

November 2020 Housing Element Workshop Screen Reader Compatible

Slide 1

2021-2029 Housing Element PLNP2019-00027

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Slide 2: 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

Slide 3: 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 by the presenter.

Slide 4: 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 Accessory Dwelling Units
5. Timeline and Next Steps

Slide 5: 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 or No

Slide 6: Housing Element Overview + Existing Housing Needs

Slide contains an image of housing.

Slide 7: 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

Slide 8: Existing Housing Needs

Income Categories and Occupations

Slide contains a table that depicts four income categories as well as the percent of median income and potential occupations associated with those income categories. The extremely low-income category is 30% of the median income and residents are typically on fixed incomes (e.g., social security, disability). The very low-income category is 50% of the median income and may be in occupations like Food Preparation and Serving; Personal Care and Services; Farming, Fishing, or Forestry. The low-income is 80% of the median income and may be in occupations like Sales and Related; Healthcare Support; Office and Administrative Support. The moderate-income category is 120% of median income and may be in occupations like Education, Training, and Library; Community and Social Service; Installation, Maintenance, and Repair.

Slide 10: Existing Housing Needs

Housing Affordability - Sales

Slide contains a bar chart that displays the 2020 median home sales price of \$366,700 versus the price that households in the extremely low-, very low-, and low-income categories can afford. For an extremely low-income household of four, the difference between the median home sales price and an affordable price is \$255,669, for a very-low income household of four the difference is \$181,720, and for a low-income household of four the difference is about \$70,698.

Slide 11: Existing Housing Needs

Housing Affordability – Rent

Slide contains a bar chart that displays the 2020 median rent of \$1,913 versus the price that households in the extremely low-, very low-, and low-income categories can afford. For an extremely low-income household of four, the difference between the median rent and an affordable rent is \$1,265 per month, for a very-low income household of four the difference is \$834 per month, and for a low-income household of four the difference is \$187 per month.

Slide 12: Existing Housing Needs

Housing Cost Burden

Slide contains a pie chart that shows that 40% of **all households** in Sacramento County are paying more than 30% of income on housing.

Slide 13: Existing Housing Needs

Housing Cost Burden

Slide contains a pie chart that shows that 54% of **renter households** are paying more than 30% of income on housing.

Slide 14: Existing Housing Needs

Housing Cost Burden

Slide contains a pie chart that shows that 73% of **lower-income renter households** are paying more than 30% of income on housing.

Slide 15: Existing Housing Needs

Housing Stock in Unincorporated County

Slide contains a pie chart that shows that 71% of housing units in Sacramento County are **single-family**, 26% are Multifamily, and 3% are Mobile Homes.

Slide 16: Existing Housing Needs

Housing Stock in Unincorporated County

Slide contains a bar chart that shows the percentage of multifamily housing stock by Sacramento County community. The Arden Arcade community had the largest percentage of multifamily stock at 42%; North Highlands/Foothill Farms has 29%; Carmichael has 26%; Fair Oaks has 18%; Antelope has 13%; South Sacramento has 20%; Orangevale has 9%; Vineyard has 4%; and, Rio Linda/Elverta has 2%.

Slide 17: Questions?

Please type questions into the Q&A box. Slide has an image of the Zoom controls including chat, raise hand, Q&A, and English.

Slide 18: Projected Housing Needs

Slide has an image of a house being constructed.

Slide 19: Projected Housing Needs

Regional Housing Needs Assessment (RHNA)

Slide has a flow chart with three boxes stacked on top of each other and arrows pointing from each box to the next. The first box has text that reads "State – California (Housing and Community Development)". The second box reads "Region – Sacramento Area Council of Governments – Regional Housing Needs Determination". And the third box reads "Cities & Counties – Local Jurisdictions – Regional Housing Needs Allocation – Sacramento County RHNA units".

Slide 20: Projected Housing Needs

2021-2029 Regional Housing Needs Allocation

Slide has a table that shows income category, number of units and percentage. For the lower-income category, the number of units is 7,158 and the percentage is 33.6%. For the moderate-income category, the number of units is 4,186 and the percentage is 19.7%. For the above moderate-income category, the number of units is 9,928 and the percentage is 46.7%. The total number of units is 21,272 and the percentage is 100%.

