

Sacramento County Housing Element CPAC Workshop Summary October 2020 – November 2020

The Office of Planning and Environmental Review (PER) gave a presentation on the 2021-2029 Housing Element and asked the following discussion questions at each CPAC meeting. The table below summarizes the questions and comments from CPAC members in response to the presentation.

1. Do you have any questions about the proposed Housing Element programs? Do you have any feedback for the proposed Housing Element programs?
2. Which of the proposed Housing Element programs do you think should be given the highest priority?
3. Is there anything not covered in the Housing Element programs that the County can do to meet the housing needs of your community?

Delta CMAC

4. *If the primary residence is built in a floodplain, can an Accessory Dwelling unit be built at the same elevation? FEMA base flood elevation and levy issues are a barrier to housing development in the Delta.*

The County may not be able to permit ADUs in floodplains due to health and safety concerns.

5. *What will the Housing Element and the Countywide Rezone Program do to the existing Special Planning Areas (SPAs)?*

The Housing Element will likely not supersede the SPAs. As drafted, the program would allow densities of 30 dwelling units per acre in the RD-20 and RD-25 zoning districts. The Countywide Rezone Program and any other changes to SPAs would require subsequent public outreach and action by our hearing bodies, including the CPACs.

6. *There are people living in buildings that are not meant for residential use in east Walnut Grove due to a lack of housing. It is affecting the amount of parking available for commercial uses.*

7. *There are not enough farmworkers in the Delta because of a lack of housing. Most farmworkers are coming from Galt and Stockton.*

8. *Employment opportunities are limited in the Delta because the work is seasonal.*

9. *The County should have a code like Napa or Sonoma County [for farmworker housing].*

Staff reviewed the Napa County and Sonoma County zoning codes and met with Sonoma County staff to discuss farmworker housing. Staff is exploring

amendments to the zoning code to increase the amount of zoning districts that allow farmworker housing.

Cordova CPAC

1. How was the RHNA determined? Is the County meeting the current RHNA?

The Housing Element is the County's plan for meeting its fair share of the regional housing need. This process is called the Regional Housing Needs Assessment (RHNA) and it starts at the state level with the Department of Housing and Community Development calculating the overall future housing needs for each region in the state over the planning period. The regional council of governments within each region must then develop a methodology to distribute that overall regional housing need among all of the cities and counties within the region. In our case, the regional agency is Sacramento Area Council of Governments (SACOG). SACOG was responsible for distributing 153,512 units throughout their six-county region.

The County continues to fall short of the 2013-2021 RHNA, especially for the low- and very low-income categories. By the end of the 2019, 156 units of the 2,208 needed for low-income (7.1%) and 134 units of the 3,149 needed for very low-income (4.3%) had been permitted (i.e. building permits have been issued). County staff submits an Annual Report to the Board of Supervisors and HCD annually to document this progress. County staff presented the 2019 Annual Report to the Board of Supervisors on April 7, 2020. The 2019 Annual Report is available on the County's webpage under item 31:

<http://www2.agendonet.saccounty.net/BoardOfSupervisors/Meetings/ViewMeeting?id=6321&doctype=1>

2. When will the results of the tenant protection study (Tenant Protection Program) be available?

In the draft Housing Action Plan Chapter, the proposed target date for Program G5 Tenant Protections is December 2024.

3. The CPAC requested an additional two weeks to review the documents and provide comments and priority ranking to staff.

Staff provided these materials as a part of the CPAC packet and sent them out to the CPAC again following the presentation.

4. Support for Affordable Housing Ordinance Program. Both in lieu fees and inclusionary housing are beneficial.

5. General support for list of programs. Suggest programs to facilitate vertical mixed-use development and to require the County look for new funding sources for housing.

6. County staff should present to the Rosemont Community Association.

South Sacramento CPAC

1. Do you have a breakdown of the number of people in each income category in each community of the County?

The County is using data that the Sacramento Area Council of Governments (SACOG) gathered for all jurisdictions in the region and that the Department of Housing and Community Development (HCD) approved for our use. This data package does not have a breakdown of the number of people in each income category in each of the 14 County communities.

