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## CHAPTER 1: INTRODUCTION

### PURPOSE OF THE HOUSING ELEMENT

Sacramento County's General Plan serves as a policy document to guide the development of the unincorporated area of the County. The Housing Element is one of eight mandatory elements of the General Plan.

The purpose of the Housing Element is to identify and analyze existing and projected housing needs for all income groups; to include goals, policies and programs to address the identified needs; and to provide enough sites for new housing development to occur during the 2021-2029 planning period.

### HOUSING ELEMENT CONTENTS

The County's Housing Element consists of 11 individual chapters as listed below.

**Chapter 1: Introduction:** This chapter provides an overview of the purpose and contents of the Housing Element, a description of the public outreach process, and an analysis of consistency with other planning documents.

**Chapter 2: Financial Resources:** This chapter identifies financial and other resources that are available to fund the construction of new affordable housing, encourage housing rehabilitation, assist first-time homebuyers, support revitalization of lower income neighborhoods, provide various other housing services to low- and moderate-income households, and support other housing element goals. This chapter also describes the roles of the Sacramento Housing and Redevelopment Agency as well as various County departments and offices in implementing the Housing Element.

**Chapter 3: Housing Action Plan:** Per Government Code Section 65583(c), housing elements must contain a program that sets forth a schedule of actions the local government is undertaking or intends to undertake to implement the policies and achieve the goals and objectives of the housing element.

**Chapter 4: Evaluation of Prior Achievements:** Per Government Code Section 65588, each local government must review the previous housing element to evaluate the effectiveness of the goals, objectives, policies, and programs; the progress in implementing the programs; and the appropriateness of goals, objectives, policies, and programs.

**Chapter 5: Population, Employment and Housing Characteristics:** Government Code Section 65583 (a)(1) requires the housing element to include an analysis of population and employment trends and Government Code Section 65583 (a)(2) requires the housing element to include an analysis of household characteristics.

**Chapter 6: Housing Needs Assessment:** Housing element law requires local governments to identify a plan to meet their existing and projected housing needs for households of all income levels. Income levels are based on household earnings as a percentage of area median income as follows: less than 50 percent includes extremely and very low-income households; less than 80 percent is low-income; 80 to 120 percent is moderate-income; and more than 120 percent is above moderate-income. Housing elements must also address groups with special housing needs such as farmworkers, large families and female-headed households, people experiencing homelessness, people with disabilities, including developmental disabilities.

**Chapter 7: Constraints Analysis:** The housing element must analyze governmental and nongovernmental constraints to the maintenance, improvement, or development of housing and must demonstrate efforts to remove the constraints. The requisite analysis for governmental constraints includes codes and enforcement, onsite or offsite improvement standards, constraints for people with disabilities, fees and exactions, land-use controls, processing and permitting procedures, and any other locally adopted ordinances that directly impact the cost and supply of residential development. The requisite analysis for

nongovernmental constraints includes land costs, construction costs, availability of financing, requests to develop housing at densities below that anticipated in the housing element, and the length of time between approval and submittal of application for building permits.

**Chapter 8: Land Inventory:** The Land Inventory Chapter includes a discussion of the Regional Housing Needs Assessment (RHNA), the methodology for the Vacant Land Inventory appendix, the housing development potential by income group, and the infrastructure and development constraints. This chapter also includes a discussion of the capacity of vacant land for emergency shelter development.

**Chapter 9: Opportunity for Energy Conservation:** Government Code Section 65583(a)(7) requires local governments to assess opportunities for energy conservation in residential development. The analysis could include planning and land-use, conservation incentives for the building industry and residents, as well as promoting green building and energy-efficient building standards and practices.

**Chapter 10: Preservation of Housing Units:** This chapter must include an inventory of at-risk units, assess the conversion risk, estimate and analyze the cost of replacement versus preservation for units at risk in the planning period, identify entities qualified to preserve at-risk units, and identify financing and subsidy resources.

**Chapter 11: Assessment of Fair Housing:** AB 686 (2018) requires housing elements to include an assessment of fair housing. This chapter acts as the assessment of fair housing and discusses the findings of Analysis of Impediments to Fair Housing Choice as well as the County's efforts to address systemic issues of racism and inequity.

**Appendices:** Appendix A provides several tables summarizing the feedback that the County received during public outreach. Appendix B is an evaluation of each program in the previous Housing Element that has provided insight in the development of new, updated programs. Appendix C is a parcel inventory of vacant and underutilized parcels in the unincorporated County that were used in summarizing the acreage and corresponding units available for residential development in Chapter 8. Appendix D provides maps of the location of the inventory of parcels.

## PUBLIC PARTICIPATION

Cities and counties are required by State law (Section 65583[c][7] of the California Government Code) to "make a diligent effort to achieve public participation of all economic segments of the community in the development of the housing element, and the program shall describe this effort."

Table 1 below summarizes the County's public outreach activities. Appendix A contains a more detailed list of comments and questions received during each outreach event, including the focus group meetings, community workshops and the Community Planning Advisory Committee (CPAC) presentations.

Table 1: Housing Element Outreach Strategy			
Outreach Method	Target Audience	Participation	Notes
Online Surveys posted on the County website – Survey 1 and Survey 2	County residents	Received 198 survey responses	Survey 1 was based on the Analysis of Impediments to Fair Housing Survey and was used to understand residents' housing decisions and their housing experiences. This survey was available in English, Spanish, Russian, Vietnamese, Tagalog, and Chinese.

			Survey 2 was provided with the May 2020 Interactive Webinars.
Focus Group Meetings	Service providers, community-based organizations and subject-matter experts	Hosted 7 focus group meetings with participation by 48 individuals from 19 organizations.	See Appendix A for a summary of comments received during the focus group meetings.
Informational Webinar	County Residents and Stakeholders	Webinar recordings have been viewed 24 times on the County's YouTube page.	County recorded an informational webinar in April in English and Spanish. The recording and accessible presentation materials were posted to the County website.
Interactive Webinars	County Residents and Stakeholders	Residents within the Arden Arcade, Fair Oaks, Citrus Heights, and Rio Linda/Elverta communities. Participation by 6 attendees on May 13 and 6 on May 27, 2020.	County hosted two interactive webinars in May 2020. The presentations were available in English and Spanish.
Virtual Public Workshops	Countywide Residents and Stakeholders. Outreach efforts focused on low-income renters.	Attended by 54 participants on November 10 and 20 participants on November 12	County hosted two workshops for both English and Spanish speakers in November 2020. See Appendix A for a summary of questions, comments, and polling question responses.
Additional Meetings	Service Providers, Subject Matter Experts, Developers or Interested Groups	Met with individuals from five organizations	Additional meetings held upon request by other organizations:: <ul style="list-style-type: none"> <li>• Disability Advisory Committee</li> <li>• Legal Services of North California</li> <li>• House Sacramento</li> <li>• Sacramento Housing Alliance</li> <li>• North State Building Industry Association</li> </ul>
Community Planning Advisory Committees (CPAC)	County Residents	CPAC members and community members	County staff presented at all 14 CPAC meetings during October and November 2020 to provide CPAC members and the public an opportunity to review proposed Housing Element programs.  See Appendix A for a list of comments and questions from CPAC members.

SHRA Commission	County Residents and Stakeholders	SHRA Commissioners	The SHRA Commission reviewed the draft Housing Element on February 3, 2021.
Planning Commission Workshop and Adoption Hearing	County Residents and Stakeholders	All five Planning Commissioners and two public members participated and commented during the workshop	The Planning Commission held a public workshop on the draft Housing Element programs on July 27, 2020.  The Planning Commission made a formal recommendation to the Board on the Element on May 24, 2021.
Board of Supervisors Workshop and Adoption Hearing	County Residents and Stakeholders	Four out of five supervisors participated and commented during the workshop.	The Board of Supervisors held a public workshop on the proposed Housing Element programs and provided feedback on October 6, 2020.  The Board of Supervisors held hearings to adopt the Element on July 27, 2021.

## ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

As a recipient of federal housing funds, Sacramento County is required to assess barriers to fair housing choice through an Analysis of Impediments to Fair Housing Choice (AI). SHRA, acting as the Housing Authority for Sacramento County, partnered with other jurisdictions and housing authorities in the region and contracted with Root Policy Research to prepare a regional AI. The purpose of an AI is for public agencies to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. Local governments may use the AI to meet AB 686 (2018) requirements to include an assessment of fair housing in their housing elements. As a part of their research for the AI, Root Policy conducted extensive community engagement efforts, described below. The findings of the AI are discussed in more detail in the Assessment of Fair Housing chapter of this element.

The community engagement process for the Sacramento Valley AI included focus groups with residents and stakeholders, “pop up” engagement at local events, and a resident survey. Stakeholder focus groups were supplemented with in-depth interviews as needed and as opportunities arose.

In partnership with the participating jurisdictions and nonprofit organizations throughout the region, the project team facilitated six resident focus groups and six stakeholder focus groups. The 80 resident focus group participants included:

- African American mothers hosted by Her Health First (city of Sacramento, Sacramento County);
- African American and Hispanic residents hosted by Sacramento Self-Help Housing (City of Sacramento, Sacramento County);
- Low income families with children hosted by the Folsom Cordova Community Partnership/Family Resource Center (Sacramento County);
- Residents with disabilities hosted by Advocates for Mentally Ill Housing (Rocklin, Roseville);
- Residents with disabilities hosted by Resources for Independent Living (City of Sacramento); and

- Transgender residents hosted by the Gender Health Center (City of Sacramento, Sacramento County).

Stakeholder focus groups included 35 participants representing organizations operating throughout the region. For the purpose of the AI, “stakeholders” include people who work in the fields of housing, real estate and development, supportive services, fair housing advocacy, education, transportation, economic equity, and economic development. Individuals living in the region are referred to as “residents” in the AI to highlight their stories and experiences.

A total of 577 regional residents participated in engagement activities at local events. Sacramento County event locations included ACC Senior Services, Del Paso Heights Library, Mack Road Valley Hi Community Center, and Meals on Wheels congregant meal locations. A resident survey was available in Chinese, Korean, Russian, Spanish, and Vietnamese both online and accessible to participants using assistive devices (e.g., screen readers), and in a postage-paid paper mail-back format. A total of 224 Sacramento County residents participated in the resident survey. In order to facilitate additional feedback, the County released a housing element survey based on the AI resident survey and collected 187 additional responses.

### FOCUS GROUP MEETINGS

From May 2020 through June 2020, the County conducted a series of focus group meetings with key stakeholders that either provide services to special needs populations or are actively engaged and/or knowledgeable regarding housing issues. The focus group meetings covered the following topics: Housing for People with Disabilities; Housing Goals, Policies, and Programs; Barriers to Housing and Services for People Experiencing Homelessness; Housing for Farmworkers; and, Housing for Seniors. During the focus group meetings, the stakeholders provided the County with a description of housing challenges for special needs groups, new program ideas, and additional data sources.

In October 2020, the County hosted two additional focus group meetings; one meeting to review Housing for the Refugee and Immigrant Community and another to report back to stakeholders on draft Goals, Policies, and Programs.

In addition to the focus group meetings, County staff met independently with other organizations including the Disability Advisory Committee, North State Building Industry Association (BIA), Sacramento Housing Alliance, Legal Services of Northern California and House Sacramento.

Some of the organizations that participated in the focus group meetings include:

- Sacramento Housing Alliance
- California Coalition for Rural Housing
- Sacramento County Adult and Aging Commission
- Legal Services of Northern California
- California Health Collaborative
- Resources for Independent Living Sacramento
- Sacramento County Disability Advisory Commission
- House Sacramento
- Sacramento Self-Help Housing, Inc.
- Turning Point Community Programs
- Hope Cooperative
- Jamboree Housing
- Consumer Self Help Center
- First Step Communities

- La Familia Counseling Center
- NorCal Resist
- California Immigrant Policy Center
- International Rescue Committee
- Sacramento Area Congregations Together

## WEBINARS AND WORKSHOPS

In response to COVID-19 and the shelter-in-place orders, the County transitioned all in-person workshops with members of the public to webinars and virtual workshops. The County conducted three webinars for members of the public in May 2020 using an online platform with one for informational/background purposes and two interactive webinars. The informational webinar was recorded in English and Spanish and posted to the Housing Element webpage. During the interactive webinars, members of the public were asked about what they like about housing in their community, what housing challenges they have faced in their community, and what the County could do to meet the housing needs of their community. Despite a large number of people registered for these events, attendance at these two webinars was low. In order to get additional feedback, County staff added a recording of the interactive webinar to the website as well as a survey to allow for additional input from members of the public.

The County made several changes to the outreach strategy during the second phase of community workshops in November 2020 to ensure more participation. The County switched from the previous online platform to Zoom, which emerged as the most popular meeting platform during the COVID-19 pandemic. The change to Zoom made providing live Spanish interpretation easier during the workshops. The County also hosted gift card giveaways during both of the November 2020 workshops to encourage attendance. The County advertised these workshops through NextDoor, Facebook, the Housing Element listserv and website, and in partnership with Community Based Organizations and SHRA. These changes to the outreach strategy resulted in increased attendance; there were 54 attendees at the November 10, 2020 workshop and 22 attendees at the November 12, 2020 workshop. The County posted a recording of the workshops and a survey with the workshop polling questions. The workshops included an education component to cover Housing Element basics, an interactive component using polling questions to get feedback on proposed programs, and opportunities for questions and answers.

All public outreach materials were made available in English and Spanish, including all email notifications. The County also provided screen reader friendly versions of each of the presentations on the Housing Element website.

## GENERAL COMMENTS RECEIVED

Table 2 summarizes general comments received during the outreach activities and how the comments were incorporated into the Housing Element. Appendix A contains a more detailed list of responses to comments and questions received during outreach activities.

Table 2: Comments Received and Addressed		
General Comment	Source	Comment Response
Increase Housing Trust Fund (non-residential) fees; reevaluate the Affordable Housing Ordinance fee-only program (residential)	Goals Policies and Programs Focus Group Meeting	County is preparing Nexus Study to update the Housing Trust Fund fees concurrent with preparation of the Housing Element. County staff prepared program E3, which requires an evaluation of the Affordable Housing Ordinance



Evaluation of the Affordable Housing Ordinance should happen sooner than 2023.	Virtual Public Workshops	Due to staffing resources and budget uncertainty, County staff selected a completion date of 2023. However, the County will evaluate sooner if priorities allow.
Limited affordable and accessible housing stock; incentivize development of additional accessible units; develop a system to share new accessible units that are built with stakeholders.	Housing for People with Disabilities and Housing for Seniors Focus Group Meetings and Disability Advisory Committee	Addressed by programs D1 and D2.
Nimbyism and xenophobia are barriers to housing and services for people experiencing homelessness; broader community education effort is needed to help the public to accept different types of housing.	Housing and Services for People Experiencing Homelessness Focus Group Meeting	Addressed by program B5
Permit tiny homes and alternative housing types.	Housing and Services for People Experiencing Homelessness Focus Group Meeting	Addressed by program D11
Barriers to housing for refugees and immigrants include rental requirements (security deposit, income requirements), lack of units with three or more bedrooms, lack of understanding of the system, lack of language accessibility, substandard housing conditions and fear of retaliation.	Immigrant and Refugee Community Focus Group Meeting	Addressed by programs G3, G4, G6 and E4.
Tenant protections are needed soon due to coronavirus pandemic.	Virtual Public Workshops	The target date for program G5, Tenant Protections, is December 2024. However, County staff recognizes the immediacy of the need for tenant protections due to the coronavirus pandemic. If timing and funding becomes available, this work may commence sooner.
County should review Napa and Sonoma County codes related to farmworker housing.	Delta CMAC Meeting	County staff reviewed the Napa County and Sonoma County zoning codes and met with Sonoma County staff to discuss farmworker housing. Addressed by program D6.
Make data available to increase transparency about the impact of the Rental Housing Inspection Program.	Meeting with Sacramento Housing Alliance	Addressed through revisions to C7.

Table 3 below describes ongoing efforts to engage the public and stakeholders in the implementation of the housing element after its adoption.

Table 3: Ongoing Engagement Efforts		
Description of Effort	Frequency	Audience
Annual progress reports to track implementation of programs	Annually	Board of Supervisors and the public
Meetings with BIA	Monthly	Market-rate housing Developers
Meetings with affordable housing developers	Twice per planning period: June 2023 and June 2027	Affordable housing developers
Renters Helpline Meetings	Quarterly	Funding partners and service providers

## GENERAL PLAN CONSISTENCY

State Housing Element law (Government Code Section 65583(c)(7)) requires the identification of “means by which consistency will be achieved with other general plan elements and community goals”. The County conducted the following analysis to ensure that the Housing Element is consistent with other General Plan elements:

- Environmental Justice Element:** The Safe and Sanitary Homes section of the Environmental Justice Element includes Policy EJ-31 and several implementation measures that require the County to analyze the presence of overcrowding in EJ Communities and the causes of that overcrowding and collaborate with refugee and immigrant advocates as a part of the Housing Element. To address this policy, the County hosted a focus group meeting with service providers for the refugee and immigrant community in Sacramento County. A discussion of this meeting as well as an analysis on housing overcrowding is included in the Housing Needs Assessment Chapter of this element. There is some tension between policy EJ-32, which calls for the provision of affordable housing in EJ Communities, and policy HE 7.1.3, which calls for the provision of affordable housing in areas of opportunity. Since adoption of the EJ Element, the County became aware of a growing body of research that suggests that affordable housing be provided in opportunity areas or areas with access to resources like employment centers and high performing schools. However, other keystone EJ Element policies (such as EJ-1) are intended to address historic inequities and divestment by prioritizing EJ Communities for infrastructure and amenities, with the ultimate goal of transforming EJ Communities into areas of opportunity. This complements policy HE 7.1.3 and is consistent with the Housing Element’s goal to promote and affirmatively further fair housing opportunities for County residents.
- Land Use Element:** The projected residential development evaluated in the Land Inventory chapter of this element is consistent with General Plan policies regarding the Urban Policy Area and the Urban Service Boundary.
- Open Space and Agricultural Elements:** To maintain consistency with the Open Space and Agriculture Elements, the County did not include lands designated for open space or agriculture in the inventory (except lands zoned for agricultural/residential use). There are no sites identified in the County’s inventory for residential development that conflict with open space, conservation, or agricultural policies of the General Plan. For this reason, the Housing Element is consistent with the Open Space and Agricultural Elements.



## CHAPTER 2: FINANCIAL RESOURCES

This chapter presents information on funds and other resources that are available to support Sacramento County's (County's) housing programs. The County's housing programs are funded through a variety of federal, state, and local sources. These funds support the construction of new affordable housing, encourage housing rehabilitation, assist first-time homebuyers, emergency rental assistance, support revitalization of lower income neighborhoods, and provide various other housing services to low- and moderate-income households. In addition to financial resources, the County makes use of the institutional capabilities of government agencies and nonprofit organizations.

### FUNDING SOURCES

This section summarizes the funding sources administered by the Sacramento Housing and Redevelopment Agency (SHRA). Since 1982, SHRA has managed and administered federal housing and community development funds on behalf of the City of Sacramento (City) and County and served as the federal housing and community development staffing entity pursuant to an agreement between the City and County. In this capacity, SHRA is the lead public agency for the City and County in affordable housing development, providing development funding, operating assistance, and mortgage assistance for a variety of affordable housing types throughout the City and County.

Table 4 presents a summary of resources available for housing programs for 2018-2020.

Table 4: SHRA Budgeted Funding by Funding Source				
Funding Source	2018	2019	2020	AVERAGE
CDBG <sup>1</sup>	\$1,443,882	\$992,569	\$1,666,544	\$1,367,665
HOME	\$3,180,255	\$2,992,126	\$3,283,169	\$3,151,850
Housing Trust Fund <sup>2</sup>	\$367,311	\$406,770	\$387,040	\$387,040
Affordable Housing Fund <sup>3</sup>	\$3,305,599	\$2,214,766	\$1,849,395	\$2,843,627
Permanent Local Housing Allocation	N/A	N/A	\$2,720,826	\$2,720,826
HCV <sup>4</sup>	\$100,749,057	\$100,344,675	\$109,079,844	\$103,391,192
TOTAL	\$109,046,104	\$106,950,906	\$118,986,818	\$113,862,200

1. CDBG ("Community Development Block Grant") amounts represented are the portion of each year's allocation utilized for housing purposes.

2. 2020 figure projected based on 2-year average.

3. 2020 figure projected based on 5-year average.

4. HCV ("Housing Choice Voucher") revenue amounts include total housing assistance payments for the entire County, including all incorporated cities.

