Redevelopment Agency (SHRA) will seek Mortgage Credit Certificate (MCC) allocations from the State of California and funding from the California Housing Finance Agency to provide low interest loans and down payment assistance for first-time low- and moderate-income homebuyers.

Implements Which Policy(ies): HE 5.2.2

Responsible Department: SHRA

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

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

Target Date: Ongoing, 2021-2029

E6. Down Payment Assistance: The Sacramento Housing and Redevelopment Agency (SHRA) will continue to apply to State HCD for the CalHOME Program to provide down payment assistance.

Implements Which Policy(ies): HE 5.2.3

Responsible Department: Sacramento Housing and Redevelopment Agency

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

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

Target Date: Ongoing, 2021-2029

E7. Mortgage Revenue Bonds: The County, through SHRA, will provide gap financing and issue mortgage revenue bonds to finance affordable housing.

Implements Which Policy(ies): HE 5.2.3

Responsible Department: SHRA

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

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

Target Date: Ongoing, 2021-2029

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

Implements Which Policy(ies): HE 5.2.4

Responsible Department: Office of Planning and Environmental Review

Funding: Local Early Action Planning Grant

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

Target Date: January 31, 2022

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

Implements Which Policy(ies): HE 5.2.4

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Promote the production of ADU/JADU's.

Target Date: Create brochure and technical manual and outreach to the BIA by January 31, 2022. Determine if production estimates are being met by April 2026.

E10. Self-Help Housing Programs: The County through the Sacramento Housing and Redevelopment Agency (SHRA) will continue to provide financial support and/or properties for self-help (sweat equity) housing programs for low-income people who construct their own homes under the supervision of non-profit corporations.

Implements Which Policy(ies): HE 5.2.2

Responsible Department: Sacramento Housing and Redevelopment Agency

Funding: Housing Trust Funds

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

Target Date: Ongoing, 2021-2029

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

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

Introduction

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

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

Policies

HE 6.1.1 The County will encourage energy-efficient site design, such as proper orientation to benefit from active and/or passive solar heating and cooling, into master planning efforts.

HE 6.1.2 The County will encourage residential developers/builders to maximize energy efficiency through building design and through the use of energy efficient materials, equipment, appliances, strategies and techniques.

HE 6.1.3 The County will encourage owners of existing homes to retrofit their residences with energy efficient materials, equipment, and appliances.

GOAL HE 6: IMPLEMENTATION PROGRAMS

Promote the Efficient Use of Energy and Reduce the Long-Term Operational Cost of Housing

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

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

Responsible Department: Office of Planning and Environmental Review

Funding: Planning Entitlement Fees

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

Target Date: Ongoing, 2021-2029

F2. Distribute SMUD Information: The County, in partnership with SMUD, will distribute pertinent information about the benefits of energy conservation and available energy efficiency incentive programs to residents and builders of housing.

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

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

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

Target Date: Ongoing, 2021-2029

F3. Implement PACE: The County will participate in a third-party Property Assessed Clean Energy (PACE) program for commercial, industrial, single family and multifamily (four or more units) properties. The County will also provide consumer protection information on the PACE program webpage to better inform residents.

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

Responsible Department: Office of Development and Code Services

Funding: County General Fund

Objective: Increase energy efficiency in existing and new residences.

Target Date: Ongoing, 2021-2029

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

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

Introduction

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

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

This goal section also seeks to ensure that, as a part of the Countywide Rezone Program, the County add high density zoning districts to areas known as "opportunity areas" or areas that are considered to be high or moderate resource areas. High and moderate resource areas are defined by the California Fair Housing Task Force as areas which offer low-income families the best chance at economic advancement, high educational attainment, and good physical and mental health.

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

Policies

HE 7.1.1 The County shall continue to provide funding for the Renters Helpline.

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

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

GOAL HE 7: IMPLEMENTATION PROGRAMS

Implement the Analysis of Impediments to Fair Housing Choice

G1. Analysis of Impediments to Fair Housing Choice: The County and Sacramento Housing and Redevelopment Agency (SHRA) will implement the goals, strategies and actions of the Analysis of Impediments to Fair Housing Choice prepared for the 2020-2024 Consolidated Plan. The AI identifies the following actions for the County:

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

Implements Which Policy(ies): HE 4.3.1

Responsible Department: SHRA

Funding: Community Development Block Grant

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

Target Date: Implement recommendations: 2020-2024

G2. Reasonable Accommodations: The County will amend the Zoning Code consistent with the reasonable accommodation best practices identified by the Analysis of Impediments to Fair Housing Choice.

- The County will amend the Zoning Code to include a definition of “disability” or “person with disabilities” that aligns with the Fair Housing Amendments Act (FHAA), the California Fair Housing and Employment Act (CFEHA), and the Americans with Disabilities Act (ADA) in the definitions section of the zoning code.
- The County will amend the Zoning Code to include a request for reasonable accommodation process that applies to any modification to a zoning or development requirement to ensure that a reasonable accommodation for all disabilities can be considered.

Implements Which Policy(ies): HE 4.1.1

Responsible Department: Office of Planning and Environmental Review

Funding: County General Fund

Objective: Amend the Zoning Code to include additional reasonable accommodation procedures and provisions.

Target Date: May 2022

Provide Tenant Protections

G3. Renters Helpline: The County will contract with fair housing service providers to provide the Renters Helpline, a telephone and web-based resources that provides fair housing education, landlord-tenant mediation, and legal guidance. The Renters Helpline refers complaints of housing discrimination to other fair housing providers and State/Federal agencies involved in fair housing. The County will continue to promote fair housing information and the Renters Helpline through the Fair Housing Information and Resources webpage.

Implements Which Policy(ies): HE 4.3.1

Responsible Department: Office of Planning and Environmental Review

Funding: General Fund

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

Target Date: Ongoing, 2021-2029

G4. Refugee Academy: The Code Enforcement Division will continue to attend the Refugee Academy annually to provide refugee tenants with information on their rights as renters.

Implements Which Policy(ies): HE 4.3.2

Responsible Department: Code Enforcement

Funding: County General Fund

Objective: Provide tenant education to the refugee community annually to increase awareness of Health and Safety Code requirements.

Target Date: Ongoing, 2021-2029

G5. Tenant Protections: The County will study just-cause eviction ordinances or other programs to help keep precariously housed tenants in their homes and present findings and recommendations to the Board of Supervisors.

Implements Which Policy(ies): HE 4.3.2
Responsible Department: County Counsel, Office of Planning and Environmental Review
Funding: County General Fund
Objective: Reduce evictions and/or displacement of precariously housed tenants.
Target Date: December 2024

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