2. Was the impact of COVID-19 considered?

Staff has reviewed and incorporated data related to the impact of the coronavirus pandemic to the extent that the data is available. In particular, staff has been able to use data from the Terner Center for Housing Innovation in the Housing Needs Assessment Chapter. Staff is proposing Program G5 Tenant Protections in part because of the coronavirus's disproportionate impact on renters in Sacramento County.

3. Was the County able to use the data from the 2020 Census?

No. The 2020 Census data will not be available in time to meet May 2020 deadline for HCD certification.

4. Were any tenant protections other than just-cause eviction ordinances considered for inclusion in the Tenant Protection Program? Is the County working with groups that represent tenants?

Staff highlighted just cause eviction ordinances in the Tenant Protection Program because stakeholders suggested just cause eviction ordinances during a focus group meeting. However, it also allows for some flexibility for the County to study other protections.

The County met with Sacramento Housing Alliance (SHA) and Legal Services of Northern California. Staff is also available to meet with other groups and organizations who are interested in providing feedback. Please contact HousingElement@saccounty.net to request more information.

5. Does the current Zoning Code allow for densities higher than RD-25?

The current Zoning Code allows for densities as high as 40 dwelling units per acre in RD-40 zoning districts. However, there are not many parcels zoned RD-40.

6. Are you going to carry forward all of the 21 proposed program in the CPAC packet? How will these programs be funded?

Yes, we are planning to carry forward all of the proposed programs for approval. Since the CPAC packet was prepared, staff added more proposed programs based on feedback received during outreach. A complete list of new programs and existing programs that are being carried forward is available on the County's Housing Element webpage.

The programs will be funded primarily through the County General Fund, the Local Early Action Planning Grant, and the Senate Bill 2 Planning Grant Program.

7. Are there any programs that will result in mixed income housing?

The Affordable Housing Ordinance Amendment program may result in additional mixed income housing depending on the result of the economic feasibility study. Several existing programs incentivize developers to provide a certain percentage of their units as housing affordable to moderate- or low-income levels. See the response to Rio Linda/EIverta CPAC question 1

8. Suggest that the County work with other groups that represent tenants such as ACCE and Sacramento Tenants Union.

Carmichael CPAC

1. What is the process for the Countywide Rezone Program? Will the Holsapple site and the site at Watt and Arden Manor be included in the inventory?

The County identifies sites that are suitable for affordable multi-family development and if they do not already have proper zoning, they will go through a separate rezone process that the County must complete within three years of the Housing Element adoption. The rezone will follow a normal rezone process with input from the CPACs, Planning Commission, and approval by the Board of Supervisors. The Holsapple site is currently on the inventory and will remain. Watt and Arden Manor is not on the inventory because the area does not contain suitable vacant parcels for inclusion.

Southeast CPAC

1. How do you determine where to place higher density units for the Countywide Rezone Program? Is there a potential for conflict if development of high density is on the County boundaries?

State Law and HCD guidance has specific criteria for affordable multi-family sites. They should be 0.5-10-acres in size; have access to infrastructure, and be in proximity to transportation and schools, and services. There is the possibility that properties identified for inclusion on an inventory may be annexed into a neighboring city; however, sites on the inventory are expected to develop with the 2021-2029 period, so cities need to consider this when looking at their parcels especially with regard to parcels within their Sphere of Influence.

2. How is construction of affordable housing funded?

Affordable housing developers fund housing development using a mix of funds from local, State, and federal sources. They typically apply for funds from local governments in order to be competitive for resources such as the federal and state Low-Income Housing Tax Credit Programs. In Sacramento County, there are two local sources of funds for affordable housing; one is the Housing Trust Fund Ordinance and the other is the Affordable Housing Ordinance. The Housing Trust

Fund Ordinance sets a fee on all nonresidential development while the Affordable Housing Ordinance sets a fee on the development of all market rate units.