Housing Choice Voucher (HCV) funding makes up the majority of SHRA's funding. HCVs provide operating revenue for owners of rental housing and are not typically a resource for the creation of new housing. In recent years, however, SHRA has been committing a portion of its vouchers to affordable housing developers in the form of Project-Based Vouchers to support the development of new housing for formerly homeless households.

Revenues from HOME, Housing Trust Funds, Affordable Housing Funds, and Permanent Local Housing Allocation (Table 2-4) are targeted for multifamily rental gap financing through SHRA's Multifamily Lending Program. This program provides assistance for developers wishing to purchase and rehabilitate or construct new, affordable rental housing throughout the County. The Multifamily Lending and Mortgage Revenue Bond Policies which govern the loan program were updated in 2019 and the identify preservation of affordable housing at risk of loss from the affordable inventory as the first priority and new construction of affordable housing as the second priority.

### **FEDERAL SOURCES OF FUNDING**

#### **U.S. Department of Housing and Urban Development (HUD) Funds**

##### ***Public Housing***

The largest source of funding for affordable housing in Sacramento comes from the United States Department of Housing and Urban Development (HUD). HUD supports the Housing Authority's public housing units, new development and rehabilitation of affordable housing, and special needs housing through the provision of operating subsidies and capital funding. The County Housing Authority has 771 public housing units (excluding properties within the City of Sacramento), which house some of the poorest residents of the County. The vast majority of public housing residents (84 percent) are female headed households with, at least, one dependent and their average household income is just over \$17,000 a year. Providing safe and secure housing for this population is extremely expensive and requires an ongoing, dedicated operating subsidy. Recent cutbacks to the public housing program at HUD are requiring public housing authorities nationwide to reconsider how they own, manage and maintain their public housing assets. In recognition of the declining federal resources, the County has approved SHRA's asset repositioning strategy, which aims to rehabilitate and redevelop current public housing, with no net loss of subsidized units.

##### ***Housing Choice Vouchers***

In addition to public housing, HUD also funds Housing Choice Vouchers formerly known as Section 8. Unlike public housing, which fixes the tenant's rent to no more than 30 percent of their household income, Housing Choice Vouchers provide a subsidy to private landlords to pay the difference between what the tenant can afford with 30 percent of their family income and the fair market rent. The Housing Choice Voucher program aims to provide housing choices to lower income families, and to disperse lower income residents throughout the County. SHRA administers approximately 13,200 Housing Choice vouchers throughout Sacramento County, including the incorporated cities. The majority of these vouchers are "tenant based" – they travel with the tenant to wherever they wish to reside. However, SHRA also provides Project-Based Vouchers that provide a similar form of subsidy payment to several privately-owned affordable housing projects. Of the 13,200 vouchers, 664 are available specifically to veterans through HUD's Veterans Affairs Supportive Housing (VASH) program. SHRA issues an annual request for proposals for affordable housing providers interested in obtaining Project-Based Vouchers to serve homeless individuals and families. As of 2019, SHRA had allocated 742 vouchers specifically for housing people experiencing homelessness.

##### ***Entitlement Funds***

As an entitlement county under HUD regulations, Sacramento County also receives Community Development Block Grants (CDBG), Home Investment Partnership (HOME) funds, Emergency Shelter Grants (ESG), and Housing for People with AIDS/HIV (HOPWA). Federal entitlement funds available in fiscal year 2020 (not including additional allocations relating to the Covid pandemic) are as follows:

- CDBG \$5,768,029
- HOME \$2,992,126
- ESG \$484,844

- HOPWA \$1,330,405<sup>1</sup>

**CDGB.** The majority of CDBG funds are allocated for non-housing community development projects and each HUD funding source also allows for administrative costs. According to the 2020 County Action Plan, approximately \$1.2 million of the total CDBG entitlement will be allocated for housing development, preservation and homeownership. CDBG funds designated for housing support rehabilitation of owner-occupied housing and rehabilitation of multifamily rental housing. New construction of housing is not an eligible CDBG activity. CDBG funds are also available for public service activities supporting homeless programs such as shelter services and rapid rehousing.

**HOME.** County HOME funds are used exclusively for the new construction and rehabilitation of affordable multifamily rental housing. The County receives approximately \$3.1 million in HOME funds annually, and repayments from outstanding loans are “revolved” back into the fund and provide an estimated \$1.2 million, annually.

**ESG and HOPWA.** The Emergency Solutions (formerly Shelter) Grant (ESG) program provides people experiencing homelessness with basic shelter, essential supportive services, and rapid rehousing. ESG funds can be used for a variety of activities, including: rehabilitation or remodeling of a building used as a new shelter, operations and maintenance of a facility, essential supportive services, and homeless prevention. The Housing for People with AIDS/HIV (HOPWA) program provides grant funds to design long-term, comprehensive strategies for meeting the housing needs of low- and moderate-income people living with HIV/AIDS. HOPWA funds can be used for acquisition, rehabilitation, or new construction of housing, rental assistance, and related supportive services. HOPWA funds are received by the City of Sacramento. The Sacramento Housing and Redevelopment Agency (SHRA) administers the funds on behalf of the City of Sacramento and the Counties of Sacramento, El Dorado, Placer, and Yolo.

### ***Continuum of Care (CoC) Program***

Funding is available on an annual basis through the U.S. Department of Housing and Urban Development (HUD) Notice of Funding Availability (NOFA) which is typically published in the spring of each year. Sacramento Steps Forward (SSF) is the County's Lead Agency (Grantee) coordinating the local application process on behalf of the County and its incorporated jurisdictions. SSF collaborates with a 25-member stakeholder Advisory Board. Each year the Continuum of Care (CoC) Board initiates a competitive grant application process for organizations that wish to be included in the HUD's annual Notice of Funding Availability (NOFA) competition. Most of the CoC funding received by HUD is used to maintain housing for formerly homeless individuals who were considered the most vulnerable and required long-term support to maintain housing. When the CoC receives additional funding, additional housing opportunities are available for people experiencing homelessness.

### ***Mortgage Revenue Bonds and Low Income Housing Tax Credits***

SHRA issues tax-exempt mortgage revenue bonds on behalf of the County for housing developments that restrict a portion of their units for very low-income and low-income households. The basic federal requirements are that 20 percent of the units must be restricted to very low-income households (50 percent of area median income), or 30 percent of the units restricted to low-income households (60 percent of area median income) and 10 percent for very low-income households. The funds raised as a result of the bond sales carry below market interest rates, and are usually coupled with Low-Income Housing Tax Credits to raise the equity needed for the project's affordability and feasibility.

The Low-Income Housing Tax Credit program is a federal program which provides each state an allocation of tax credits based upon population to create affordable housing for low-income households. The tax credits are incentives for private business to invest in affordable housing. Within the federal tax credit program, there are two programs - the four percent and the nine percent tax credits. The nine percent

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<sup>1</sup> The City of Sacramento is the recipient of HOPWA funds for the counties of Sacramento, El Dorado, Placer, and Yolo.

tax credit program with its higher credit factor is more competitive and requires much deeper affordability targeting. The four percent tax credit program is used solely in conjunction with the mortgage revenue bond program. In addition to federal tax credits, California has created a state tax credit program to be used in conjunction with the federal credits.

### ***Mortgage Credit Certificates***

The Mortgage Credit Certificate (MCC) program provides financial assistance to first time homebuyers for the purchase of new or existing single-family homes. The MCC provides qualified first time homebuyers with a federal income tax credit, which reduces an individual's tax payment(s) by an amount equal to the credit. The MCC program can be used to increase homeownership, especially in targeted neighborhoods.

## **STATE SOURCES OF FUNDING**

### ***Proposition 1 (SB3) – Veterans and Affordable Housing Bond***

Voters approved a \$4 billion general obligation bond in November 2018, the proceeds of which will be used to fund existing, statewide housing programs. These funds are administered by the State Department of Housing and Community Development. Funds were allocated to the following competitive housing programs:

- Multifamily Housing Program - \$1.5 billion. Provides soft-second loans (gap financing) for new construction and rehabilitation of affordable rental housing. Developers apply.
- Infill Infrastructure Grant Financing - \$300 million. Provides gap funding for infrastructure improvements required for residential and mixed-use infill development. Developers apply.
- Local Housing Trust Match Grant Program - \$300 million. Affordable Housing Innovation Fund to help finance local housing trust funds dedicated to the creation or preservation of affordable housing. Applicants are cities and counties with Housing Elements that are in compliance. SHRA has successfully applied for and received these funds on behalf of the County in the past.
- Transit-Oriented Development Program - \$150 million. Eligible applicants include cities, counties, transit agencies and developers. Funds are to be used to facilitate the development of higher density uses within close proximity to transit stations.
- CalHome - \$300 million. Funding to provide homeownership opportunities for low and very-low income homebuyers. Grants are awarded to public agencies and non-profits who offer downpayment assistance and/or home rehabilitation assistance. SHRA has been successful at applying for and receiving these funds when available in the past.

### ***Greenhouse Gas Reduction Fund (Cap and Trade)***

Proceeds from the State's Cap-and-Trade program generated through regular auctions of carbon allowances are channeled into State loan and grant programs designed to reduce greenhouse gas emissions. The Strategic Growth Council (SGC) coordinates two programs with affordable housing components:

- The Transformative Climate Communities (TCC) program funds development and infrastructure projects designed achieve major environmental, health, and economic benefits in disadvantaged communities. This program is only available to communities within certain CalEnviroScreen zones.
- The Affordable Housing and Sustainable Communities (AHSC) program is more closely aligned to the production of new housing than the TCC program. AHSC is a competitive program that relies on reductions in greenhouse gas emissions partially through the production of dense housing near transit. This fundamental purpose of the program has made obtaining AHSC funding challenging for the Sacramento region given the lack of density in contrast to regions like the Bay Area and Los Angeles basin. The source of the program resources – Cap-and-Trade funds – necessitates the integration of housing with transit and projects must demonstrate sufficient greenhouse gas reductions.



### ***Mental Health Services Act Program***

Voters approved Proposition 63 in 2004 creating the Mental Health Services Act (MHSA) to provide increased funding, personnel, and other resources to support county mental health programs. Revenues are generated by a one percent income tax on personal income in excess of one million dollars.

In 2018, voters approved the bonding of this stream of revenue for the purpose of developing permanent supportive housing for people experiencing homelessness who are also mentally ill. Up to \$2 billion in bond proceeds supported by the resources generated by the MHSA will be made available to develop permanent supportive housing for persons in need of mental health services and experiencing homelessness through the No Place Like Home (NPLH) program. Each spring, the County and SHRA coordinate on a “Request to Partner” with affordable housing developers who are interested in setting aside units to serve this vulnerable population and receive housing subsidies in order to provide housing at extremely low income levels. The County submits the application to the State and has been successful in obtaining competitive NPLH funds to support the development of new, permanent supportive housing.

### **LOCAL SOURCES OF FUNDING**

#### ***Housing Trust Fund of Sacramento County***

Sacramento County adopted a local ordinance in 1989 that established an impact fee on new non-residential construction. The fees were based on an economic nexus analysis that determined that the construction of such commercial projects as offices, business parks, hotels, warehouses, and shopping centers played a major role in attracting new very low- and low-income workers to Sacramento. Because the workers are often unable to afford housing close to their work sites, the fee-generated revenue is used to increase the supply of housing affordable to these income groups, creating the nexus or linkage between jobs and housing.

Annually, the County Housing Trust Fund provides approximately \$380,000 for new construction of housing for people that are in or likely to be in the labor force. Housing Trust funds are most commonly used as “gap” loans, leveraging millions of dollars of outside resources to create affordable housing in the County.

#### ***Affordable Housing Ordinance***

In 2014, the Sacramento County Board of Supervisors (Board) repealed the County’s existing Ordinance, and adopted a revised Affordable Housing Ordinance (Ordinance). The 2014 Ordinance creates a standard affordable housing fee applicable to all developers (with limited exceptions) and also provides a variety of other options an applicant/developer may choose to satisfy a development project’s affordable housing obligations. The County has obligated itself to use fifty-percent of the funds to produce affordable housing in large development projects in order to achieve the objective of ensuring affordable housing is distributed throughout the County including in new growth areas. To achieve this, the County is seeking sites in large development projects through Development Agreements.

Under the 2014 Ordinance, new residential development projects have the following options to comply with the affordable housing requirement:

- Pay an affordability fee on all newly constructed market-rate units;
- Comply with the development project’s approved affordable housing plan if one exists under the repealed ordinance; or
- Enter into a development agreement or other form of agreement with the County, which provides for a fee credit for land dedication, construction of affordable housing units, or other mechanism that leads to the production of affordable housing in an amount at least equivalent to the affordability fee.
- Purchase Unit Credits for affordable housing units banked with SHRA.

#### ***Permanent Local Housing Allocation (PLHA)***



In 2017, Senate Bill 2 created the first permanent source of affordable housing in the State of California. Revenue is generated through recording fees on real estate transactions and will, therefore, vary from year to year depending upon activity.

The majority of the funding supports the Permanent Local Housing Allocation (PLHA) which is an entitlement program for local governments with allocations based on the CDBG formula. Eligible uses are broad and include rental and ownership housing activities, and homeless services. Jurisdictions are required to integrate a homeownership component into their plans.

### **INSTITUTIONAL STRUCTURE AND COORDINATION**

#### **SACRAMENTO HOUSING AND REDEVELOPMENT AGENCY (SHRA)**

The Sacramento Housing and Redevelopment Agency (SHRA) is a Joint Powers Authority created as a public agency by the City and County of Sacramento in 1973. SHRA serves three essential functions for both the City and unincorporated County in its roles as the Housing Authority and housing department for both jurisdictions.

In its role as the Housing Authority, SHRA owns and operates 1,508 public housing units in the City and an additional 771 in the other portions of the County. It administers over 13,000 Housing Choice Vouchers throughout Sacramento County. Through the Housing Authority's efforts to reduce dependence on annual federal appropriations, the Housing Authority has repositioned several of its public housing assets into a privately-owned affordable housing model. The long-term plan is to remove all public housing from the federal platform. The Housing Authority currently owns and manages 271 affordable units comprised of tax credits, and local funds. The non-profit arm, Sacramento Housing Authority Repositioning Program Inc. (SHARP), owns and manages three additional senior housing projects (231 units) that were previously a part of the public housing inventory. By 2021, SHARP will also own and manage 124 scattered site Rental Assistance Demonstration (RAD) apartments and 215 apartments converted through the Section 18 program.

SHRA acts as the County's finance housing department, administering federal and state funding programs for the provision of affordable housing and implementing the County's Housing Trust Fund and Affordable Housing Ordinances.

#### **SACRAMENTO COUNTY**

Several departments and offices within Sacramento County assist in the planning and implementation of the Housing Element. The agencies, departments, offices, and divisions listed below focus on development, infrastructure, and supportive services and are listed as responsible departments in the Housing Action Plan Chapter of this element. In addition to these groups, the Department of Finance and Environmental Management Department have important responsibilities for implementing actions under the Housing Element.

##### ***Office of Planning and Environmental Review***

The Office of Planning and Environmental Review provides a range of land use planning services, including accepting and processing land use development applications, assessing environmental impacts and preparing environmental documents, monitoring mitigation actions and oversight of Countywide policy and standards through the General Plan and Zoning Code maintenance and updating. As the primary authors of the General Plan, the Office of Planning and Environmental Review is also responsible for updating the County's Housing Element of the General Plan.

In addition to the funding sources for affordable housing development discussed above, there are several funding sources for planning efforts that the Office of Planning and Environmental Review may apply for on behalf of the County. These include the Local Early Action Planning (LEAP) grants, SB 2 Planning Grants Program, and Regional Early Action Planning (REAP) grants.

- The Local Early Action Planning (LEAP) program assists cities and counties to plan for housing through providing one-time over-the-counter, non-competitive planning grants. The Office of Planning and Environmental Review was awarded LEAP grant funds for Accessory Dwelling Units (ADUs) construction plans, ADU ordinance amendments, Housing Element Update activities, Zoning Code amendments for supportive housing, a Housing Trust Fund Nexus Study, and an Infill Program.
- The SB 2 Planning Grants program provides one-time funding and technical assistance to all eligible local governments in California to adopt, and implement plans and process improvements that streamline housing approvals and accelerate housing production. The Office of Planning and Environmental Review received SB 2 Planning Grants Program funds for the Countywide Rezone Program, preparation of the Permanent Local Housing Allocation Funding Plan, and General Plan and Development Code amendments.
- The Regional Early Action Planning (REAP) program helps council of governments (COGs) and other regional entities collaborate on projects that have a broader regional impact on housing. Grant funding is intended to help regional governments and entities facilitate local housing production that will assist local governments in meeting their Regional Housing Need Allocation (RHNA).

### ***Public Works & Infrastructure Agency***

Public Works & Infrastructure provides services to the residents of unincorporated Sacramento County including code enforcement, construction management and inspection, building permits and development services, garbage/recycling collection, road maintenance, clean water, and storm protection.

### **Department of Development & Code Services**

Development and Code Services ensures that all development is consistent with State Law and Building Codes. The following divisions play a critical role in housing development in the County.

- **Building Permits and Inspection.** Building Permits and Inspection interprets and enforces California Building Codes for privately owned buildings and structures including commercial and residential new buildings, alterations, additions and/or repairs within Sacramento County's unincorporated area.
- **Code Enforcement.** Code Enforcement investigates housing, zoning and vehicle abatement laws in the unincorporated Sacramento County. Code Enforcement works to achieve voluntary compliance through notification and education. When necessary, they use legal procedures including boarding structures, removing junk and rubbish and junk vehicles, civil citations, criminal citations and demolition of dangerous buildings.
- **County Engineering.** County Engineering includes the office of the County Engineer and provides services for the building and development community and County departments. Site Improvement and Permits Section (SIPS) reviews/approves civil improvement plans and assists with various permits. Surveys Section performs County Surveyor functions and reviews survey documents for public and private projects. Special District Section oversees public infrastructure financing plans and establishes/manages special financing mechanisms including development impact fees, Mello-Roos, CFDs, and assessment districts.

### **Department of Transportation**

Sacramento County Department of Transportation (SACDOT) is responsible for planning, improving, operating and maintaining a transportation system that serves unincorporated area citizens, regional traffic and commerce.

### ***Social Services Agency***

Social Services' mission is to create and deliver services that improve the quality of life for all Sacramento County residents. Social Services provides federal, state and local services and programs that guard public

health and the environment; prevent physical and financial abuse of the vulnerable; provide employment and safety-net services.

### **Department of Human Assistance**

The Sacramento County Department of Human Assistance plans, implements and oversees a spectrum of programs and services designed to move people from public assistance to independence. DHA's mission of fostering self-sufficiency among those it serves touches every facet of daily life, from employment, housing and health care to transportation, education and child care.

### **Department of Health Services**

The Department of Health Services (DHS) mission is to improve the health and wellness of Sacramento County residents. DHS has three divisions: Behavioral Health - provides alcohol/drug treatment services, and mental health services; Primary Health - provides clinic, emergency, and correctional health services; and Public Health - promotes, protects, and assures conditions for optimal health and public safety for residents.

### **Director of Homeless Initiatives**

The Director of Homeless Initiatives provides strategic and policy leadership and direction across County Departments and works collaboratively with public and private partners to combat homelessness. As the largest provider of social services in the county and investing in a wide range of homeless and housing services, Sacramento County is committed to impactful actions that help individuals and families regain health, income, and permanent housing stability.

## CHAPTER 3: 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 extensive community input and 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, 4,466 should be affordable to very low-income households, 2,692 should be affordable to low-income households, 4,186 should be affordable to moderate-income households, and 9,928 should be affordable to above moderate-income households. Per the Land

Inventory Chapter, the County has a deficit of 146 acres or 2,920 units for lower-income households. 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 168 acres (146 acres and a 15 percent buffer) of land to allow multifamily residential uses by-right, at a minimum density of 20 units per acre and a maximum density that allows at least 30 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 4,466 very low-income units, 2,692 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** 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 1.2.4** The County will encourage locating multiple-family projects near public transportation, shopping, recreation and other amenities.