Slide 21: Housing Types and Affordability

Housing Element basic assumption: Density = Affordability

Slide has a flow chart that shows examples of density and affordability increasing from left to right. The left end of the flow chart has above moderate-income, low-density examples: Large-lot single family home, and Small-lot single family home. The middle of the flow chart has moderate-income and medium density examples: Townhome, Duplex, and Accessory dwelling unit. The right end of the flow chart has lower-income and high density examples: Mobile home and Multifamily housing (20-30 dwelling units per acre).

Slide 23: 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
- Master Plan Communities - recently adopted expected to develop in 2021-2029 cycle

Slide 24: Strategy for Meeting Our RHNA

Rezone Land for Multifamily at 30 units per 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

Slide 25: Strategy for Meeting Our RHNA

Examples of multifamily at 20 units per acre.

Slide has images of the elevation plans for two projects in Sacramento County, Cemo Circle Apartments and Orange Grove Apartments. Both projects are about 20 units per acre.

Slide 26: Strategy for Meeting Our RHNA

Examples of multifamily at 30 units per acre.

Slide has images of the elevation plans for two projects in Sacramento County, Anton Arcade Apartments and a Mutual Housing & Habitat for Humanity development proposed at 46th Street. Both projects are about 30 units per acre.

Slide 27: 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

Slide 28: Questions?

Please type questions into the Q&A box. Slide has an image of the Zoom controls including chat, raise hand, Q&A, and English.

Slide 29: Key Policy Topics

Slide has an image of the Anton Arcade Apartments in the Arden Arcade Community of Sacramento County.

Slide 30: 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

Slide 31: Key Topics for Discussion

#1 – Affordable Housing Ordinance

#2 – Tenant Protections

#3 – Missing Middle Housing and Accessory Dwelling Units

Slide 32: 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

Slide 33: 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

Slide 34: 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 on feasibility of market rate housing
- Mixed feedback on inclusionary component

Slide 35: 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.

Slide 36: Topic #1: Affordable Housing Ordinance

Any Questions on the Proposed Programs? Slide has an image of the Zoom controls including chat, raise hand, Q&A, and English. The Q&A option is highlighted.

Slide 37: 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.

Slide 38: Topic #2: Tenant Protections

Eviction Threat is Rising

3. Between 2015 and 2020 across the County percentage increases in rents ranged from 21% in Antelope to 34% in South Sacramento.
4. 33,000 renter households (or 14% of renter households) experienced a COVID-related job loss in Sacramento County

Slide 39: 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

Slide 40: 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.

Slide 41: Topic #2: Tenant Protections

Any Questions on the Proposed Programs? Slide has an image of the Zoom controls including chat, raise hand, Q&A, and English. The Q&A option is highlighted.

Slide 42: 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*)

Slide 43: Topic #3: Missing Middle Housing + Accessory Dwelling Units

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

The image on the slide depicts the range of what we consider to be “missing middle” from less dense product types like duplexes to more dense product types like townhomes.

Slide 44: Topic #3: Missing Middle Housing + Accessory Dwelling Units

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 Accessory Dwelling Units
- In December 2020, County will consider Ordinance to allow Accessory Dwelling Units in all zones except industrial
- County offers fee reductions for Accessory Dwelling Units

Slide 45: Topic #3: Missing Middle Housing + Accessory Dwelling Units

Proposed Program - Accessory Dwelling Unit Streamlining

The County will accelerate production of Accessory Dwelling Units by providing a **complete set of construction drawings** consisting of architectural renderings, structural, mechanical, plumbing, and electrical plan for **three different sized Accessory Dwelling Units**. 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**.

Slide 46: Topic #3: Missing Middle Housing + Accessory Dwelling Units

Any Questions on the Proposed Program? Slide has an image of the Zoom controls including chat, raise hand, Q&A, and English. The Q&A option is highlighted.

Slide 47: Topic #3: Missing Middle Housing + Accessory Dwelling Units

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 Accessory Dwelling Unit 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

Slide 48: 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

Slide 49: How can I participate?

Sign up for our email list at bit.ly/SacCountyGovDelivery

For more information, visit the Housing Element Update webpage at <http://bit.ly/SacCountyHousingElement>

Questions? Contact HousingElement@saccounty.net

Slide 50: Final Questions?

Please type questions into the Q&A box. Slide has an image of the Zoom controls including chat, raise hand, Q&A, and English. A red arrow is pointing at the Q&A option.

Slide 51

Thank you!

Slide has an image depicting a white fence and several rural homes.