More information on the Affordable Housing Ordinance is available here: <https://planning.saccounty.net/PlansandProjectsIn-Progress/Pages/Affordable-Housing-Ordinance-Amendments-Project.aspx>

3. Concern about ADUs and want to ensure that they are adequately maintained

The CPAC expressed they would like a mechanism to ensure ADUs are maintained. Staff indicated this was largely done through the Code Enforcement inspection process.

3. Interest in inclusionary housing, specifically near more developed communities (such as the City of Galt).

The Southeast CPAC expressed an interest in exploring a stronger inclusionary housing component for the Affordable Housing Ordinance, especially for developers of large subdivisions near more developed communities.

Rio Linda/Elverta CPAC

1. What is the process to incentivize affordable housing?

The County currently offers several incentive programs for affordable housing such as impact fee waivers and deferrals, the Housing Incentive Program, the State density bonus, the SB 35 permit streamlining application, and the SB 330 preliminary application. In addition to these existing programs, the County is proposing several incentives in the draft Housing Action Plan under Goal HE 2.

2. When will the community find out which parcels will be rezoned as a part of the Countywide Rezone Program?

The target date for the Countywide Rezone Program in the draft Housing Action Plan is January 31, 2022.

3. Support for tiny homes because they could provide affordable home ownership opportunities, especially for seniors.

North Highlands/Foothill Farms CPAC

1. Is there an increased demand to build ADUs as rentals?

The County collects data on the number of ADUs that receive building permits each year. The number of ADUs has increased steadily from 6 in 2013 to 22 in 2019 and staff anticipates additional increases due to changes to State law as well as changes to the Sacramento County Zoning Code. The County does not have data on the tenancy (rent or own) of ADUs.

2. Will the County work with other organizations to develop educational materials for the Affordable Housing Education Program?

County staff anticipates working closely with partners at SHRA as well as stakeholders such as the Sacramento Housing Alliance (SHA) to develop education materials.

3. Are there any programs proposed related to homelessness?

Policies HE 4.3.1 through 4.3.6 in the draft Housing Action Plan Chapter 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. The Housing Action Plan chapter includes several programs to 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.

4. Are there any programs that support homeownership for moderate- and low-income households?

Program E6 of the draft Housing Action Plan states that SHRA will seek Mortgage Credit Certificate allocations from the State to provide low interest loans and down payment assistance for first-time low- and moderate-income homebuyers. Furthermore, Program E10 states that SHRA will continue to provide financial support for self-help or seat equity housing programs, such as those offered by Habitat for Humanity.

5. Interest in encouraging developers to provide cohousing opportunities.

6. Concern about property owners and management companies in North Highlands that do not take care of rental properties and take advantage of tenants.

Orangevale CPAC

1. What is a JADU? Suggest including a glossary of technical terms.

A JADU, also known as a Junior ADU, is a residential unit intended for ongoing habitation, located completely within the primary dwelling and sharing some cooking, common area, and/or sanitary facilities with the primary dwelling.

2. Is the Office of Planning and Environmental Review (PER) coordinating with the Department of Transportation (SacDOT) on the Countywide Rezone Program to ensure that it will fit with future traffic projections?

PER staff will coordinate with SacDOT on both the Housing Element Update and the Countywide Rezone Program.

3. Concern that rent control restrictions may be burdensome to property owners and may reduce rental supply.

4. Support for ADU Streamlining Program and suggest that the County promote this program to homeowners. Suggest that the County provide additional information so that homeowners can research costs to build ADUs.

Fair Oaks CPAC

1. Support for ADU Streamlining Program. Programs that streamline and incentivize housing should be given priority.

2. Is the County coordinating with other jurisdictions to meet the RHNA?

Each city and county is required to identify vacant or underutilized sites to meet its own assigned RHNA, so there is not much overlap. Most city and county coordination is with regard to services for people experiencing homelessness.