GOAL HE 1: IMPLEMENTATION PROGRAMS
Adequate Land for Housing
<p><b>A1. Countywide Rezone Program:</b> To accommodate the remaining lower-income RHNA of 2,920 units, the County will:</p> <ul style="list-style-type: none"> <li>• Identify and rezone at least 168 acres of land to allow multifamily residential uses by-right, at a minimum density of 20 units per acre and a maximum density that allows at least 30 units per acre. 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. Identified sites will also be large enough to accommodate at least 16 units.</li> <li>• Identify and rezone sites to allow multifamily uses by-right in high and moderate resource areas.</li> </ul> <p><b>Implements Which Policy(ies):</b> HE 1.1.1 and HE 1.1.2</p> <p><b>Responsible Department:</b> Office of Planning and Environmental Review</p> <p><b>Funding:</b> Senate Bill 2 (SB-2) Planning Grant</p> <p><b>Objective:</b> Create opportunity for rental housing affordable to lower-income households.</p>

<p><b>Target Date:</b> May 2024</p> <p><b>A2. By-Right Development on Land Inventory Sites:</b> 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, non-vacant sites identified in the 5th Cycle Housing Element, and sites rezoned as part of Program A1, even if the development exceeds 150 units.</p> <p><b>Implements Which Policy(ies):</b> HE 1.1.1 and HE 1.1.2</p> <p><b>Responsible Department:</b> Office of Planning and Environmental Review</p> <p><b>Funding:</b> County General Fund</p> <p><b>Objective:</b> Create opportunity for rental housing affordable to lower-income households.</p> <p><b>Target Date:</b> May 2024</p>
<p><b>A3. Annual Monitoring of Vacant Multifamily Parcels:</b> 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 Office of Planning and Environmental Review's website.</p> <p><b>Implements Which Policy(ies):</b> HE 1.1.1</p> <p><b>Responsible Department:</b> Office of Planning and Environmental Review</p> <p><b>Funding:</b> County General Fund</p> <p><b>Objective:</b> Inventory monitoring and make available inventory information and Annual Progress Reports annually.</p> <p><b>Target Date:</b> Annually, 2021-2029</p>
<p><b>A4. Master Plans and Multifamily Housing:</b> 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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• Include multifamily zoned (RD-30+) parcels 3 to 10 acres in size.</li> </ul> <p><b>Implements Which Policy(ies):</b> HE 1.1.1</p> <p><b>Responsible Department:</b> Office of Planning and Environmental Review</p> <p><b>Funding:</b> Planning Entitlement Fees</p> <p><b>Quantitative Objective:</b> Require a minimum of 30 percent of the proposed dwelling units in master plans approved during the planning period (estimated at two master 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.</p> <p><b>Target Date:</b> Ongoing, 2021-2029</p>
<p><b>A5. Evaluate the Need/Ability of Adopted Master Plans to Increase Multifamily Densities:</b> The County will evaluate both the need to and the ability to amend adopted master plans to increase minimum densities in multifamily areas to RD-30 densities.</p> <p><b>Implements Which Policy(ies):</b> HE 1.1.1</p>

**Responsible Department:** Office of Planning and Environmental Review

**Funding:** County General Fund

**Quantitative Objective:** Determine need and the ability to amend 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.
- 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 1.2.1, 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. Provide incentives to increase the amount of multifamily housing developed in BP, LC and SC zoned properties.

**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. Public infrastructure and service improvements will be prioritized in Environmental Justice Communities based on identified needs.

**Implements Which Policy(ies):** HE 1.2.1

**Responsible Department:** Office of Planning & Environmental Review, Department of Transportation

**Funding:** County General Fund, Grants

**Qualitative Objective:** The County will continue to apply for grants for infill projects as grant opportunities become available. 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 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 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 strive to 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 sites 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
<p><b>B1. Meet with Housing Developers on Development Approval Timelines and Process Improvements:</b> 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. The County will provide market-rate and affordable housing developers with a reasonable opportunity for review and comment on proposed planning and environmental review fee increases in advance of Board of Supervisors action.</p> <p><b>Implements Which Policy(ies):</b> HE 2.1.1, HE 2.3.1</p> <p><b>Responsible Department:</b> Office of Planning &amp; Environmental Review</p> <p><b>Funding:</b> County General Fund</p> <p><b>Objective:</b> 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. Periodically review fee schedules and mitigate the cost when the County has the authority and ability to do so.</p>



<p><b>Target Date:</b> Meetings with affordable housing developers: June 2023 and June 2027. Meetings with BIA: monthly. Consultation with housing developers prior to increasing fees: ongoing, 2021-2029.</p>
<p><b>B2. Project Review Committee.</b> The Project Review Committee (PRC) will continue to meet regularly to identify project issues early in the development process. The PRC is comprised of officials and staff from agencies that are involved in the development process.</p> <p><b>Implements Which Policy(ies):</b> HE 2.1.1</p> <p><b>Responsible Department:</b> Office of Planning &amp; Environmental Review</p> <p><b>Funding:</b> Planning Entitlement Fees</p> <p><b>Objective:</b> Reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.</p> <p><b>Target Date:</b> Ongoing, 2021-2029</p>
<p><b>B3. Expediting and Aiding the Processing of Affordable Housing Projects:</b> The County will expedite planning entitlements and building permits and aide developers of affordable housing projects by prioritizing them within reasonable timeframes to ensure meeting applicant's funding due dates. The County will explore creation of a program to subsidize pre-application meetings for affordable housing projects.</p> <p><b>Implements Which Policy(ies):</b> HE 2.1.1, HE 2.1.2</p> <p><b>Responsible Department:</b> Office of Planning &amp; Environmental Review , Building Permits &amp; Inspection Division</p> <p><b>Funding:</b> Planning Entitlement Fees</p> <p><b>Objective:</b> Reduce delay and cost in the review of affordable housing projects.</p> <p><b>Target Date:</b> Expediting planning entitlements will be ongoing, 2021-2029. County will explore creation of a subsidy for pre-application meetings by June 2025.</p>
<p><b>B4. Accessibility and Usability of Planning Documents.</b> The County will continue to improve accessibility and usability of existing land use planning documents.</p> <p><b>Implements Which Policy(ies):</b> HE 2.1.1</p> <p><b>Responsible Department:</b> Office of Planning and Environmental Review</p> <p><b>Funding:</b> County General Fund</p> <p><b>Objective:</b> 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.</p> <p><b>Target Date:</b> Develop online application system by December 2021 and make guidance documents available online on an ongoing basis. Develop interactive Zoning Code tool by December 2027.</p>
<p><b>B5. Affordable Housing Education:</b> 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:</p> <ul style="list-style-type: none"> <li>• Presentations to members of the public, Community Planning Advisory Councils (CPACs), Property and Business Improvement Districts, County Planning Commission, and other similar hearing bodies.</li> <li>• A dedicated webpage for information about affordable housing.</li> </ul> <p><b>Implements Which Policy(ies):</b> HE 2.1.1</p>

**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 consider amendments to the Zoning Code to allow multifamily projects 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:** SB-2 Planning Grant

**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 2022.

#### Review Residential Development and Permit Fees and Provide Incentives

**B9. 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

<p><b>Responsible Department:</b> Office of Development and Code Services, Department of Finance, SHRA</p> <p><b>Funding:</b> County General Fund</p> <p><b>Objective:</b> Reduce or delay the cost impact of development fees for qualifying low- and very low-income housing units.</p> <p><b>Target Date:</b> Ongoing, 2021-2029</p>
<p><b>B10. Additional Fee Waivers and Deferrals:</b> 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.</p> <p><b>Implements Which Policy(ies):</b> HE 2.3.2</p> <p><b>Responsible Department:</b> Public Works and Infrastructure Agency</p> <p><b>Funding:</b> General Fund</p> <p><b>Objective:</b> To reduce or to delay the cost impact of development fees for qualifying affordable housing units.</p> <p><b>Target Date:</b> to be determined.</p>
<p><b>B11. Rezones, Consolidations/Mergers:</b> The County will consider 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. The County will also 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.</p> <p><b>Implements Which Policy(ies):</b> HE 2.3.1</p> <p><b>Responsible Department:</b> Office of Planning and Environmental Review, Office of Development and Code Services, Sacramento Housing and Redevelopment Agency</p> <p><b>Funding:</b> County General Fund</p> <p><b>Objective:</b> Remove cost and barriers to siting affordable housing projects.</p> <p><b>Target Date:</b> December 2025</p>

### 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. 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	
<p><b>C1. Multifamily Housing Loan Program:</b> 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.</p>	
<p><b>Implements Which Policy(ies):</b> HE 3.1.1, HE 3.1.2</p>	
<p><b>Responsible Department:</b> SHRA</p>	

**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, 2021-2029

**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. 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

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

**C4. Vehicle Abatement and Substandard Housing:** The County will actively enforce existing regulations and programs administered by the Code Enforcement Division 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:** Office of Development and Code Services - Code Enforcement Division

**Funding:** Inspection Fees, Administrative Penalties, Vehicle Registration Fees, County General Fund

**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

**C5. 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.

The Code Enforcement Division will provide data on the number of units inspected, the number of units in compliance, and the number of units in violation annually for inclusion in the Annual Progress Report.

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

**Responsible Department:** Office of Development and Code Services - Code Enforcement Division

**Funding:** Rental Housing Fees, Inspection Fees, Administrative Penalties and/or Fines, County General Fund

**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 SHRA may be exempt from inspection by the Rental Housing Inspection Program.*

**C6. 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:** Office of Development and Code Services - Code Enforcement Division

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

**Objective:** Improve mobile home park conditions.

**Target Date:** Ongoing, 2021-2029

**C7. 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:** Office of Development and Code Services - Code Enforcement Division

**Funding:** Inspection Fees, Administrative Penalties, and/or Fines, County General Fund

**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.

<b>Target Date:</b> Ongoing, 2021-2029
<b>Revitalization of Deteriorated Neighborhoods Through Public Facility Improvements and Local/Private Sector Investment</b>
<p><b>C8. Community Reinvestment Act.</b> 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.</p> <p><b>Implements Which Policy(ies):</b> HE 3.3.2</p> <p><b>Responsible Department:</b> Dept. of Finance – Treasury Division</p> <p><b>Objective:</b> Increase investment in low-income and moderate-income areas.</p> <p><b>Target Date:</b> Ongoing, 2021-2029</p>

## 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 4.1.5** The County will ensure housing that is provided to migrant farm workers is decent, safe, and affordable.



**HE 4.1.6** The County will support the use of available federal, state, and local resources to provide and enhance housing opportunities for farm workers.

**HE 4.1.7** The County will promote the construction of affordable housing that meets the needs of female heads of households.

**HE 4.1.8** 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 4.2.2** 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 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.

**HE 4.3.2** 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 4.3.3** 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 4.3.4** 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 4.3.5** 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 4.3.6** 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 4.3.7** 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 convene a working group consisting of advocates and service providers for people with disabilities and seniors, the Building Industry Association, and other stakeholders to advise the County on a Universal Design program. The program will include an evaluation of the lack of new accessible units, incentives to encourage Universal Design concepts, and 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, 2021-2029

**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 4.1.5

**Responsible Department:** Environmental Health

**Funding:** Inspection Fees

**Objective:** Ensure suitable living conditions at farm labor camps.

**Target Date:** Ongoing, 2021-2029

**D6. Farmworker Housing.** The County will amend the Farmworker Housing Section of the Zoning Code to allow Farmworker Housing by-right in all Zoning Districts where Agriculture is a primary use. The County will also consider amendments to the Zoning Code to increase the allowed maximum size of farmworker housing to serve larger families.

**Implements Which Policy(ies):** HE 4.1.5, HE 4.1.6

**Responsible Department:** Community Development – Planning & Environmental Review Division

<p><b>Funding:</b> County General Fund</p> <p><b>Objective:</b> Increase the units and housing product types available to farmworkers</p> <p><b>Target Date:</b> June 2022</p>
<p><b>D7. Review Housing Needs of Farm Workers:</b> 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.</p> <p><b>Implements Which Policy(ies):</b> HE 4.1.5, HE 4.1.6</p> <p><b>Responsible Department:</b> Community Development – Planning &amp; Environmental Review Division, Agricultural Commissioner, Environmental Management</p> <p><b>Funding:</b> County General Fund</p> <p><b>Objective:</b> Biennially review housing needs of farm workers.</p> <p><b>Target Date:</b> Ongoing, 2021-2029</p>
<p><b>D8. Emergency Housing:</b> 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:</p> <ul style="list-style-type: none"> <li>• 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.</li> <li>• 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.</li> </ul> <p><b>Implements Which Policy(ies):</b> HE 4.3.1</p> <p><b>Responsible Department:</b> Office of Planning and Environmental Review</p> <p><b>Funding:</b> Senate Bill 2 Planning Grant</p> <p><b>Objective:</b> Amend the Emergency Housing Section of the Zoning Code consistent with State law.</p> <p><b>Target Date:</b> November 2021</p>
<p><b>D9. Supportive Living Uses:</b> 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:</p> <ul style="list-style-type: none"> <li>• Amend the Zoning Code to allow Low Barrier Navigation Center developments by right in mixed-use zones and nonresidential zones permitting multifamily uses.</li> <li>• 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.</li> <li>• 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).</li> </ul>

- 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

**D10. 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

**D11. 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 people experiencing homelessness and people with disabilities.

**Implements Which Policy(ies):** HE 4.3.4

**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

**D12. County Homeless Plan Update:** The County shall update the County Homeless Plan every five years.

**Implements Which Policy(ies):** HE 4.3.7

**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.

**D13. 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 4.3.7

**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**

**D14. 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 4.2.2

**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 more than 30 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 are the local gap funding sources including the County's Affordable Housing Ordinance and Housing Trust Fund Ordinance. When the current version of the Affordable Housing Ordinance was adopted effective March 27, 2014, the County removed the inclusionary provisions for larger developments of the prior 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 consideration of returning inclusionary provisions within the 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. The County will 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	
<p><b>E1. Preserve Affordable Housing at Risk of Becoming Market-Rate:</b> The Sacramento Housing and Redevelopment Agency (SHRA) will track expiring subsidy contracts and regulatory agreements on regulated affordable housing. SHRA will prioritize multifamily lending such that preserving affordable housing at risk of converting to market rate comes first when funding is available.</p> <p><b>Implements Which Policy(ies):</b> HE 5.1.1</p> <p><b>Responsible Department:</b> SHRA</p> <p><b>Funding:</b> Housing Trust Fund, Community Development Block Grants, Tax Credits, Mortgage Revenue Bonds</p> <p><b>Objective:</b> 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.</p> <p><b>Target Date:</b> Ongoing, 2021-2029</p>	
<p><b>E2. Prevent the loss of units in SHRA’s public housing stock.</b> In order to preserve its public housing stock, which is suffering due to decline in federal funding, the Sacramento Housing and</p>	

Redevelopment Agency (SHRA) will reposition the County's public housing stock to private ownership with affordability preserved in perpetuity.

**Implements Which Policy(ies):** HE 5.1.1

**Responsible Department:** SHRA

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

**Objective:** Prevent the loss of 771 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.

#### 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 consider amendments to the program to further incentivize housing and to meet the housing needs of County residents. The County will also amend the Zoning Code to incorporate changes to 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:** County General Fund, Planning Entitlement Fees, Senate Bill 2 Planning Grant

**Objective:** Incentivize multifamily developers to increase the number of affordable units and/or units for special needs groups in their projects. 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:** HIP implementation is ongoing, 2021-2029. Amendments will take place by November 2021.

**E5. 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. The County will promote the MCC

program to the residents of the Environmental Justice Communities, who are most likely to have been historically excluded from homeownership by mortgage redlining practices.

**Implements Which Policy(ies):** HE 5.2.2

**Responsible Department:** SHRA, Office of Planning and Environmental Review

**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.

**Target Date:** Ongoing, 2021-2029

**E6. Down Payment Assistance and Homebuyer Education and Counseling:** The Sacramento Housing and Redevelopment Agency (SHRA) will continue to apply to State HCD for the CalHOME Program to provide down payment assistance. The County will promote the CalHOME Program to the residents of the Environmental Justice Communities, who are most likely to have been historically excluded from homeownership by mortgage redlining practices. SHRA will also 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 5.2.2

**Responsible Department:** SHRA, Office of Planning and Environmental Review

**Funding:** CalHome Program, Program Fees, CDBG

**Quantitative Objective:** Provide down payment assistance to low-income, first-time homebuyers by applying to the State for CalHOME funding. Assist 25 households annually. Provide homebuyer education and counseling to 600 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
<b>Promote the Efficient Use of Energy and Reduce the Long-Term Operational Cost of Housing</b>
<p><b>F1. Include SMUD Staff in Project Review Committee Process:</b> 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.</p> <p><b>Implements Which Policy(ies):</b> HE 6.1.1, HE 6.1.2</p> <p><b>Responsible Department:</b> Office of Planning and Environmental Review</p> <p><b>Funding:</b> Planning Entitlement Fees</p> <p><b>Objective:</b> Have SMUD staff participate in PRC meetings and in the preparation of master plans.</p> <p><b>Target Date:</b> Ongoing, 2021-2029</p>
<p><b>F2. Distribute SMUD Information:</b> 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.</p> <p><b>Implements Which Policy(ies):</b> HE 6.1.2, HE 6.1.3</p> <p><b>Responsible Department:</b> Office of Planning and Environmental Review</p> <p><b>Funding:</b> County General Fund</p> <p><b>Objective:</b> Distribute SMUD information on energy efficiency and energy incentive programs and services at Downtown County permit counters and at County service centers.</p> <p><b>Target Date:</b> Ongoing, 2021-2029</p>
<p><b>F3. Implement PACE:</b> 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.</p> <p><b>Implements Which Policy(ies):</b> HE 6.1.2, HE 6.1.3</p> <p><b>Responsible Department:</b> Office of Development and Code Services</p> <p><b>Funding:</b> County General Fund</p> <p><b>Objective:</b> Increase energy efficiency in existing and new residences.</p>

**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. 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.

This goal section commits the County to several actions. The County will 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. The County will continue to educate the refugee and immigrant community on their rights as renters through the annual Refugee Academy. The County will investigate other tenant protection measures to help keep precariously housed tenants in their homes, such as a just cause eviction ordinance, as well as measure to assist tenants in accessing housing, such as a fair chance housing ordinance.

As a part of the Countywide Rezone Program, the County will add higher 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 objective 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 or an equivalent resource.

**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 multifamily uses in high and moderate resource areas during the Countywide Rezone Program.

**HE 7.1.4** In addition to compliance with Federal and State requirements for advertising, the County encourages private housing developers to affirmatively further fair housing through their use of marketing materials that are designed for and representative of individuals regardless of race, ethnicity, gender, disability, and familial status.

GOAL HE 7: IMPLEMENTATION PROGRAMS	
Implement the Analysis of Impediments to Fair Housing Choice	
<p><b>G1. Analysis of Impediments to Fair Housing Choice:</b> The County and Sacramento Housing and Redevelopment Agency (SHRA) will take affirmative actions to further fair housing choice by implementing the goals, strategies and actions of the Analysis of Impediments to Fair Housing Choice prepared for the 2020-2024 Consolidated Plan.</p> <p><b>Implements Which Policy(ies):</b> HE 4.3.1</p> <p><b>Responsible Department:</b> SHRA</p> <p><b>Funding:</b> Community Development Block Grant</p> <p><b>Objective:</b> Improve the level of reporting to measure success in reducing housing discrimination.</p> <p><b>Target Date:</b> Implementation recommendations: 2020-2024</p>	
<p><b>G2. Reasonable Accommodations:</b> The County will amend the Zoning Code consistent with the reasonable accommodation best practices identified by the Analysis of Impediments to Fair Housing Choice.</p> <ul style="list-style-type: none"> <li>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.</li> <li>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.</li> </ul> <p><b>Implements Which Policy(ies):</b> HE 4.1.1</p> <p><b>Responsible Department:</b> Office of Planning and Environmental Review</p> <p><b>Funding:</b> County General Fund</p> <p><b>Objective:</b> Amend the Zoning Code to include additional reasonable accommodation procedures and provisions.</p> <p><b>Target Date:</b> May 2022</p>	
Provide Tenant Protections	
<p><b>G3. Renters Helpline:</b> The County will contract with fair housing service providers to provide the Renters Helpline (or an equivalent service), a telephone and web-based resources that provides fair</p>	

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, SHRA, Homeless Initiatives Coordinator, Code Enforcement Division, Civil Bureau Office of the Sheriff's Office

**Funding:** County General Fund

**Objective:** Reduce evictions and/or displacement of precariously housed tenants.

**Target Date:** December 2024 or earlier if resources allow

**G6. Research Options to Remove Barriers to Fair Housing Choice.** The County will study Fair Chance Housing Ordinances or other methods to limit the use of criminal records by property owners during the screening of prospective tenants. The County will study best practices for affordable alternatives to up-front payments of security deposits or other prepaid rent such as grants or a low- or no-interest loan to the tenant. The County will present best practices and recommendations to the Board of Supervisors.

**Implements Which Policy(ies):** HE 7.1.2

**Responsible Department:** SHRA, Code Enforcement, Office of Planning and Environmental Review, County Counsel, Department of Human Assistance

**Funding:** General Fund and grant opportunities as available

**Objective:** To reduce barriers to fair housing choice and provide support to those seeking access to rental housing.

**Target Date:** December 2026

## CHAPTER 4: EVALUATION OF PRIOR ACHIEVEMENTS

As required by State Housing Element law (California Government Code Section 65588) the housing program assessment must specifically address the following:

- The appropriateness of the housing goals, objectives, and policies in contributing to the attainment of the State housing goal;
- The effectiveness of the Housing Element in attainment of the community's housing goals and objectives; and
- The progress of the County in implementation of the Housing Element.

### SUMMARY OF PROGRAM ACHIEVEMENTS

The following is a summary of the County's achievements and shortcomings during the 2013-2021 planning period. Appendix B contains a more detailed evaluation of the effectiveness of each program. The previous Housing Element included the following seven strategies:

- 1) Adequate land for housing
- 2) Reduction of constraints to housing production
- 3) Conservation and rehabilitation of existing housing and neighborhoods
- 4) Improvement of housing opportunities for special needs groups
- 5) Preservation of existing affordable housing stock and provision of affordable housing
- 6) Promote the efficient use of energy in residences and improve the air quality of Sacramento County
- 7) Promote the health and safety of residents

### STRATEGY HE 1: ADEQUATE LAND FOR HOUSING

Elements of this strategy include:

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

Program accomplishments include:

1. During the planning period, County staff automated the monitoring of parcels listed in the vacant land inventory as available for moderate-, low-, and very low-income categories consistent with changes made to No Net Loss requirements (Government Code Section 65863). In addition, staff published four biennial reports on the inventory of vacant multifamily parcels. The County maintained no net loss of residential unit capacity during the planning period. Staff also ensured that hearing bodies made appropriate findings regarding any decisions that affected the vacant land inventory.
2. Sacramento County General Plan policy requires that at least 34.8 percent of all dwelling units in New Growth Areas outside of the UPA be developed at RD-20 densities or higher. The Board of Supervisors adopted the NewBridge Specific Plan in October 2020. The NewBridge Plan is subject to a Development Agreement and required to comply with an Affordable Housing Strategy whereby the developer will meet its affordable housing requirement by dedicating two 5-acre parcels for the development of a 210 unit affordable housing development.
3. During the planning period, the Sacramento County Board of Supervisors also approved the Mather South Community Master Plan, which was within both the UPA and the previously approved Mather

Specific Plan area. The Mather South Plan is subject to a Development Agreement and required to comply with an Affordable Housing Strategy whereby the developer will meet its affordable housing requirement through land dedication and payment of an affordability fee. The developer will dedicate a 10-acre parcel for the development of a 200 unit affordable housing development and pay an affordability fee to meet its remaining affordable housing obligation. The fee amount is currently about \$3.7 million or \$1,116 per market rate unit but will change based on the fee amount in effect at the time building permits are issued.

4. The County prepared a marketing brochure to publicize the benefits of locating new commercial and residential within its many commercial corridors.

Shortcomings in implementation include:

5. One of the programs of the previous Housing Element encouraged the development of multifamily projects on LC and SC zoned properties. Specifically, County staff assumed that 25 percent of vacant LC and SC zoned acreage developed during the planning period would develop with multifamily uses. While these zones allow multifamily developments by right, these properties tended to develop as commercial uses during the planning period.
6. Sacramento County discontinued the Infill Technical Assistance Program early in the planning period due to lack of funding and staffing.

### **STRATEGY HE 2: REDUCTION OF CONSTRAINTS TO HOUSING PRODUCTION**

Elements of this strategy include:

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

Program accomplishments include:

- The County hosted three separate workshops with affordable housing developers, market rate developers, and the Building Industry Association during the planning period. County staff provided developers with information on the various incentive programs offered by the County and the developers provided staff with suggestions for improvement, some of which staff are implementing using funds from the Planning Grants Program.
- Sacramento County adopted the updated Zoning code in 2015. The updated Zoning Code includes the Special Development Permit entitlement to provide greater flexibility from the development standards. This resulted in the approval of housing project with reduced lots sizes or setbacks that may not have been approved through the variance process of the former Zoning Code.
- The County amended the County Code and Zoning Code related to the Community Planning Advisory Councils (CPACs) that make an advisory recommendation to the hearing body(s) for all discretionary planning entitlements. A key change was that CPACs must act on all housing projects in one meeting and can no longer continue those items. Furthermore, if the CPAC recommends denial, the item is not “elevated” to the next higher hearing authority (e.g. from Zoning Administrator to Planning Commission).
- In 2019, the County published an SB 35 Streamlining Eligibility Determination Application Form and an SB 35 Streamlining Information Sheet on its webpage to promote its use for expediting housing projects.
- The County is in the process of overhauling the Multifamily Design Guidelines Chapter to ensure that it contains objective design standards. The intent of these updates is to increase the certainty

of design review outcomes, make the document simple and user-friendly, and ensure consistency with State housing law, such as SB 35 (Wiener, 2017). Several multifamily development standards in the County's Zoning Code have been identified as potential constraints to housing development. The County is in the process of updating these standards to provide additional flexibility. The SB 2 Planning Grant Program is funding both of these efforts.

- The County waives development fees for very low-income units in residential developments in which at least 10 percent of the units are affordable to very low-income households. From 2013 through 2019, six affordable housing projects received the fee waiver.
- The County defers certain fees, such as roadway and transit fees and the Antelope Community Plan Area fees, for single- and multi-family residential developments. From 2013 through 2019, four affordable housing projects received the fee deferral.

### **STRATEGY HE 3: CONSERVATION AND REHABILITATION OF EXISTING HOUSING AND NEIGHBORHOODS**

Elements of this strategy include:

- 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 deteriorating and blighted neighborhoods. 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.

Program accomplishments include:

- From 2013 through 2019, 385 single-family homes were repaired and/or retrofitted through the Emergency Repair Program/Accessibility Modifications (ERP-A).
- From 2013 through 2019, SHRA financed five rehabilitation projects in the County including Olivewood Apartments, Ethan Terrace Apartments, Sutter Place, Crossroad Gardens, and Southwind Court Apartments, which resulted in 365 rehabilitated units.
- During the planning period, SHRA provided financing for the conversion of the Courtyard Inn Motel, a long-time problem property, into affordable housing. The project resulted in the creation of 92 new units for both low- and very low-income levels.
- The Sacramento County Code Enforcement Department's Rental Housing Inspection Program continues to serve as a model for other jurisdictions. During the planning period, the program fee increased, the registration process was migrated to be completely online and paperless, and the mobile application went live. Since these updates, Code Enforcement Officers have been able to conduct more fieldwork, double their inspections, and streamline property owner education.
- Sacramento County adopted the Countywide Design Review Guidelines in July 2015. The Design Review Administrator and an Administrative Design Review Advisory Committee review single-family projects or lot division requests, multi-family projects and mixed-use projects for Design Review conformance.

### **STRATEGY HE 4: IMPROVEMENT OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS GROUPS**

Elements of this strategy include:



- Provide housing choices appropriate for “special needs” populations, including people experiencing homelessness, farmworkers, female-headed households, persons with disabilities and seniors.
- Achieve no net loss of existing rental housing affordable to extremely low-income households and increase the number of affordable rental housing units.
- Ensure equal housing opportunities for all residents of Sacramento County.

Program accomplishments include:

- Per the Zoning Code, Homeless shelters are an allowed use by right in the GC and M-1 zones. In addition, the Zoning Code allows County funded shelters in any zoning district in the County. While the County continues to maintain an adequate supply of land for homeless shelters in the GC and M-1 zones, the County has shifted away from large shelters and toward a “scattered site shelter” model as a part of its Full Service Re-Housing Shelter (FSRS) Initiative. As of 2019, there are 15 of these sites located throughout the County, which provide 24-hour accommodations for up to a total of 75 individuals at a time and serve approximately 250 to 300 persons annually. As of September 2019, 137 households have exited from this program into permanent housing.
- From 2013 through 2019, the Shelter Plus Care Program, which provides supportive housing for disabled individuals and families, served between 562 and 641 families annually.
- During the planning period, the Mather Community Campus provided several housing programs for people experiencing homelessness including:
  - The Laverne Adolfo Program – This DHS funded program provides former foster youth with transitional housing and support services. From 2013 through 2019, the Laverne Adolfo Program served up to 145 adult and 47 children annually.
  - The Single Adult Program – This DHS funded program provides job training and transitional housing for adult singles experiencing homelessness. The Single Adult Program serves up to 180 single adults annually. In 2020, the County modified the program to focus on providing interim shelter and not job training.
  - The Family Transitional Housing Program - This DHS funded program provides transitional housing for families. This program also provides longer-term support for families in need of additional services to assist with securing stable housing. The program serves up to 25 families.
- From 2013 through 2019, the Winter Sanctuary Program provided 100 beds annually from November through March for those who were not able to receive assistance from other County programs. In 2020, the Collaborative Shelter Plan replaced the Winter Sanctuary Program. The objective of the Collaborative Shelter Plan is to improve housing outcomes for shelter participants through coordination between the County and the City of Sacramento.
- The Sacramento County Environmental Management Department annually inspects 21 farm labor camps to ensure safe and suitable living conditions for farm workers.
- The Zoning Code allows Farm Labor Camps that have up to 45 beds in group quarters or 16 single-family household units by right in all agricultural zoning districts, consistent with State law. In addition, County staff coordinated with the Sacramento County Environmental Management Department, the Sacramento County Agricultural Commissioner and several local farm labor contractors during the planning period to evaluate the housing needs of farm workers.
- The County partners with several service providers and jurisdictions to provide free Fair Housing services through the Renters Helpline, a regional resource that provides housing counseling and legal guidance for tenants.
- SHRA, on behalf of the Unincorporated County of Sacramento (which includes the small cities of Folsom, Isleton and Galt) and City of Sacramento, partnered with the cities of Woodland, Davis,

Rocklin, Roseville, West Sacramento, Citrus Heights, Rancho Cordova, Elk Grove and the Housing Authorities of Sacramento, Roseville/Rocklin and Yolo to conduct an Analysis of Impediments to Fair Housing Choice (AI). The regional AI was approved by the Board of Supervisors in October 2019.

Program shortcomings include

- The County displays Universal Design brochures at its building assistance centers; however, a more targeted educational outreach effort may be more effective in increasing the number of units built consistent with Universal Design standards.
- The County did not implement an outreach program to inform families within the County of housing and services available for persons with developmental disabilities due to a lack of staffing and expertise.
- One of the programs of the previous Housing Element called for the adoption of Design Guidelines and Siting Criteria specific to senior housing and care facilities. While the County adopted Design Guidelines in 2015, it did not adopt guidelines specific to senior housing. Rather, the Design Guidelines classify senior housing and care facilities as either multifamily or institutional uses in the Design Guidelines, depending on the level of care provided.

### **STRATEGY HE 5: PRESERVATION OF EXISTING AFFORDABLE HOUSING STOCK AND PROVISION OF AFFORDABLE HOUSING**

Elements of this strategy include:

- 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.
- Utilize mixed-use development to increase supply of housing stock.
- Ensure that services and amenities are located near low-income areas and existing and proposed multifamily housing.

Program accomplishments include:

- From 2013 through 2019, SHRA used gap funds to rehabilitate and preserve 267 affordable housing units that were at risk of conversion to market rate.
- From 2013 through 2019, SHRA provided gap funds for four affordable housing projects. These gap funds leveraged millions of dollars in conventional and tax credit financing and ultimately resulted in the construction of 326 new affordable housing units.

Program shortcomings include:

- County Staff advertised the County's Housing Incentive Program (HIP) online, at the building assistance centers, and during meetings with developers. However, despite efforts to market the program, only a few projects utilized HIP during the planning period.
- The Zoning Code includes three mixed-use zones. Currently no parcels in the County have a mixed use zoning designation; however, the NewBridge Specific Plan designates approximately 11 acres as mixed-use to accommodate high-density residential uses and non-residential uses in proximity to planning transit.

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

The objective of this strategy is to reduce home energy usage by increasing energy efficiency. Program accomplishments include:

- Sacramento Municipal Utility District (SMUD) officials continue to participate in the Project Review Committee process, which provides applicants with an early opportunity to identify project issues and opportunities for improvement.
- County staff continues to distribute flyers from SMUD regarding energy efficiency incentive programs at the building assistance centers. The County also provides this information on its webpage.

Program shortcomings include:

- In 2015 the County took action to allow for an open competitive market for third party Property Assessed Clean Energy (PACE) providers. PACE programs offer loans for home improvements that may improve energy efficiency; however, since approval of the County's PACE program, PACE providers across the country have been accused of predatory lending practices. State and Federal regulators have begun taking action to better regulate PACE providers and protect consumers. In addition to State and Federal regulations, the County can also play a vital role in ensuring consumer protection.

## **STRATEGY HE 7: PROMOTE THE HEALTH AND SAFETY OF RESIDENTS**

The objective of this strategy is to design, build, and maintain development in existing and new communities to promote the health, safety and livability of residents, employees, visitors and the community.

Program accomplishments include:

- The County continues to support walking, bicycling, and transit use in order to minimize auto dependency and improve air quality. During the planning period, SacDOT updated and consolidated the Bikeway Master Plan and the Pedestrian Master Plan into one Active Transportation Plan. In the Jackson Highway area, the County developed a comprehensive trails plan and it required each of the master plans to fund a comprehensive transit system.
- The County adopted the Phase 2 Environmental Justice Element in 2019. Staff transferred several Housing Element programs related to healthy food access and crime prevention through environmental design to the Environmental Justice Element. The Environmental Justice Element includes additional policies related to civil engagement, physical activity, public facilities, and safe and sanitary homes.
- The County adopted Design Review Guidelines that incorporated healthy communities and crime reduction measures in 2015. The County has gained national recognition from the Center for Active Design.

A program-by-program evaluation of the 2013-2021 Housing Element programs is located in Appendix B.

## CHAPTER 5: POPULATION, EMPLOYMENT AND HOUSEHOLD CHARACTERISTICS

Government Code Section 65583 (a)(1) requires the housing element to include an analysis of population and employment trends and Government Code Section 65583 (a)(2) requires the housing element to include an analysis of household characteristics.

The findings of this section include the following:

- (1) Between 2021 and 2029, the 65 and over age group is anticipated to grow from 244,680 to 314,560, or a 29 percent increase. Compared to other age groups, this group will experience the most growth within the planning period.
- (2) At the time of writing this element, the current employment data and vacancy rates in the County indicate a healthy economy and housing stock; however, the long-term impact of the COVID-19 pandemic on these rates is currently unknown.
- (3) According the Turner Center for Housing Innovation, 33,000 renter households (or 14 percent of all renter households) were impacted by a COVID-related job loss in Sacramento County (inclusive of the incorporated cities).
  - a. Of those impacted renter households, 56 percent already had incomes below 80 percent AMI and 47 percent were already rent burdened prior to the start of the pandemic. In addition, 70 percent of impacted renter households house at least one person of color.

### POPULATION CHARACTERISTICS

#### POPULATION TRENDS

Sacramento County is a member jurisdiction of the Sacramento Area Council of Governments (SACOG) that is comprised of 6 counties and 22 cities. Sacramento County's growth has been similar to the other counties in the SACOG region with the exception of Sutter County, which experienced a lower growth rate. Table 5 shows the population of Sacramento County as compared to the other counties in the SACOG region.

Table 5: Regional Population Trends (2010-2019)					
Jurisdiction	2010	2015	2019	% Change 2010-2015	% Change 2015-2019
El Dorado County	181,058	183,172	191,848	1.2%	4.7%
Placer County	348,432	371,326	396,691	6.6%	6.8%
Sacramento County	1,418,788	1,484,379	1,546,174	4.6%	4.2%
Sutter County	94,737	96,383	97,490	1.7%	1.1%
Yolo County	200,849	211,361	222,581	5.2%	5.3%
Yuba County	72,155	74,282	77,916	3.0%	4.9%

Table 6 shows the population of the incorporated cities within Sacramento County as well as the population of the unincorporated area. The Cities of Rancho Cordova and Elk Grove had the highest percentage growth between both 2010 and 2015 and 2015 and 2019. The City of Sacramento and the unincorporated County had the highest numerical population growth between 2015 and 2019. The population for the City of Sacramento increased by 24,869 and the population for the unincorporated County increased by 15,108.

The growth rates for the Cities of Elk Grove, Folsom, Galt, and Sacramento are much more modest than they were between 2000 and 2010. Between 2000 and 2010, the Cities of Elk Grove and Rancho Cordova incorporated and decreased the unincorporated County's population by about 16 percent.

Table 6: City and County Population Growth (2010-2019)					
Jurisdiction	2010	2015	2019	% Change 2010-2015	% Change 2015-2019
Citrus Heights	83,301	86,152	88,095	3.4%	2.3%
Elk Grove	153,015	164,369	174,025	7.4%	5.9%
Folsom	72,203	75,687	79,835	4.8%	5.5%
Galt	23,647	24,856	26,489	5.1%	6.6%
Isleton	804	826	871	2.7%	5.4%
Rancho Cordova	64,776	70,006	74,471	8.1%	6.4%
Sacramento City	466,488	483,303	508,172	3.6%	5.1%
Unincorporated Sacramento County	554,554	579,180	594,216	4.4%	2.6%
<b>Total</b>	<b>1,418,788</b>	<b>1,484,379</b>	<b>1,546,174</b>	<b>4.6%</b>	<b>4.2%</b>

Source: State of California, Department of Finance, E-5 Population Estimates for Cities, Counties, and the State, 2010-2019, Sacramento, California, May 2019.

## RACE AND ETHNICITY

Table 7 compares the ethnic and racial composition of the incorporated cities and the unincorporated County. The majority of the County is Non-Hispanic White (52.6 percent); however, there are significant populations of Hispanic (20.9 percent), Asian (11.3), and Black (8.3) residents. The County tends to be more racially and ethnically diverse than the Cities of Citrus Heights and Folsom but slightly less diverse than the Cities of Sacramento and Elk Grove. For more information on patterns of diversity and segregation, refer to the Fair Housing Chapter.

Table 7: City and County Race and Ethnicity

Jurisdiction	Non-Hispanic White	Hispanic	Black	Native American	Asian	Native Hawaiian and Other Pacific Is.	Other	Two or More Races
Citrus Heights	69.6%	18.9%	3.6%	0.3%	3.6%	0.1%	0.2%	3.6%
Elk Grove	34.8%	18.0%	10.9%	0.4%	28.0%	1.6%	0.1%	6.3%
Folsom	62.1%	11.8%	3.3%	0.4%	16.8%	0.4%	0.1%	4.9%
Galt	46.6%	43.4%	1.4%	0.0%	4.7%	0.0%	0.5%	3.3%
Isleton	48.2%	41.2%	2.6%	1.4%	1.9%	2.2%	0.0%	2.6%
Rancho Cordova	49.1%	21.6%	8.8%	0.3%	13.0%	0.8%	0.5%	5.8%
Sacramento	32.5%	28.7%	13.0%	0.3%	18.6%	1.7%	0.5%	4.7%
Unincorporated Sacramento County	52.6%	20.9%	8.3%	0.4%	11.3%	0.7%	0.5%	5.3%

Source: 2014-2018 ACS

## AGE OF THE POPULATION

Table 8 compares the population by age of the incorporated cities and the unincorporated County. The median age of the entire County is 36. Cities such as Folsom and Isleton have higher median ages, 41 and 49 respectively, and cities such as Sacramento and Rancho Cordova have slightly lower median ages.

Table 8: Population by Age

Jurisdiction	Under 5	5 to 19	20 to 34	35 to 44	45 to 64	65 and Over
Citrus Heights	5,296	14,759	20,026	10,801	22,148	14,031
Elk Grove	10,809	38,221	31,692	23,278	44,410	20,093
Folsom	4,309	15,651	11,864	11,746	23,464	9,973
Galt	1,614	6,156	5,069	3,166	6,553	3,117
Isleton	15	89	132	47	208	92
Rancho Cordova	5,014	14,041	17,328	10,246	16,999	8,428
Sacramento City	33,234	94,733	124,991	65,755	113,522	62,776
Unincorporated Sacramento County	39,065	94,733	123,420	72,693	150,677	83,697
<b>Total</b>	<b>99,356</b>	<b>298,225</b>	<b>334,522</b>	<b>197,732</b>	<b>377,981</b>	<b>202,207</b>

Source: 2014-2018 ACS

According to data from the Department of Finance shown in Table 9, the 65 and over age group will experience the most growth within the planning period compared to other age groups. Between 2021 and 2029, the 65 and over age group is anticipated to grow from 244,680 to 314,560, or a 29 percent increase. The 20 to 34 age group will increase by 7 percent, the 45 to 64 age group will increase by 4 percent and the other age groups will see a slight decrease.