3. The CPAC indicated they would like to see a program that educated the public about affordable housing.

Antelope CPAC

1. Will the Countywide Rezone Program come back to the CPACs?

Yes. The Countywide Rezone Program will return to the CPACs for their recommendation before going to the Planning Commission and the Board of Supervisors.

2. Affordable Housing Education Program should be given the highest priority to increase public acceptance of affordable housing.

Arden Arcade CPAC

3. Will the Housing Element programs change if Costa-Hawkins is repealed?

County staff was mindful of State propositions that were on the November ballot. Proposition 21, Local Rent Control Initiative, failed to pass. It would have replaced the Costa-Hawkins Rental Housing Act and would have allowed local governments to enact rent control on housing that was first occupied over 15 years ago.

4. Can Project Homekey and Roomkey count toward the RHNA?

Housing funded through Project Homekey and Roomkey could only be counted toward the RHNA if they result in permanent (and not interim) housing. The

County Department of Human Assistance (DHA) administers Project Roomkey funds. The County has not applied for Project Homekey funds.

5. Concern about increasing fees such as the Housing Trust Fund fee.

6. Concern about adequate infrastructure for new housing, including grocery stores to prevent food deserts.

7. Concern about coronavirus pandemic impact on both renters and owners.

Vineyard CPAC

**1. How wide are the streets going to be going into these houses?
Concern about lack of coordination between SacDOT and PER.**

The Housing Element is a high-level policy document and does not prescribe street widths. SacDOT would review street widths at the time that subdivision applications are received. Street widths are dictated improvement standards on the County Engineering Section webpage. In addition, PER staff will coordinate with SacDOT on both the Housing Element Update and the Countywide Rezone Program.

2. How will the Housing Element address equity?

The Housing Element will include an assessment of fair housing, pursuant to SB 686. This assessment will include a discussion of the barriers to fair housing choice and solutions identified by the Analysis of Impediment to Fair Housing Choice (AI). More information on the AI is available here:

<https://www.saccounty.net/FairHousing/Pages/default.aspx>

The County will also seek to rezone land in opportunity areas to accommodate multifamily housing. See the response Question 1 under Natomas CPAC below for more information.

3. Is the County encouraging infill development around transit?

The County will encourage infill development around transit areas through both Program A6 (Infill Program) and Program A7 (Grants for Infill Development) of the draft Housing Action Plan.

4. Highest priority should be given to Goal 3 Conservation and Rehabilitation of Existing Housing and Neighborhoods. We should allocate resources toward improving and investing in existing neighborhoods and improving the impression of low-income housing.

5. A6 Infill Program should be prioritized.

6. B7 Residential Uses on BP Zoned Properties should be prioritized. Housing should be close to employment centers.

Natomas CPAC

1. Many multifamily and affordable housing projects are located in South Sacramento, Rio Linda, Antelope, North Highlands. Will the rezone result in multifamily and affordable housing in other areas like Folsom or Citrus Heights?

The County must affirmatively further fair housing pursuant to SB 686. In order to accomplish this, the County will be rezoning land in moderate and high resources areas (or opportunity areas) to accommodate affordable multi-family housing at densities of 30 dwelling units per acre (RD-30). Proposed Policy H.E. 7.1.3 in the Draft Housing Action Plan would commit the County to this endeavor. The Cities of Folsom and Citrus Heights will be responsible for their own RHNA allocations.

2. What zoning districts would the County permit tiny homes in?

Program D11 requires County staff to research tiny homes and to develop Zoning Code amendments based on that research. Further research is necessary because of the complexity of current Building Code and State HCD requirements. At this time, we do not know which zoning districts will ultimately allow tiny homes. We may allow them in the Mobile Home Park Combining Zoning District or in zoning districts that allow multifamily development as use by right.

3. Support for tiny homes because they could provide affordable home ownership opportunities, especially for seniors.

Cosumnes CPAC

4. Concern about ADU streamlining and impacts existing infrastructure, like water supply, due to demands generated by ADUs.