Table 9: Age Projections, Entire County (2021-2029)				
	2021	2025	2029	2025 to 2029 Percent Change
<b>Under 5</b>	94,420	95,679	92,901	-1.6%
<b>5 to 19</b>	320,994	321,324	318,314	-0.8%
<b>20 to 34</b>	321,016	334,596	344,179	7.2%
<b>35 to 44</b>	216,872	214,579	215,040	-0.8%
<b>45 to 65</b>	384,436	391,194	401,136	4.3%
<b>65 and Over</b>	244,680	279,673	314,560	26.6%

Source: Projections Prepared by Demographic Research Unit, California Department of Finance, January 2020.

## EMPLOYMENT CHARACTERISTICS

Employment growth is one of the primary drivers of housing demand. Working-age individuals will often choose a place to live based on employment prospects in the local area. The rate of employment growth and the types of jobs created will determine how much housing will be needed by type and cost.

## EMPLOYMENT TRENDS

The educational services, and health care and social assistance industry has the largest percentage of the labor market in unincorporated Sacramento County followed by the retail industry and the professional, scientific, and management, and administrative and waste management services industry.

The COVID-19 pandemic has increased the unemployment rate of Sacramento County in the short term; however, the long term impacts on employment rate is not yet known at the time of writing this element.

Table 10: Employment by Industry, Unincorporated Sacramento County		
Industry Type	Number	Percent
<b>Educational services, and health care and social assistance</b>	53,833	21.6%
<b>Retail trade</b>	29,772	11.9%
<b>Professional, scientific, and management, and administrative and waste management services</b>	29,614	11.9%
<b>Arts, entertainment, and recreation, and accommodation and food services</b>	24,133	9.7%
<b>Public administration</b>	21,687	8.7%
<b>Construction</b>	18,425	7.4



<b>Finance and insurance, and real estate and rental and leasing</b>	18,159	7.3%
<b>Transportation, warehousing, and utilities</b>	14,189	5.7%
<b>Other services, except public administration</b>	13,900	5.6%
<b>Manufacturing</b>	12,165	4.9%
<b>Wholesale trade</b>	5,947	2.4%
<b>Information</b>	4,715	1.9%
<b>Agriculture, forestry, fishing and hunting, and mining</b>	2,743	1.1%
<b>TOTAL</b>	249,282	100%

Source: ACS DP-03 2013-2017

As shown in Table 11, the 2020 Economic Overview<sup>2</sup> for the entire County projects that the educational services, and health care and social assistance industry will be the fastest growing sector between 2020 and 2023. Construction and professional, scientific, and management, and administrative and waste management services are projected to be the next fastest growing sectors.

<b>Table 11: Average Annual Wages and Employment Growth by Industry, Entire County</b>				
<b>Industry Type</b>	<b>Current</b>		<b>Three-Year Forecast</b>	
	<b>Employment</b>	<b>Average Annual Wages</b>	<b>Employment Growth</b>	<b>Annual Percentage Growth</b>
<b>Educational services, and health care and social assistance</b>	167,971	\$58,374	7,832	1.5%
<b>Construction</b>	46,684	\$64,885	1,117	0.8%
<b>Professional, scientific, and management, and administrative and waste management services</b>	104,850	\$71,735	1,906	0.6%
<b>Finance and insurance, and real estate and rental and leasing</b>	35,411	\$76,950	445	0.4%
<b>Agriculture, forestry, fishing and hunting, and mining</b>	3,262	\$42,259	33	0.3%
<b>Transportation and warehousing, and utilities</b>	32,155	\$57,171	315	0.3%
<b>Arts, entertainment, and recreation, and</b>	71,014	\$24,236	408	0.2%

<sup>2</sup> JobsEQ®, a product of Chmura Economics & Analytics. Economic Overview Sacramento County, California. June 3, 2020. <http://www.chmuraecon.com/jobseq>.

<b>accommodation and food services</b>				
<b>Other services, except public administration</b>	29,721	\$40,215	47	0.1%
<b>Public administration</b>	110,995	\$92,352	-822	-0.2%
<b>Information</b>	9,033	\$75,529	-115	-0.4%
<b>Manufacturing</b>	22,266	\$70,684	-402	-0.6%
<b>Retail trade</b>	66,288	\$34,920	-715	-0.4%
<b>Wholesale trade</b>	17,658	\$67,554	-189	-0.4%

Source: JobsEQ, 2020 Economic Overview, Sacramento County

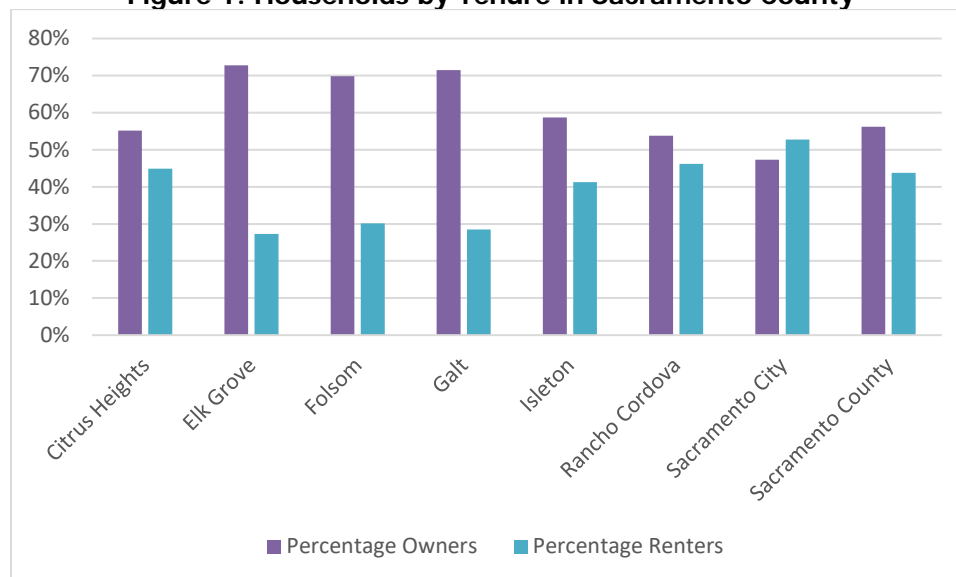
People in the lower income categories hold a wide variety of occupations in Sacramento County, such as food service, healthcare support, farming, and retail, to name a few. Those in the extremely low-income category are typically those on fixed incomes (through social security or disability) and are likely not in the workforce full time. The full impact of the COVID-19 pandemic on these occupations is unknown at the time of writing this element.

Table 12: Income Categories and Occupations		
Income Category	Percent of Median Income	Typical Occupations
Extremely Low-Income	30%	N/A (1)
Very Low-Income	50%	Food Preparation and Serving; Personal Care and Services; Farming, Fishing, and Forestry
Low-Income	80%	Sales and Related; Healthcare Support; Office and Administrative Support
Moderate-Income	120%	Education, Training, and Library; Community and Social Service; Installation, Maintenance, and Repair
<ul style="list-style-type: none"> <li>Households in the Extremely Low-Income Category are typically those on fixed incomes (e.g., social security, disability).</li> </ul>		

Source: JobsEQ®, a product of Chmura Economics & Analytics. Economic Overview Sacramento County, California. June 3, 2020. <http://www.chmuraecon.com/jobseq>.

## HOUSEHOLD CHARACTERISTICS

According to 2013-2017 ACS data, the unincorporated County has an almost even split of renters and homeowners. Of the total households in Sacramento County, approximately 56 percent are homeowners and 44 percent are renters.

**Figure 1: Households by Tenure in Sacramento County**

Source: ACS 2013-2017 Table B25003

## COVID-19 PANDEMIC

The Turner Center for Housing Innovation published analysis on the impacts of COVID-19 on California's Vulnerable Renters.<sup>3</sup> The analysis found that nearly 1 million renter households in California have experienced a COVID-19 related job loss. Statewide, the majority of impacted renter households live in single-family rentals, which the statewide rent stabilization and just-cause eviction protections do not cover. According to the Turner Center, approximately 33,000 renter households (or 14 percent of all renter households) were impacted by a COVID-related job loss in Sacramento County. In fact, the Turner Center included Sacramento County in a list of just 10 counties that account for three-quarters of the impacted renter households statewide. This income loss acutely impacts both low-income households, which were already cost-burdened and precariously housed prior to the pandemic, and people of color. In Sacramento County, 56 percent of impacted renter households already had incomes below 80 percent AMI and 47 percent were already rent burdened prior to the start of the pandemic. In Sacramento County, 70 percent of impacted renter households house at least one person of color.

The Housing Action Plan chapter includes an implementation program that requires the County to study and consider adopting tenant protections beyond state protections to support at-risk households.

## HOUSING OCCUPANCY

Generally, a 5 to 6 percent vacancy rate for rental units and a 2 percent vacancy rate in units available for owner-occupancy are considered optimal to keep prices down and to ensure that units are available to new and relocating residents. According to 2013-2017 ACS data, Sacramento County falls within those acceptable vacancy rates. The full impact of the COVID-19 pandemic on the vacancy rates is unknown at the time of writing this element.

Table 13: Vacancy Rates in Sacramento County	
	Vacancy Rate

3 Elizabeth Kneebone and Carolina Reid, "COVID-19 and California's Vulnerable Renters", Turner Center for Housing Innovation, UC Berkeley, August 2, 2020.

	<b>Total</b>	<b>Homeowner</b>	<b>Rental</b>
<b>Citrus Heights</b>	4.1%	1.2%	2.4%
<b>Elk Grove</b>	3.4%	0.6%	1.7%
<b>Folsom</b>	2.8%	0.8%	2.3%
<b>Galt</b>	4.2%	1.0%	2.5%
<b>Isleton</b>	26.4%	3.4%	17.6%
<b>Rancho Cordova</b>	4.3%	0.7%	3.9%
<b>Sacramento city</b>	6.8%	1.2%	4.4%
<b>Unincorporated Sacramento County</b>	6.2%	1.7%	5.2%
<b>Total</b>	<b>5.7%</b>	<b>1.3%</b>	<b>4.3%</b>

Source: ACS 2013-2017 Tables B25002 and B25004

## HOUSING STOCK CONDITIONS

The overwhelming majority of housing in the unincorporated area of Sacramento County was constructed after World War II. Before that time, only small numbers of residents lived outside the cities of Sacramento, Galt, Folsom, and Isleton in rural communities and agricultural areas. Beginning in the 1940s, rapid suburbanization of Sacramento County resulted in the construction of more than 220,000 dwelling units.

Table 14 shows the number and percentage of dwelling units by year constructed. In unincorporated Sacramento County, approximately 133,000 units are more than 40 years old and are the most at risk of becoming substandard. Approximately, another 40,000 units are more than 30 years old and may show signs of deterioration.

<b>Table 14: Age of Housing Units in Unincorporated Sacramento County</b>		
<b>Year Structure Built</b>	<b>Number</b>	<b>Percent</b>
2014 or later	562	0.3%
2010 to 2013	1,782	0.8%
2000 to 2009	18,341	8.4%
1990 to 1999	25,632	11.7%
1980 to 1989	39,785	18.2%
1970 to 1979	52,088	23.8%
1960 to 1969	33,239	15.2%
1950 to 1959	36,420	16.6%
1940 to 1949	7,090	3.2%
1939 or earlier	4,172	1.9%

Source: ACS 2013-2017 Table DP04

The Office of Planning and Environmental conducted a detailed windshield survey during the summer of 2009. The survey was conducted in census tracts that had a large number of older homes and a large percentage of households with below average incomes. The census tracts were located in North Highlands on the east and west sides of the McClellan Business Park, central and northwest Arden-Arcade, South

Sacramento between Stockton Boulevard and Highway 99, and the Delta community. These areas coincide with the North Highlands, West Arden Arcade, and South Sacramento Environmental Justice Communities identified in the Environmental Justice Element.

Three structural components of each residence were inspected: siding/stucco, roofing, and windows. The more deteriorated the structural component, the higher the score that was assigned. The scores for the three components were then combined to determine the overall score for the residence. Table 15 describes the housing condition categories and the number and percentage of inspected residential units that fell in each category.

Table 15: 2009 Housing Condition Survey				
Total Rating	Condition	Definition of Condition	# of Residential Parcels	% of Residential Parcels
5 or less	Sound	A unit that appears new or well maintained and structurally intact. There should be straight roof lines. Siding, windows, and doors should be in good repair with good exterior paint condition.	1,846	90.6%
6 to 10	Minor	A unit that shows signs of deferred maintenance, or which needs only one major component, such as a roof.	128	6.3%
11 to 20	Moderate	A unit in need of replacement of one or more major components and other repairs, such as roof replacement, painting, and window repairs.	52	2.6%
21 to 30	Substantial	A unit that requires replacement of several major systems and possibly other repairs (e.g. roof structure replacement and re-roofing, as well as painting and window replacement).	11	0.5%
31 and over	Dilapidated	A unit suffering from excessive neglect, where the building appears structurally unsound and maintenance is nonexistent, not fit for human habitation in its current condition.	0	0%

Results of the survey showed that the housing conditions in the selected communities were generally sound. Of the 2,037 total survey sites, only 191 (less than 10 percent) were rated other than “Sound”. Of the 191 residences, 128 were rated as “Minor”, 52 were rated as “Moderate” and only 11 were rated as “Substantial”. No residences were rated at “Dilapidated”. Four census tracts had a significantly higher percentage of dwelling units not rated as “Sound” than the average for all census tracts surveyed. These are listed in the following table.

Table 16: 2009 Housing Condition Survey – Census Tracts						
Census Tract and Community	Sample Size	Sound	Minor	Moderate	Substantial	% Not Sound
4401 – South Sacramento	177	145	20	11	1	18.0%

7404 – North Highlands	161	128	19	9	5	20.5%
9605, 9700 – Delta (1)	79	62	4	9	4	21.5%
<b>Total for All Units Surveyed</b>	<b>2037</b>	<b>1846</b>	<b>128</b>	<b>52</b>	<b>11</b>	<b>9.4%</b>
<ul style="list-style-type: none"> <li>Most surveyed parcels were in the towns of Walnut Grove and Locke.</li> </ul>						

The survey concluded that the overall housing condition that existed in the selected areas did not show pervasive signs of distress. However, there were portions of these areas that may need assistance to prevent hazards from developing.

As a part of its Rental Housing Inspection Program (RHIP), Code Enforcement inspected 12,745 dwelling units (including initial inspections and re-inspections) in 2019 and of those units, 5,282 were in violation. By the end of 2019, 7,373 units were in compliance and 5,372 were still in violation.

Based on 2019 inspection data, we can assume that housing conditions did not change dramatically between 2009, the year that the County published the Housing Condition Study, and 2019. However, inspections halted in 2020 due to the COVID-19 pandemic. While Code Enforcement does not have data from 2020, there is anecdotal evidence that suggests that housing conditions may have declined. Renter complaints have increased throughout the course of the pandemic and Supervising Code Enforcement Officers expect that some property owners have used the pandemic as an excuse to delay necessary improvements. Supervising Code Enforcement Officers estimate that the pandemic has resulted in a backlog of 5 year's worth of inspections given current RHIP staffing levels and the diversion of staff resources to support Covid-related activities. To address the backlog and ensure the health and safety of renters in the years to come, the County must increase or, at least, maintain RHIP staff levels.

## CHAPTER 6: HOUSING NEEDS ASSESSMENT

State statute identifies six special needs groups because a significant portion of their monthly incomes are devoted to housing costs and they can unfortunately be subject to discriminatory practices when looking for housing. These groups include seniors, large households, female-headed households, people with disabilities, farmworkers, and people experiencing homelessness. Sacramento County added immigrants and refugees to this list due to the acute housing needs of this group as identified during focus group meetings. This chapter summarizes and quantifies the County's existing and future housing needs and assesses the special needs of each of the seven special needs groups.

The findings of this chapter include the following:

- As the region's economy has continued to recover from the recession, home values and rents have increased throughout the County. In 2020, home prices increased to levels as high as those the County experienced during the peak of the previous decade's housing boom.
- A significant portion of all low-income owners and renters (60 and 73 percent, respectively) are overpaying, or paying more than 30 percent of their income, for housing. A large number of low-income owners and renters (33 and 42 percent, respectively) are severely overpaying, or paying more than 50 percent of their income. This is especially true for extremely low-income households, of which 62 percent of owners and 74 percent of renters are severely overpaying.
- Per the Sacramento Area Council of Governments (SACOG) Regional Housing Needs Plan, the County will need to plan for 21,272 new units between 2021 and 2029. Of these new units, 2,233 should be affordable to extremely low-income households, 2,233 should be affordable to very low-income households, 2,692 should be affordable to low-income households, and 4,186 should be affordable to moderate-income households. The remaining 9,928 units may be affordable to above moderate-income households.
- According to 2018 data from California Employment Development Department, the hourly median wage for a farm worker in the Sacramento—Roseville—Arden-Arcade Metropolitan Statistical Area falls within the very low- and extremely low-income categories.
- According to the 2019 Point-in-Time Homeless Count, 5,570 individual were experiencing homelessness on the night of the count and 3,900 of those individuals were unsheltered. Of those unsheltered individuals, 18 percent were located in unincorporated Sacramento County.
- According to the 2013-2017 American Community Survey, there are 38,824 people with a disability between the ages of 18 and 64 in Sacramento County and 15,881 of these people experience difficulty with independent living. According to California Department of Developmental Services (DDS) data, there are approximately 7,700 people with developmental disabilities who are served by DDS in unincorporated Sacramento County.
- According to the 2015-2019 American Community Survey, approximately 20.9 percent of Sacramento County's population (including the incorporated cities) is foreign born. According to interviews with service providers, the primary housing barriers that immigrants and refugees face in the County are rental requirements, a lack of units with three or more bedrooms for large families, a lack of naturally occurring affordable housing, and a lack of language accessibility.

### EXISTING HOUSING NEEDS

#### HOUSING COSTS

##### Home Prices

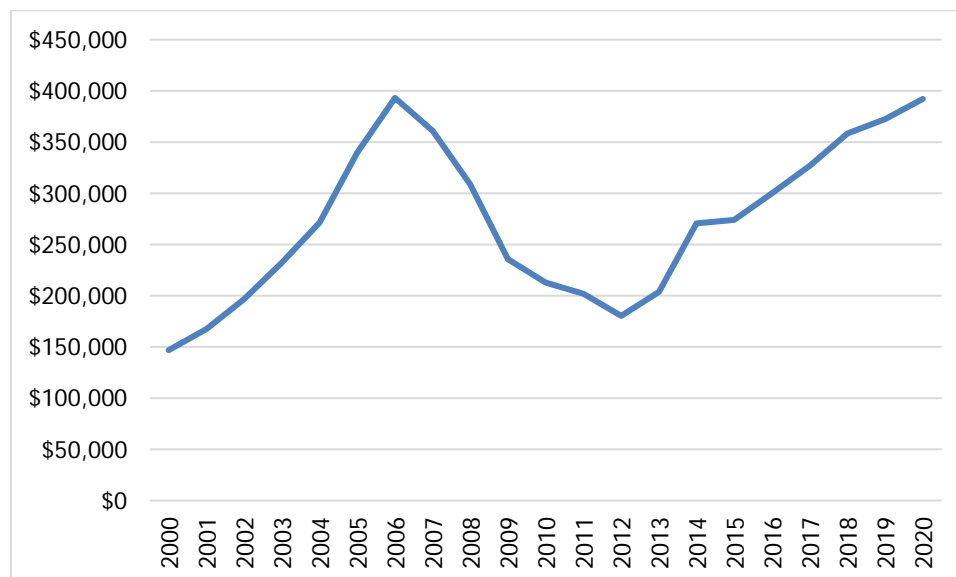
The housing boom of the previous decade reached its peak in 2006 and prices began to decline when the economy slowed down and the mortgage crises started to affect the housing market. This decline



accelerated when the Sacramento region's economy fell into a recession and foreclosures became common. Between 2006 and 2012, median home prices in Sacramento County declined from \$393,119 to \$180,192, which is below 2002 levels, according to the Zillow Home Value Index (ZHVI).

Since that time, the Sacramento region's economy has recovered and in 2020, housing values have risen again to about as high as they were in 2006. Figure 2 below shows ZHVI data for Sacramento County, including the incorporated cities, from 2000 through 2020.

**Figure 2: Zillow Home Value Index for Sacramento County (Including Cities)**



Source: Zillow Home Value Index

Table 17 below shows the increase in homes values between 2015 and 2020 in unincorporated Sacramento County zip codes. The percent increases between 2015 and 2020 widely vary by zip code and range from a low of 28.9 percent in Wilton to 67.8 percent in South Sacramento.

<b>Zip Code</b>	<b>Community/Census Designated Place</b>	<b>ZHVI 2015</b>	<b>ZHVI 2020</b>	<b>Percent Change</b>
95843	Antelope	\$262,669	\$373,736	42.3%
95821	Arden Arcade	\$260,134	\$375,395	44.3%
95825	Arden Arcade	\$219,973	\$325,518	48.0%
95864	Arden Arcade	\$440,254	\$589,762	34.0%
95608	Carmichael	\$317,704	\$429,260	35.1%
95832	Delta	\$186,847	\$288,420	54.4%
95626	Elverta	\$237,630	\$365,090	53.6%
95628	Fair Oaks	\$345,522	\$463,319	34.1%
95828	Florin	\$210,919	\$324,311	53.8%
95655	Mather	\$309,433	\$432,097	39.6%
95833	Natomas	\$220,494	\$328,340	48.9%
95834	Natomas*	\$287,832	\$406,460	41.2%

95660	North Highlands	\$171,170	\$279,299	63.2%
95662	Orangevale	\$301,466	\$413,482	37.2%
95673	Rio Linda	\$208,719	\$322,744	54.6%
95683	Sloughhouse	\$425,628	\$559,446	31.4%
95820	South Sacramento*	\$177,497	\$297,148	67.4%
95823	South Sacramento*	\$192,188	\$300,363	56.3%
95824	South Sacramento	\$155,488	\$260,972	67.8%
95829	Vineyard	\$316,600	\$435,518	37.6%
95693	Wilton	\$542,918	\$699,848	28.9%
*Only a small portion of this zip code is in the unincorporated County.				

Source: Zillow Home Value Index

### Rental Housing Stock

Similar to home values, rental costs also increased between 2015 and 2020 in Sacramento County according to Zillow Rent Index data. The percentage increases in rents tended to be smaller and to vary less widely than the percentage increases in home values. The percent increases range from a low of 21.2 percent in Antelope to a high of 33.8 percent in South Sacramento.

Table 18: Zillow Rent Index by Zip Code				
Zip Code	Community/Census Designated Place	ZRI 2015	ZRI 2020	Percent Change
95843	Antelope	\$1,360	\$1,648	21.2%
95821	Arden Arcade	\$1,340	\$1,730	29.1%
95825	Arden Arcade	\$1,306	\$1,697	29.9%
95864	Arden Arcade	\$1,742	\$2,249	29.1%
95608	Carmichael	\$1,450	\$1,830	26.2%
95832	Delta	\$1,323	\$1,636	23.7%
95626	Elverta	\$1,496	\$1,875	25.3%
95628	Fair Oaks	\$1,505	\$1,842	22.4%
95828	Florin	\$1,305	\$1,632	25.1%
95655	Mather	\$1,402	-	-
95833	Natomas	\$1,337	\$1,706	27.6%
95834	Natomas*	\$1,383	\$1,845	33.4%
95660	North Highlands	\$1,223	\$1,601	30.9%
95662	Orangevale	\$1,504	\$1,893	25.9%
95673	Rio Linda	\$1,448	\$1,789	23.5%
95683	Sloughhouse	\$1,640	\$2,009	22.5%
95820	South Sacramento*	\$1,257	\$1,680	33.7%
95823	South Sacramento*	\$1,252	\$1,675	33.8%
95824	South Sacramento	\$1,208	\$1,609	33.2%
95829	Vineyard	\$1,521	\$1,853	21.8%

95693	Wilton	\$1,569	\$2,010	28.1%
*Only a small portion of this zip code is in the unincorporated County.				

Source: Zillow Rent Index

### Housing Affordability

The following table shows the affordability of housing in Sacramento County in relation to income. In January 2020, the median home sales price in Sacramento County (including the cities) was \$366,700. According to HCD's 2020 Income Limits, this home price would only be affordable for moderate- and above moderate-income households of four people. For an extremely low-income household of four, the difference between the median home sales price and an affordable price was \$255,669. For a very-low income household of four, the difference was \$181,720. For a low-income household of four, the difference was \$70,698. Figure 3 displays the difference between the median home price and the home price that an extremely low-, very low-, or low-income household of four could afford.

In January 2020, the median rent in Sacramento County (including the cities) was \$1,913, according to Zillow Rent Index data. This rent amount would be affordable to the low-, moderate-, and above moderate-income households of four; however, it would not be affordable to an extremely low-, or very low-income household. For an extremely low-income household of four, the difference between the median rent and an affordable rent was \$1,265. For a very-low income household of four, the difference was \$834. For a low-income household of four, the difference was \$187. Figure 4 displays the gap between the median rent and the rent that an extremely low-, or very low-income household of four could afford.

Table 19: Affordability of Housing in Relation to Income					
Income Group	Income Estimate (Family of Four) <sup>1</sup>	Affordable Monthly Rent <sup>2</sup>	Median Rent <sup>3</sup>	Affordable Purchase Price <sup>2</sup>	Median Home Sales Price <sup>4</sup>
Extremely Low	\$25,900	\$648	\$1,913	\$111,031	\$366,700
Very Low	\$43,150	\$1,079		\$184,980	
Low	\$69,050	\$1,726		\$296,011	
Moderate	\$103,550	\$3,020		\$559,405	

Source: <sup>1</sup>HCD, State Income Limits for 2020.

<sup>2</sup>Ascent 2020.

<sup>3</sup> Zillow Rent Index 2020

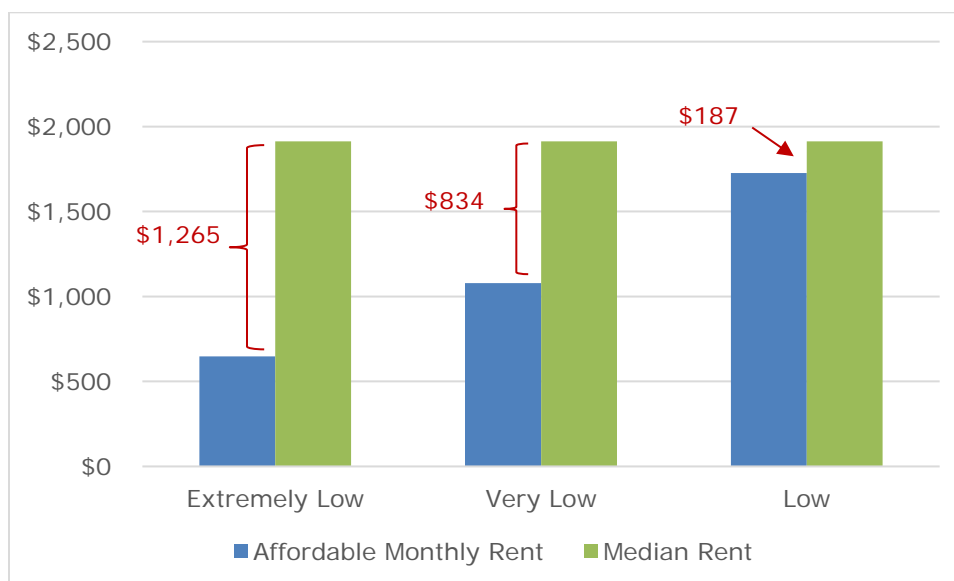
<sup>4</sup> Zillow Home Value Index 2020

**Figure 3: Home Value Affordability Gap**



Source: HCD, State Income Limits for 2020; Ascent 2020; Zillow Home Value Index 2020.

**Figure 4: Rent Affordability Gap**



Source: HCD, State Income Limits for 2020; Ascent 2020; Zillow Rent Index 2020.

## OVERPAYMENT

The current standard of housing affordability indicates that households spending 30 percent or more of their gross income on housing are “cost burdened”. Severe overpayment occurs when households spend 50 percent or more of their gross income on housing. The impact of high housing costs disproportionately affect extremely low-, very low-, and low-income households.

### Overpayment (More than 30 Percent of Income)

As shown in Table 20 below, 73.3 percent of all low-income household renters (including low-, very low-, and extremely low-income) are overpaying for housing expenses. The percent of all low-income household

owners overpaying for housing expenses is also high, at 59.9 percent. Overpayment by extremely low-income households is even higher with 84 percent of extremely low-income renter households and 74.3 percent of extremely low-income owner households paying more than 30 percent of their income on housing.

Table 20: Overpayment by Income and Tenure (Paying More Than 30% of Income on Housing)				
Income Category	Owners Overpaying / Total Owners	Percent Owners Overpaying	Renters Overpaying / Total Renters	Percent Renters Overpaying
All Low Income Levels (0-80% AMI)	21,478 / 36,125	59.5%	45,422 / 61,930	73.3%
Extremely Low (0-30% AMI)	5,922 / 7,975	74.3%	21,556 / 25,670	84.0%

Source: 2011-2015 CHAS Data Sets: [https://www.huduser.gov/portal/datasets/cp.html#2011-2015\\_data](https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data)

### Severe Overpayment (More than 50 Percent of Income)

Table 21 below shows that severe overpayment rates are much higher for the extremely low-income households than that of all low-income households for both owners and renters. In particular, 74.2 percent of all renters in the extremely low-income category are severely overpaying for housing expenses.

Table 21: Severe Overpayment by Income and Tenure (Paying More than 50% of Income on Housing)				
Income Category	Owners Overpaying / Total Owners	Percent of Total Owner Households	Renters Overpaying / Total Renters	Percent of Total Renter Households
All Low Income Levels (0-18% AMI)	11,866 / 36,125	32.8%	25,710 / 61,930	41.5%
Extremely Low (0-30% AMI)	4,951 / 7,975	62.1%	19,035 / 25,670	74.2%

Source: 2011-2015 CHAS Data Sets: [https://www.huduser.gov/portal/datasets/cp.html#2011-2015\\_data](https://www.huduser.gov/portal/datasets/cp.html#2011-2015_data)

## OVERCROWDING

Overcrowding is a metric of the ability of the existing housing stock to accommodate residents adequately. Overcrowding can result when high housing costs relative to income force too many individuals or families to share housing. Overcrowding can also accelerate deterioration of the housing stock. The U.S. Census defines an overcrowded unit as one occupied by more than 1.0 person per room (excluding bathrooms and kitchens). Units with more than 1.5 persons per room are considered severely overcrowded.

The overcrowding situation has increased slightly since the 2005-2009 American Community Survey data. The percentage of rental units that were overcrowded increased from 7.4 percent to 8.6 percent and the percentage of owner-occupied units that were overcrowded increased from 2.3 percent to 2.5 percent.

While these numbers represent a small increase, they are still not as high as the overcrowding rates reflected in the 2000 Census data and before the recession. According to the 2000 Census data, the percentage of rental units that were overcrowded was 13.9 percent and the percentage of owner-occupied units that were overcrowded was 3.7 percent.

Table 22: Overcrowded by Tenure				
	Owners		Renters	
Occupants Per Room	Number of Owner Units	Percent of Total Owner Units	Number of Renter Units	Percent of Total Renter Units
1.01 to 1.50	2,181	1.9%	5,481	6.1%
1.51 to 2.00	564	0.5%	1,793	2.0%
2.01 or more	184	0.2%	459	0.5%
<b>Total</b>	<b>2,929</b>	<b>2.5%</b>	<b>7,733</b>	<b>8.6%</b>

Source: ACS 2013-2017 Table B25014

Sacramento County adopted the Environmental Justice Element of the General Plan on December 17, 2019. The Environmental Justice Element identified four Environmental Justice Communities (EJ Communities), including North Highlands, North Vineyard, South Sacramento, and West Arden Arcade. The Environmental Justice Element found that there is a higher percentage of overcrowded homes in EJ Communities than in non-EJ areas. The Environmental Justice Element includes Policy EJ-31 and several implementation measures which require that County staff analyze the presence of overcrowding in EJ Communities and the causes of that overcrowding and collaborate with refugee and immigrant advocates as a part of the 2021-2029 Housing Element. The refugee and immigrant group is discussed in more detail in the Special Needs Group section below.

Table 23 below displays the percentage of owner and renter units which are overcrowded in EJ Communities. In the South Sacramento EJ Community, the percentage of both owner and renter units which are overcrowded is higher than in the County as a whole.

Table 23: Overcrowded by Tenure in EJ Communities				
North Highlands EJ Community				
Occupants Per Room	Number of Owner Units	Percent of Total Owner Units	Number of Renter Units	Percent of Total Renter Units
1.01 to 1.50	212	2.1%	897	6.6%
1.51 to 2.00	162	1.6%	341	2.5%
2.01 or more	43	0.4%	55	0.4%
<b>Total</b>	<b>417</b>	<b>4.0%</b>	<b>1,293</b>	<b>9.5%</b>
North Vineyard EJ Community				
Occupants Per Room	Number of Owner Units	Percent of Total Owner Units	Number of Renter Units	Percent of Total Renter Units

1.01 to 1.50	53	5.5%	20	4.8
1.51 to 2.00	0	0.0%	11	2.6
2.01 or more	0	0.0%	0	0.0
<b>Total</b>	<b>53</b>	<b>5.5%</b>	<b>31</b>	<b>7.4</b>
<b>South Sacramento EJ Community</b>				
<b>Occupants Per Room</b>	<b>Number of Owner Units</b>	<b>Percent of Total Owner Units</b>	<b>Number of Renter Units</b>	<b>Percent of Total Renter Units</b>
1.01 to 1.50	921	6.8%	1,579	10.1%
1.51 to 2.00	182	1.3%	480	3.1%
2.01 or more	66	0.5%	133	0.9%
<b>Total</b>	<b>1,169</b>	<b>8.7%</b>	<b>2,192</b>	<b>14.1%</b>
<b>West Arden Arcade EJ Community</b>				
<b>Occupants Per Room</b>	<b>Number of Owner Units</b>	<b>Percent of Total Owner Units</b>	<b>Number of Renter Units</b>	<b>Percent of Total Renter Units</b>
1.01 to 1.50	58	1.2%	855	6.1%
1.51 to 2.00	0	0.0%	389	2.8%
2.01 or more	0	0.0%	116	0.8%
<b>Total</b>	<b>58</b>	<b>1.2%</b>	<b>1,360</b>	<b>9.8%</b>
Note – some census tracts include area within and outside of EJ Community boundaries. Only those census tracts with a majority of its area inside the South Sacramento and West Arden Arcade EJ Communities were included.				

Source: ACS 2013-2017 Table B25014

## PROJECTED HOUSING NEEDS

California Government Code Section 65584 requires that each city and county plan to accommodate a fair share of the region's housing construction needs. In urban areas, state law provides for councils of governments to prepare regional housing needs plans that assign a share of a region's housing construction need to each city and county. In the six-county greater Sacramento region (comprising the counties of Sacramento, Placer, El Dorado, Yolo, Sutter, and Yuba), the Sacramento Area Council of Governments (SACOG) is the entity authorized under state law to determine the future housing needs for the region. SACOG adopted the Regional Housing Needs Plan (RHNP) on March 19, 2020.

SACOG's methodology for distributing the regional housing need among jurisdictions is based on regional population and housing forecasts developed for its Metropolitan Transportation Plan/Sustainable Communities Strategy (MTP/SCS). Housing Element Law requires SACOG to create a methodology that furthers the following objectives:

- Increasing Housing Supply and Mix of Housing Types
- Promote Infill, Equity, and Environment
- Jobs Housing Balance
- Regional Income Parity
- Affirmatively Furthering Fair Housing



SACOG's allocation methodology assigns each jurisdiction's total RHNA by multiplying the Regional Determination by the proportion of the region's growth assumed in the MTP/SCS between 2016 and 2035. SACOG then applies adjustment factors to further the objectives listed above and to assign the distribution of lower-income units to each jurisdiction. These adjustment factors include regional income parity, affirmatively furthering fair housing, and jobs/housing fit.

**Regional Income Parity.** The intent of this factor is to push all jurisdictions in the region to have the same proportion of low-income households as the regional average by 2060.

**Affirmatively Furthering Fair Housing.** The intent of this factor is to open up high opportunity areas to all income levels by encouraging jurisdictions with large proportions of homes in high opportunity areas to zone for more affordable housing types.

**Jobs/Housing Fit.** The intent of this factor is to house more low-wage workers near their jobs by encouraging jurisdictions with high ratios of low-wage workers to affordable housing units to zone for more affordable housing.

Each jurisdiction must use the numbers allocated under the RHNA to identify measures that are consistent with these new construction goals. While the jurisdiction must show how it will provide adequate sites for construction of the required units, it is not obligated to build any of the units itself or finance their construction. It is important to note that neither SACOG nor HCD mandates construction but rather the provision of realistic opportunities.

According to the 2021-2029 SACOG RHNA, the unincorporated area of Sacramento County has a total housing construction need of 21,272 units. Table 24 shows the unincorporated area of Sacramento County's 2021–2029 planning period allocation.

Table 24: Regional Housing Needs Allocation for Unincorporated Sacramento County (2021-2029)		
Income Level	Total Need	Annual Need
Extremely Low Income	2,233	279
Very Low Income	2,233	279
Low Income	2,692	337
Moderate Income	4,186	523
Above Moderate Income	9,928	1,241
<b>Total</b>	<b>21,272</b>	<b>2,659</b>

Source: SACOG

## SPECIAL NEEDS GROUPS

### EXTREMELY LOW INCOME HOUSEHOLDS

The extremely low-income (ELI) group includes households with incomes of 30 percent or less of the area median income. According to 2012-2016 CHAS data sets, there are approximately 33,645 ELI households in unincorporated Sacramento County, or 16.5 percent of the unincorporated County's total households. Of these ELI households, approximately 24 percent are owners and 76 percent are renters. SACOG has projected that unincorporated Sacramento County needs an additional 2,233 units for ELI households during the 2021-2029 planning period (assuming that 50 percent of projected very low-income households qualify as ELI).

Approximately 11 percent of ELI renter households pay more than 30 percent of their household income on housing and 73 percent of ELI renter households pay more than 50 percent. In 2019, the upper threshold of the ELI income category for a family of four was an annual income of \$25,750.<sup>4</sup>

The Housing Action Plan chapter includes several programs to address the housing needs of ELI households, including the Housing Choice Voucher program and well as those programs related to homelessness. The Housing Action Plan chapter also includes a program to 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. These housing types may assist ELI households in particular.

## FARMWORKERS

In Sacramento County, the majority of farmworkers work in the southern portion of the County near the Sacramento-San Joaquin Delta and the City of Galt. Farmworkers are grouped into two categories: migrant and settled farmworkers. Migrant farmworkers travel from one geographic location to another, depending on where and when farm work is available. Settled farmworkers usually live in rental housing or single-family housing in the community in which they work or in housing on a site provided by the farmer.

The Sacramento County Environmental Management Department (EMD) inspects facilities that house five or more agricultural workers in compliance with the State Employee Housing Act. Table 25 provides information on the number and capacity of farm labor camps in unincorporated Sacramento County according to EMD.

<b>Table 25: Unincorporated Sacramento County Farm Employee Housing Facilities</b>		
<b>Year</b>	<b>Number of Active Facilities</b>	<b>Total Employees Housed</b>
2010	21	767
2011	21	680
2012	23	751
2013	23	725
2014	23	695
2015	22	697
2016	21	684
2017	22	671
2018	23	720

Source: Sacramento County Environmental Management Department

The California Employment Development Department (EDD) estimates that the number of agricultural workers will increase slightly from 5,440 in 2016 to 5,670 in 2026<sup>5</sup>. According to EDD data, the hourly median wage for a farm worker in the Sacramento—Roseville—Arden-Arcade Metropolitan Statistical Area (MSA) as of 2018 is between \$11.56 and \$11.71 or between \$24,062 and \$24,357 annually. A household of one earning \$24,000 a year would be in the very low-income category and a household of four earning \$24,000 a year would be in the extremely low-income category based on 2018 income limits set by the U.S. Department of Housing and Urban Development.

<sup>4</sup>California Department of Housing and Community Development. 2019 HCD State Income Limits. May 6, 2019.

<https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2019.pdf>

<sup>5</sup> State of California Employment Development Department, Labor Market Information Division. *2016-2026 Occupational Employment Projections*. Sacramento--Roseville--Arden-Arcade Metropolitan Statistical Area. May 2019. <https://www.labormarketinfo.edd.ca.gov/data/employment-projections.html>

The Constraints Analysis chapter includes a detailed discussion of Zoning Code requirements for farmworker housing. The Housing Action Plan chapter includes a program to amend the Zoning Code to allow Farmworker Housing by-right in all Zoning Districts where Agriculture is a primary use. The Housing Action Plan chapter also includes programs related to the annual inspection of farm labor camps and periodic review of housing needs for farm workers.

## LARGE HOUSEHOLDS

The California Department of Housing and Community Development defines large households as households having five or more persons. Large households have special needs relating to household size and income as they oftentimes require three or more bedrooms to avoid overcrowding.

The number of large households have not changed significantly from the numbers reported in the 2010 Census. According to the 2010 Census, the number of large families was 26,811, or 13 percent of all households. According to 2013-2017 ACS data, the unincorporated area of Sacramento County has a total of 27,887 large families, or 12 percent of all households.

Table 26: Large Households by Tenure			
	Owners	Renters	Total
Large Households 5+ persons	14,287	13,600	27,887

Source: ACS 2013-2017 Table B25009

According to ACS 2013-2017 data, about half of large households (51.2 percent) own their home and a little less than half rent (48.8 percent). Large households who rent are most likely to experience problems of overpayment and overcrowding because renter households are more likely than homeowners to have low incomes, and there are fewer rental housing units with three or more bedrooms to meet the space needs of large households.

## FEMALE-HEADED HOUSEHOLDS

According to the 2013-2017 American Community Survey, there are 35,602 female-headed households in unincorporated Sacramento County. This total includes 22,239 female-headed households with children which is 14.2 percent of all households. Approximately 29 percent of all female-headed households are under the poverty level compared to just 14 percent of all families.

Table 27: Female Headed Households		
Householder Type	Number	Percent
Female Heads with Children	22,239	14.2%
Female Heads without Children	13,363	8.5%
Total Householders	156,666	100%
Female Headed Householders Under the Poverty Level	10,478	6.7%
Total Families Under the Poverty Level	21,667	13.8%

Source: ACS 2013-2017 Table B17012

## PEOPLE EXPERIENCING HOMELESSNESS

Every two years in January Sacramento County and the incorporated cities partner with Sacramento Steps Forward (SSF) in an effort to document every individual in the county experiencing homelessness during a twenty-four-hour period; this is known as the "Point-in-Time Homeless Count." This effort provides a single-night snapshot of individuals and families staying at emergency/transitional shelters as well as those sleeping outside. The Homeless Count is a requirement for federal funding from the U.S. Department of Housing and Urban Development (HUD).

The 2019 Homeless Count for Sacramento County report estimates that 5,570 individuals experienced homelessness throughout the County (unincorporated areas and the cities) on the night of the count. The report found that the estimate of 5,570 people who are homeless each night could correspond to between 10,000 to 11,000 residents in Sacramento County experiencing homelessness during the span of the year. The number of individuals experiencing homelessness on the night of the count suggests that approximately 36 in every 10,000 residents in the County experience homelessness each night.

Of the 5,570 individuals, 1,670 were sheltered individuals who accessed emergency shelters or transitional housing and 3,900 were unsheltered individuals who were sleeping outdoors or in vehicles, abandoned buildings, or other locations that are not suitable for human habitation (70 percent unsheltered and 30 percent sheltered). The 2017 Homeless Count was the first year that Sacramento County reported more people experiencing unsheltered homelessness than sheltered homelessness (56 percent unsheltered and 44 percent sheltered). The 2019 report confirms that this trend is growing consistent with the growth statewide. Of those individuals who were unsheltered, a majority (73 percent, 2,858 individuals) were in the City of Sacramento. The City of Rancho Cordova had six percent and the Cities of Citrus Heights, Folsom, Galt, Elk Grove and Isleton had one percent or less. The remaining 18 percent (711 individuals) of those who were unsheltered were in the unincorporated County.

The majority of people experiencing homelessness are single adults (73 percent) and more than half of these single adults (56 percent) are unsheltered. People in families with children represent 20 percent of people experiencing homelessness and half (10 percent) of these families are sheltered while half are outside of shelters (10 percent). Unaccompanied youth households, including some minors (under 18) as well as transitional age youth (18-24), make up 8 percent of people experiencing homelessness.

A majority of the people experiencing homelessness identified as male (62 percent), 38 percent identified as female, 25 individuals (less than 1 percent) identified as transgender and 16 individuals (less than 1 percent) identified as gender nonconforming.

Table 28 below shows the ethnic and racial identities of the people experiencing homelessness. Compared to their representation in the total population of Sacramento County, Black individuals (34 percent) and American Indian individuals (8 percent) are disproportionately represented in the homeless population while White individuals (47 percent) and Asian individuals (1 percent) are underrepresented.

Table 28: 2019 Homeless Count Ethnicity and Race			
Ethnicity	Number	Percent	
Hispanic	985	18%	
Non-Hispanic	4,585	82%	
Race	Number	Percent	Percent of Total Population
White	2,608	47%	64%
Black	1,875	34%	13%
Asian	49	1%	18%
American Indian	421	8%	2%
Native Hawaiian	123	2%	2%
Multiracial	494	9%	9%

Source: Homelessness in Sacramento County Results from the 2019 Point-in-Time Count

At the time of the count, 26 percent of unsheltered adults indicated that they have a debilitating cognitive or physical impairment and 21 percent indicated that they have a severe psychiatric condition. Eight percent indicated an ongoing medical condition such as diabetes, cancer, or heart disease. Nine percent indicated that their use of alcohol or drugs prevented them from maintaining stable housing or keeping a job. As a

compounding factor, a majority (77 percent) of people who reported a disabling condition cited two or more specific conditions.

### Facilities for People Experiencing Homelessness

According to 2020 Housing Inventory County data from Sacramento Steps Forward, Sacramento County has a capacity of 182 beds in its emergency shelters. Table 6-29 below shows the number of year-round family and single beds and the number of seasonal beds in the unincorporated County. In order to meet the need identified by the 2019 PIT report and provide shelter for 711 individuals, the County would need to provide an additional 711 emergency shelter beds.

At the time of writing this element, data on the percentage of those in emergency shelters that move to permanent housing was only available for the year 2019 and for the entire Sacramento City and County CoC. According to this data, 41.8 percent of individuals exited from emergency shelters, supportive housing, transitional housing, or rapid rehousing to permanent housing in 2019.<sup>6</sup> This rate of exit to permanent housing shows an increase from the 2018 rate by 1.3 percent and is higher than the statewide rate of 36.1 percent.

The Land Inventory Chapter of this element provides a detailed discussion of the land available for emergency shelter construction. The Housing Action Plan chapter includes policies and programs designed to support the County Homeless Plan, which is the County's main strategy document related to homelessness.

Table 29: Facilities for People Experiencing Homeless in the Unincorporated County of Sacramento		
Emergency Shelter, Year-Round		Emergency Shelter, Seasonal
Family Beds	Single Beds	Seasonal Beds
54	58	70

Source: Sacramento Steps Forward 2020

## PEOPLE WITH DISABILITIES

According to the 2013-2017 American Community Survey, 21 percent of the unincorporated County's total population have some sort of disability. Of the 38,824 people with a disability between the ages of 18 and 64, 15,881 (41 percent) experience difficulty with independent living. These individuals have mobility impairments, self-care limitations, or other conditions that may require special housing accommodations, financial assistance programs, or services.

### Persons with Mobility and Self Care Limitations

Individuals with mobility difficulties may require special accommodations or modifications to their homes to allow for continued independent living. Individuals with self-care limitations may require residential environments that include in-home or on-site support services, ranging from congregate to convalescent care.

According to the 2013-2017 American Community Survey, there are 43,662 people with a disability between the ages 0 and 64 in unincorporated Sacramento County. Of those who have a disability:

- (1) 10 percent have hearing limitation and 10 percent have vision difficulty;
- (2) 29 percent have cognitive difficulty;

<sup>6</sup> Housing and Urban Development. "CoC Performance Profile - CA-503: Sacramento City and County CoC - as of 2019". [https://files.hudexchange.info/reports/published/CoC\\_Perf\\_CoC\\_CA-503-2019\\_CA\\_2019.pdf](https://files.hudexchange.info/reports/published/CoC_Perf_CoC_CA-503-2019_CA_2019.pdf)

(3) 26 percent have ambulatory difficulty; and,

(4) 11 percent have self-care difficulty.

### Persons with Developmental Disabilities

A "developmental disability" is defined as a disability that originates before an individual becomes 18 years old; continues, or can be expected to continue, indefinitely; and constitutes a substantial disability for that individual. This includes mental retardation, cerebral palsy, epilepsy, and autism.

The U.S. Census does not record the number of persons with developmental disabilities. According to the Administration for Community Living (ACL), individuals with developmental disabilities comprise between 1.2 and 1.65 percent of the U.S. population<sup>7</sup>. This would equate to between 7,131 and 9,805 people with developmental disabilities in the unincorporated County based on Department of Finance population estimates for 2019.

The California Department of Developmental Services (DDS) oversees the delivery of services to Californians with developmental disabilities including cerebral palsy, intellectual disability, Down syndrome, autism, epilepsy, and related conditions. Table 6-30 below shows data from DDS depicting the number of people with developmental disabilities by zip code and by age group. According to DDS data, the total number of people with developmental disabilities who are served by DDS in unincorporated Sacramento County is approximately 7,700, this number falls within the estimated range discussed above. According to DDS data, the vast majority of the people with disabilities represented below live in the home of their parent, family, or guardian rather than in a care facility.

Table 30: People with Developmental Disabilities by Age				
Zip Code	Community/Census Designated Place	0-17 years	18+ years	Total
95843	Antelope	248	254	502
95821	Arden Arcade	199	222	421
95825	Arden Arcade	155	226	381
95864	Arden Arcade	80	80	160
95608	Carmichael	232	411	643
95832	Delta	61	82	143
95626	Elverta	30	36	66
95628	Fair Oaks	148	179	327
95828	Florin	289	439	728
95655	Mather	27	17	44
95833	Natomas	183	159	342
95834	Natomas*	195	106	301
95660	North Highlands	202	288	490
95662	Orangevale	126	144	270
95673	Rio Linda	57	128	185
95683	Sloughhouse	17	16	33

<sup>7</sup> Administration for Community Living, Department of Health and Human Services. *Fiscal Year 2018 Justification of Estimates for Appropriations Committees*.

95820	South Sacramento*	170	205	375
95823	South Sacramento*	518	740	1,258
95824	South Sacramento	179	221	400
95829	Vineyard	163	165	328
95693	Wilton	<11	31	>31
*Only a small portion of this zip code is in the unincorporated County.				

Source: State of California Department of Developmental Services. Consumer County by California ZIP Code and Age Group, Regional Center and Early Start Consumers for the End of June 2019.

## Supportive Housing Arrangements

Many people with developmental disabilities can live and work independently within a conventional housing environment. However, some will require supportive housing arrangements because of self-care limitations. Because developmental disabilities exist before adulthood, the first issue in supportive housing for the developmentally disabled is the transition from the person's living situation as a child to an appropriate level of independence as an adult. Small-scale group homes that are more residential in character may be appropriate in some cases while institutional settings where medical professionals provide medical attention and physical therapy will accommodate the most severely affected individuals.

The Housing Action Plan chapter includes a program to amend the Zoning Code related to supportive living uses to take a more comprehensive approach to supportive housing consistent with changes to State law to increase housing, especially for special needs groups. The Housing Action Plan chapter also includes programs to incentivize developers to include universal design components in residential developments.

The County currently administers a number of programs that serve people with various special needs, including those that have developmental disabilities. In particular, the Sacramento County Department of Department of Child, Family and Adult Services administers the In-Home Supportive Services (IHSS) program that serves income-eligible individuals age 65 and older or individuals with disabilities and allows them to stay in their homes by assisting them to perform activities of daily living. The California Department of Social Services (CDSS) is expecting approximately 350,000 more recipients to join the IHSS program statewide over the 10-year period of 2020-21 through 2030-31 due to the aging population. Similarly, Sacramento County is expecting another 10,000 recipients to join over the same 10-year period.

## Reasonable Accommodations

Sacramento County adopted a Reasonable Accommodation Ordinance in 2013 and incorporated it into the Zoning Code. Section 5.2.1.E of the Zoning Code allows reductions in setbacks to address reasonable accommodation. The Zoning Code also allows reasonable accommodation to be considered in the review of a nonconforming use. The Housing Action Plan chapter includes a program which will amend the Zoning Code to expand the reasonable accommodation process to apply to any modification to a zoning or development requirement to ensure that a reasonable accommodation for all disabilities can be considered.

## SENIORS

According to data from the 2010-2014 and the 2014-2018 American Community Survey, the population of seniors (65 and above) experienced a higher percentage increase than that of the general population (see Table 31 below).

Table 31: Increase in Senior Population			
	ASC 2010-2014	ACS 2014-2018	Percent Change
Total Population	565,496	584,127	3.3%
Population 65+	73,722	83,697	13.5%

Source: ACS 2010-2014 and ACS 2014-2018



According to data from the 2014-2018 American Community Survey, 10.4 percent of seniors in unincorporated Sacramento County are living below the federal poverty level.

<b>Table 32: Seniors Living Below the Federal Poverty Level</b>			
<b>Age</b>	<b>Total Number of Seniors</b>	<b>Number of Seniors Below the Poverty Level</b>	<b>Percentage of Seniors Below the Poverty Level</b>
65-74 years	48,413	4,504	9.3%
75+ years	34,101	4,049	11.9%
<b>Total</b>	<b>82,514</b>	<b>8,553</b>	<b>10.4%</b>

Source: ACS 2014-2018

Seniors may need assistance related to repair and maintenance of the homes that they own; modifications to their homes to better meet mobility and self-care limitations; financial assistance to meet rental housing costs for those seniors who do not own their homes; and supportive services to meet daily needs.

The Agency on Aging\Area 4 conducted an Age-Friendly Community Survey in 2018 to survey individuals aged 45 and older who reside in their planning and service area, including Sacramento County. A majority of those surveyed in Sacramento County (73 percent) said it was either very or extremely important to them to stay in their community as they age. A majority (95 percent) also said it was very or extremely important to them to be able to live independently in their own home as they age. When asked a series of housing-related questions about whether their community provided enough services for older adults or affordable housing options for older adults, Sacramento County scored 4.5 compared to the region's score of 4.3 (on a scale of 0 to 10 with 0 being poor and 10 being excellent).

SHRA administers the Emergency Repair Program/Accessibility Modifications (ERP-A) to assist seniors in repairing and maintaining their homes. The ERP-A program provides grants for emergency or health and safety repairs to owners of single-family homes or mobile homes in the County. The maximum grant amount is \$5,000. The ERP-A program is an implementation program in this Housing Element. As discussed earlier in this chapter, the County's IHSS program also allows seniors to stay in their homes by providing in home care.

Another common special need for a growing portion of the population age 65 and over is for assisted living facilities that combine meal, medical, and daily living assistance in a residential environment. As discussed above, the Housing Action Plan chapter includes a program to amend the Zoning Code related to supportive living uses, including boarding houses and residential care homes.

## IMMIGRANTS AND REFUGEES

According to the 2015-2019 American Community Survey, approximately 20.9 percent of Sacramento County's population (including the incorporated cities) is foreign born. Of the foreign born population, 57.6 percent are naturalized U.S. Citizens and 42.4 percent are not U.S. Citizens; 18.6 percent entered the U.S. during 2010 or later and 81.4 percent entered the U.S. before 2010.

<b>Table 33: Region of Birth of Foreign Born Population</b>		
	<b>Number</b>	<b>Percent</b>
Asia	156,373	49.0%
Latin America	93,463	29.3%
Europe	44,931	14.1%

Oceania	12,848	4.0%
Africa	8,359	2.6%
North America	3,377	1.1%
<b>Total</b>	<b>319,351</b>	<b>100%</b>

Source: ACS 2015-2019

County staff conducted a focus group meeting with organizations that provide housing services for immigrant and refugee populations in Sacramento County. When asked about the refugee and immigrants' national origin, attendees responded that they assisted populations from Afghanistan, Turkey, Russia, Ukraine, countries in Africa such as Cameroon, and several other countries. Attendees shared that the languages spoken by the communities that they serve vary widely but include Pashto, Dari, Farsi, Russian, Ukrainian, Arabic, and Spanish. When asked about where refugees and immigrants are generally located in the County, attendees responded that they place people in proximity to family members and wherever housing is both available and affordable. Attendees indicated that they found housing for refugees and immigrants in communities such as North Highlands, South Sacramento, Carmichael and Arden Arcade.

When asked about the housing barriers that immigrants and refugees face in the County, attendees responded that rental requirements, a lack of units with three or more bedrooms for large families, a lack of naturally occurring affordable housing, and a lack of language accessibility all serve as the primary barriers. In particular, refugees do not meet upfront rental requirements including social security numbers, credit history, income, or security deposits. In some cases, it can take over a year to attain a work permit, which is necessary in order to show sufficient income to housing providers. Some housing providers also require prospective tenants to have incomes of three times the rent or more. The Regional Analysis of Impediments to Fair Housing Choice also conducted stakeholder focus group meetings. During these meetings, refugees were identified as one of the hardest populations to house due to family size, lack of understanding of the system, language access, substandard housing conditions and fear of retaliation from landlords. The findings of the Regional Analysis of Impediments to Fair Housing Choice are discussed in more detail in the Assessment of Fair Housing Chapter.

The Housing Action Plan chapter includes several programs to address barriers to housing for immigrants and refugees. These include fair housing education resources, such as the Renters Helpline and the Refugee Academy, as well as programs that commit the County to explore options to assist with security deposit payments and to study additional tenant protections. The County's Housing Incentive Program also incentivizes the development of units with three or more bedrooms for large families.

## CHAPTER 7: CONSTRAINTS ANALYSIS

### GOVERNMENTAL CONSTRAINTS

This chapter will identify governmental and nongovernmental constraints affecting housing availability and cost in Sacramento County. The findings of this chapter include the following:

1. Several multifamily development standards in the County's Zoning Code have been identified as potential constraints to housing development. The County is in the process of updating these standards to provide additional flexibility.
2. The sections of the County's Zoning Code related to Emergency Shelters, Navigation Centers and Supportive Living Uses are not consistent with State law. Several implementation programs are included in the Housing Action Plan Chapter to remove this constraint.
3. The Multifamily Design Guidelines Chapter of the Countywide Design Guidelines is subjective in nature. The County is in the process of updating this chapter to ensure consistency with State housing law requirements for objective standards.
4. The section of the County's Zoning Code related to the State Density Bonus Law is outdated. An implementation program is included in the Housing Action Plan Chapter to remove this constraint.
5. Public concern about affordable housing has the potential to delay and to increase the cost of development. An implementation program is included in the Housing Action Plan Chapter of this Housing Element that will require the County to develop an outreach strategy to reduce this constraint.

### LAND-USE CONTROLS

This section identifies all relevant land-use controls, discusses impacts on the cost and supply of housing, and evaluates the cumulative impacts of standards, including whether development standards impede the ability to achieve maximum allowable densities.

#### General Plan

The Board of Supervisors adopted the 2030 Sacramento County General Plan (General Plan) on November 9, 2011. The General Plan establishes a framework for the County's development. The Zoning Code, Design Guidelines, and all other land use regulations and planning documents must be consistent with general plan policies.

#### **Urban Policy Area and Urban Services Boundary**

The Urban Policy Area (UPA) and the Urban Services Boundary (USB) are intended to protect the County's natural and agricultural resources and to prevent sprawling development patterns. While the USB is intended to be a permanent boundary, the UPA is adjusted incrementally as needed to ensure that the County can accommodate anticipated growth over the 25-year planning cycle and is reserved for future urbanization. The UPA may only be adjusted when found to be consistent with policy LU-119 and LU-120 of the General Plan Land Use Element. LU-120 specifically requires that the proposal accommodate the percentage of low- and very low-income residential units required per the County's current Regional Housing Needs Allocation (RHNA).

Since adoption of the General Plan, developers have submitted applications for five master plans that would expand the UPA. These master plans include Jackson Township Specific Plan, NewBridge Specific Plan, West Jackson Highway Master Plan, Grandpark Specific Plan, and Upper Westside Specific Plan. Grandpark Specific Plan and Upper Westside Specific Plan would also expand the USB. The Board of Supervisors adopted the NewBridge Specific Plan in October 2020. At the time of writing this element, none of the other master plans or specific plans have received approval. While it is possible that these UPA expansion criteria represent a constraint to housing development outside of the UPA, it is important to note that compliance

with these criteria is required in order to ensure adequate infrastructure, a variety of housing types and densities, and high-quality development. Furthermore, the County has a number of previously approved growth areas with remaining capacity discussed below.

### **Urban Growth Accommodation Strategy**

The Land Use Element of the General Plan includes the Urban Growth Accommodation Strategy. The "urban area" of unincorporated Sacramento County includes the urbanized portions of community planning areas such as Arden-Arcade, Carmichael, Fair Oaks, North Highlands/Foothill Farms, Cordova, Rio Linda/Elverta, South Sacramento, Antelope, Orangevale, Cosumnes (Rancho Murieta), Vineyard, as well as planned new growth areas including Easton, Elverta, Cordova Hills, Vineyard Springs, North Vineyard Station, Florin Vineyard, and Mather. There is a substantial amount of developable land within the combined urban communities and remaining in the approved growth areas. The objectives of the Urban Growth Accommodation Strategy include the build-out of infill sites, the build-out of planned communities, commercial corridor planning, and new growth areas.

### **Development Code**

The Board of Supervisors adopted an updated Sacramento County Development Code on July 22, 2015 that became effective on September 25, 2015. The Development Code is comprised of the Zoning Code and its related Ordinances, the Countywide Design Standards and the Zoning Code User Guide.

### ***Zoning Code***

The Zoning Code establishes land use zones, standards, and regulations for development in those zones, within unincorporated Sacramento County. Table 34, Table 35 and Table 36 below are taken from the Zoning Code and depict the current development standards for single-family residential, duplex/halfplex residential, and multifamily residential projects.

The County received SB 2 Planning Grant Program funds to amend the Zoning Code to expedite processing and approvals for housing projects and accelerate housing production. As a part of this effort, the County has identified several development standards that may serve as constraints to multifamily housing development. These are highlighted in the tables below and discussed in detail below the tables.

<b>Table 34: Zoning Code Table 5.7.B Attached and Detached Single Family Residential Project Development Standards</b>	
<b>STANDARD</b>	
<b>Yard Requirements (feet)[1][2]</b>	
Minimum Front Yard	20 (Without PUPF)/24 (With PUPF)
Minimum Interior Side Yard	5 (1-2 story)/25 (3 story) [3]
Minimum Rear Yard	<ul style="list-style-type: none"> <li>Lot depths greater than 125 feet: 25 feet.</li> <li>Lot depths less than or equal to 125 feet: 20 percent of the average lot depth.</li> </ul>
Projection Into Rear Yard	<ul style="list-style-type: none"> <li>The primary dwelling may project into the required rear yard provided that an equivalent area is provided as a yard or court within the buildable portion of the lot.</li> <li>In no case shall encroachment result in a setback of less than 10 feet for one (1) story buildings and 15 feet for two (2) and three (3) story buildings.</li> </ul>
Minimum Side Street Yard	12.5 (Without PUPF)/ 16.5 (With PUPF)
<b>Building Height and Width (feet)</b>	
Maximum Building Height [4]	30 (1-2 story) / 40 (3 story)
Minimum Building Width [5]	20
<b>Number of Kitchens</b>	
Any dwelling shall have no more than one kitchen. [6][7]	
<b>Parking Requirements</b>	
Refer to Section 5.9, "Off Street Parking"	
<b>Acoustical Standards- Maximum Interior Noise Levels</b>	
For projects that include the construction of residential units within 25 feet of an arterial or thoroughfare right-of-way (as identified by the roadway classifications in the General Plan), project applicants shall submit an acoustical analysis demonstrating façade construction will be such that interior noise levels will not exceed 45dB LRdn under future (cumulative case) traffic conditions.	
<b>Special Standards- Projects in RD-7 or Lesser Zoning Districts</b>	
Minimum Open Space	10% of buildable area within net lot area, corner lots only
<b>Special Standards- Projects in RD-10 and Higher or Commercial Zoning Districts</b>	
Minimum Private Open Space	40 Square Feet Per Lot

Table 34: Zoning Code Table 5.7.B Attached and Detached Single Family Residential Project Development Standards	
STANDARD	
Common open space and landscaping	20 percent (Attached) / 30 percent (Detached)
Common outdoor amenities	Required for 10 or more units
Minimum Storage Area	80 cubic feet per lot
<p>PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)</p> <p>[1] Cornices, sills, eaves, canopies, awnings, window bays, and similar features of primary dwellings may encroach into any required yard area a distance not to exceed 24 inches.</p> <p>[2] The setback from streets for all residential structures shall be measured from the public street right-of-way or private street easement. If street dedication is required for future right-of-way, the setback measurement shall be taken from the future right-of-way.</p> <p>[3] No setbacks are required from the property boundary dividing attached single family residential units.</p> <p>[4] In AG, AR, and RD-1 through RD-7 zones maximum height may be increased to three stories only with issuance of a Use Permit from the Zoning Administrator. Height criteria shall consider factors as prescribed in Section 5.2.2.D.</p> <p>[5] Measured as the smallest projected building width. "Smallest projected building width" means the smallest dimension attained by the parallel projection of the outside, enclosing walls of the building when projected from every direction.</p> <p>[6] Exceptions to this requirement may be granted by the Planning Director (no fee) for dwellings of persons with developmental disabilities.</p> <p>[7] Outdoor kitchens are exempt.</p>	

Table 35: Zoning Code Table 5.7.C Duplex/Halfplex Residential Development Standards	
STANDARD	
Yard Requirements (feet) [1][2]	
Minimum Front Yard	20 (Without PUPF)/24 (With PUPF)
Minimum Interior Side Yard [3]	5 (1 Story) , 7.5 (2 Story), 10 (3 Story)
Minimum Rear Yard	<ul style="list-style-type: none"> <li>Lot depths greater than 125 feet: 25 feet.</li> <li>Lot depths less than or equal to 125 feet: 20 percent of the average lot depth.</li> </ul>

Table 35: Zoning Code Table 5.7.C Duplex/Halfplex Residential Development Standards	
STANDARD	
Projection Into Rear Yard	<ul style="list-style-type: none"> <li>The primary dwelling may project into the required rear yard provided that an equivalent area is provided as a yard or court within the buildable portion of the lot.</li> <li>In no case shall encroachment result in a setback of less than 10 feet for one (1) story buildings and 15 feet for two (2) and three (3) story buildings.</li> </ul>
Minimum Side Street Yard	12.5 (Without PUPF)/16.5 (With PUPF)
Building Height and Width	
Maximum Building Height [4]	30 (1-2 story) / 40 (3 Story)
Minimum Building Width [5]	20
Number of Kitchens	
Any dwelling unit shall have no more than one kitchen. [6][7]	
Parking Requirements	
Refer to Section 5.9, "Off Street Parking"	
Acoustical Standards- Maximum Interior Noise Levels	
For projects that include the construction of residential units within 25 feet of an arterial or thoroughfare right-of-way (as identified by the roadway classifications in the General Plan), project applicants shall submit an acoustical analysis demonstrating façade construction will be such that interior noise levels will not exceed 45dB Ldn under future (cumulative case) traffic conditions.	
Special Standards- Projects in RD-7 or Lesser Zoning Districts	
Minimum Open Space	5% of buildable area within net lot area for each dwelling unit, corner lots only.
Special Standards- Projects in RD-10 and Higher or Commercial Zoning Districts	
Minimum Private Open Space	40 Square Feet Per Lot
Common open space and landscaping	20 percent (Attached) / 30 percent (Detached)
Common outdoor amenities	Required for 10 or more units
Minimum Storage Area	80 cubic feet per lot



**Table 35: Zoning Code Table 5.7.C  
Duplex/Halfplex Residential Development Standards**

<b>STANDARD</b>
PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)
[1] Cornices, sills, eaves, canopies, awnings, window bays, and similar features of primary dwellings may encroach into any required yard area a distance not to exceed 24 inches.
[2] The setback from streets for all residential structures shall be measured from the public street right-of-way or private street easement. If street dedication is required for future right-of-way, the setback measurement shall be taken from the future right-of-way.
[3] No setbacks are required from the property boundary dividing the two halfplex lots/units.
[4] In AG, AR, and RD-1 through RD-7 zones maximum height may be increased to three stories only with issuance of a use permit from the Zoning Administrator. Height criteria shall consider factors as prescribed in Section 5.2.2.D.
[5] Measured as the smallest projected building width. "Smallest projected building width" means the smallest dimension attained by the parallel projection of the outside, enclosing walls of the building when projected from every direction.
[6] Exceptions to this requirement may be granted by the Planning Director (no fee) for dwellings of persons with developmental disabilities.
[7] Outdoor kitchens are exempt.

**Table 36: Zoning Code Table 5.8.B  
Multifamily Residential Project Development Standards**

STANDARD	RD-10	RD-15	RD-20	RD-25	RD-30	RD-40
Minimum Yard Requirements (feet) [1]						
Front Yard	25 (Without PUPF) / 31 (With PUPF)					
Interior Side and Rear Yards	10 (1 story), 15 (2 story), 20 (3 story)					
Side Street Yard	25 (Without PUPF) / 31 (With PUPF)					
Setback with Allowed Encroachment (Porches/Stoops/Patios/Bay Windows/Balconies) into the:						
Front Yard (feet)	12		8		6	
Side Yard (feet)	3		3		3	
Rear Yard (feet)	3		3		3	
Encroachment over Sidewalk (Awnings/Bay Windows/Upper Floors)						
Front	Not Allowed	Three (3) feet max., with eight (8) feet min. height clearance from top of sidewalk				

Table 36: Zoning Code Table 5.8.B Multifamily Residential Project Development Standards						
STANDARD	RD-10	RD-15	RD-20	RD-25	RD-30	RD-40
Multifamily Setback Requirements from Existing Single-family Residential (feet)						
One Story- Side and Rear Yards	25					
Two Story- Side and Rear Yards	50					
Three Story- Side and Rear Yards	75					
Four Story- Side and Rear Yards	Not Permitted		75			
Five+ Story- Side and Rear Yards	Not Permitted				75	
Accessory Structure Setbacks	A 10-foot setback for one-story enclosed garages, carports, and accessory structures such as tool sheds is allowed.					
Maximum Height Limits						
Maximum Height (feet)	40 Three stories		45 Four stories		150	
Allowed Height Increase- Major Collectors and Arterials	Heights may be increased by one (1) story along major collector and arterial street with widths of 80 feet or more. See Section 5.2.3 for height increases adjacent to transit or in Category III projects.					
Open Space Requirements [2]						
Minimum Open Space and Landscaping (i.e. yards and landscaped setbacks)	20 percent (Attached) 30 percent (Detached)					
Common Outdoor Amenities Required	For 10 units or more					
Minimum Private Open Space/Unit (square feet)	40					
Private Storage Requirements						
Minimum Storage Area Volume/Unit (cubic feet)	80					
Parking Requirements						
For multifamily residential parking requirements, refer to Section 5.9, "Off-Street Parking;" Table 5.19, "Parking Requirements for Multifamily Residential Development."						
Signage Requirements						

<b>Table 36: Zoning Code Table 5.8.B Multifamily Residential Project Development Standards</b>						
<b>STANDARD</b>	<b>RD-10</b>	<b>RD-15</b>	<b>RD-20</b>	<b>RD-25</b>	<b>RD-30</b>	<b>RD-40</b>
Signs shall be integrated and designed at a quality consistent with the design of the project and shall comply with Chapter 5.10, "Sign Regulations."						
<b>Walls and Fences</b>						
Walls and fences shall be located and constructed in conformance with Section 5.2.5, "Development Standards for Walls and Fences."						
<b>Landscaping</b>						
Landscaping shall be provided in conformance with Section 5.2.4.						
<b>Trash and Recycling Enclosures Setbacks and Requirements</b>						
31 feet from any public right of way; 25 feet from residentially zoned property or property used for residential purposes; 15 feet from the edge of pavement of a private road easement						
All trash and recycling containers and enclosures shall be located within an enclosed masonry area with a surrounding wall at least six (6) feet high and no taller than eight (8) feet in height, with an appropriate solid gate. Trash and recycling enclosure areas shall be designed to the County's latest stormwater quality source control design standards. There shall be adequate area provided for recycling containers and enclosures. Recycling enclosures shall be located for functional use by occupants and by the disposal and hauling companies, providing collection services. The appropriate authority can allow flexibility on trash and recycling enclosure standards to facilitate the siting and provision of adequate space allocation for recycling collection and storage areas.						
<b>Maintenance</b>						
All development standards shall be continuously met for every project. Buildings and premises, including paint/siding, roofs, windows, fences, parking lots, and landscaping shall be kept in good repair. Premises shall be kept free of junk, debris, and abandoned vehicles.						
<b>Acoustical Analysis</b>						
For projects that include the construction of residential units within 25 feet of an arterial or thoroughfare right-of-way (as identified by the roadway classifications in the General Plan), project applicants shall submit an acoustical analysis demonstrating façade construction will be such that interior noise levels will not exceed 45dB Ldn under future (cumulative case) traffic conditions.						
<b>Driveway Dimensions</b>						

**Table 36: Zoning Code Table 5.8.B  
Multifamily Residential Project Development Standards**

<b>STANDARD</b>	<b>RD-10</b>	<b>RD-15</b>	<b>RD-20</b>	<b>RD-25</b>	<b>RD-30</b>	<b>RD-40</b>
<ol style="list-style-type: none"> <li>1. Street design and width shall be confirmed with the Fire Department.</li> <li>2. For driveway access with 10 or fewer units, a T-shaped turnaround shall be allowed. A dimension of 20 feet by 80 feet will accommodate most vehicles.</li> <li>3. Dead end driveways shall be less than 150 feet long, and have appropriate turnarounds as needed.</li> <li>4. Circular cul-de-sacs shall be designed with a radius of 40 feet or less to the greatest extent possible.</li> <li>5. The minimum widths for internal streets or driveways, per Fire Department Standards, shall be as follows: <ul style="list-style-type: none"> <li>o For uncurbed driveways with no parallel parking when a fire lane is not necessary: 16 feet.</li> <li>o For curbed internal streets with no parallel parking: 19 feet.</li> <li>o For curbed internal street with parallel parking on one side: 28 feet.</li> <li>o For curbed internal street with parallel parking on both sides: 36 feet.</li> </ul> </li> </ol>						
<b>Lighting for Multifamily Housing</b>						
<ol style="list-style-type: none"> <li>1. Site and street lighting shall comply with Section 5, "Street Light Design" of the Sacramento County Improvement Standards and the following standards.</li> <li>2. Lighting fixtures shall provide for pedestrian safety and be adequately spaced and scaled without interference from landscaping, and directed away from adjacent areas to minimize light pollution caused by glare or stray light into neighboring properties.</li> <li>3. Illumination shall be 0.25 foot-candles at grade level for surface areas of alcoves, walkways, and yards other than required for exits.</li> <li>4. Illumination shall be one (1) foot-candle at floor level for open parking areas and carports.</li> <li>5. All lights shall be placed on a timer or photo electronic cell capable of turning the lights on and off one-half (½) hour prior to dawn and one-half (½) hour past dusk.</li> </ol>						

Table 36: Zoning Code Table 5.8.B Multifamily Residential Project Development Standards						
STANDARD	RD-10	RD-15	RD-20	RD-25	RD-30	RD-40
<p>PUPF = Public Utilities, Public Facilities easement (per Section 5.2.1)</p> <p>[1] Setback requirements, encroachments, and internal street widths are subject to review by local service providers and may be restricted based on the County Access Drive Standards or other guidelines used for multifamily residential developments to ensure adequate spacing is available for all necessary utilities.</p> <p>[2] Common open space and outdoor amenities can include common patios, small common greens, community gardens, pools, pedestrian walkways, tot-lots, and recreation areas. It does not include areas used for vehicular access and parking. Public parks and open space constructed as part of the proposed multifamily project may be counted up to one-half (½) of the common open space requirement.</p>						

## **Multifamily Residential Project Development Standards**

### Minimum Yard Requirements

The general multifamily setbacks prescribed in Table 6-36 exceed the setbacks of other residential housing types. The setbacks for multifamily development exceed those for single family by as much as 12.5 feet in the side street yard without a Public Utilities, Public Facilities easement (PUPF) and by 16.5 feet with a PUPF. As a part of the SB 2 Planning Grants Program effort, County staff will review multifamily setbacks and consider changes to the Zoning Code to reduce them and increase the buildable area of multifamily-zoned parcels.

### Multifamily Setback Requirements from Existing Single-family Residential

The multifamily setbacks from existing single-family residential are as high as 75 feet for a development of three stories or higher. This may greatly reduce the buildable area of multifamily-zoned land and especially affects smaller, infill parcels. County staff will review the side and rear setbacks for multifamily residential development adjacent to single-family development and consider changes to promote the development of multifamily housing and to make constrained and unusually shaped lots buildable to their current zoning designation densities.

### Open Space Requirements

The minimum open space and landscaping requirement of 20 percent (attached) and 30 percent (detached) may serve as a barrier to dense multifamily development. County staff is exploring reductions to these requirements. In addition, the minimum private open space requirement of 40 square feet per unit is often a barrier for developments on smaller, more constrained lots or multistory projects where not every unit may have a balcony or patio. County staff is exploring reductions to these requirements.

### Parking Requirements

County staff is considering modifications to allowable parking configurations for multifamily developments to allow for greater variability in housing products. Zoning Code section 5.9.3.A also requires a certain amount of covered parking spaces for multifamily residential projects. Because these covered parking spaces are considered accessory structures, they need to be setback from the property line consistent with Table 6-36. This requirement can further reduce the buildable area of multifamily-zoned parcels. County staff is exploring reductions in the required amount of covered parking spaces to alleviate this barrier.

## **Accessory Dwelling Units**

Governor Newsom signed into law a suite of bills encouraging the development of Accessory Dwelling Units (also known as ADUs, granny units, or secondary units) and Junior Accessory Dwelling Units (JADUs) in October of 2019. These bills addressed many aspects of ADU development and permitting, with the goal of creating more housing to address California's housing crisis. The Board of Supervisors approved a Zoning Ordinance amendment in December 2020 to codify these changes to State law.

A property developed with a single-family dwelling or halfplex unit may have one ADU, either attached or detached, and one JADU, contained entirely within the habitable area of a single-family residence. A property developed with a multifamily residential use or a duplex may have up to two new-construction detached ADUs and up to 25 percent of the total unit count in ADUs converted from existing non-living space. For JADUs, the property owner must occupy either the primary dwelling or the JADU. The recent changes include the following development standards for ADUs and JADUS.

- Parking:
  - For new construction ADUs, one parking space is required unless the ADU meets certain requirements such as being located within one-half mile walking distance of public transit.
  - When a garage or parking structure is converted in conjunction with construction on an ADU, replacement parking is not required.
- Maximum Size:

- New construction detached ADUs can be a maximum of 850 square feet if one bedroom or less and 1,000 square feet if more than one bedroom.
- New construction attached ADUs can be a maximum of 50 percent of the habitable square feet of the primary dwelling or 850 square feet, whichever is larger.
- ADUs converted from existing space can be a maximum of the area of existing space or structure plus 150 square feet for ingress and egress.
- New construction or converted JADUs can be a maximum of 500 square feet within existing or proposed primary dwelling, plus 150 square feet for ingress and egress.
- **Maximum Building Height:** The maximum building height is 16 feet or can be increased to 20 feet if a minimum of 10 feet from the rear property line and 5 feet from the side property line and single story.
- **Setbacks:**
  - New construction ADUs and JADUs must have a front setback of 20 feet, a side street yard setback of 12.5 feet, and a side and rear yard setback of 4 feet.
  - Ingress and egress additions for converted ADUs and JADUs must meet setbacks for new construction ADUs or JADUs. Existing space or structures may remain at setbacks originally permitted.

The County is promoting ADUs through a dedicated page on the Office of Planning and Environmental Review website. The website includes a link to the Interim ADU Standards, a summary of key amendments, and answers to several questions related to ADUs.

The County will prepare a complete set of pre-approved constructions drawings for three different sized ADUs to incentivize ADUs. The County will also promote the development of ADUs through a brochure, guidebook, and outreach to the Building Industry Association (BIA). These actions are included as programs E9 and E10 in the Housing Action Plan Chapter of this Housing Element.

### Emergency Shelters and Navigation Centers

The Zoning Code allows for emergency shelters in the General Commercial (GC) and Light Industrial zones (M-1) as permitted uses subject to the development standards below. In addition, County shelters (specifically, County agency facilities where the Board of Supervisors has budgetary authority and where the shelter has been subject to a public hearing to allocate funding for the shelter) are an allowed use in any zoning district. Emergency shelters that do not meet these requirements must submit a Conditional Use Permit to be decided by the Board of Supervisors.

- Emergency shelters are subject to Design Review and approval by the Planning Director. The Planning Director's review focuses on:
  - Provision of telephones for use by clients.
  - On-site personnel during hours of operation when clients are present. The manager's area shall be located near the entry to the facility.
  - Adequate interior and exterior lighting.
  - Secure areas for personal property.
  - Off-street parking, provided in the ratio of one space for every 10 adult beds, plus an additional space designated exclusively for the manager. All parking is required to be off-street and on site.
- Maximum Number of Beds: 100 beds.
- Hours of Operation: Facilities shall establish, maintain, and post set hours for client intake and discharge.



- Transit: Facilities must either be located within one-half (½) mile of a designated transit corridor or existing bus route; or, the applicant shall submit to the Planning Director evidence that transportation will be provided between the facility and a transit corridor or bus line.
- Location Requirements: The Zoning Code requires that shelters must be more than 1,000 feet from public parks, schools, recreation facilities, childcare facilities, and single-family residential zones. These location requirements are not consistent with State law.

AB 101 (2019) requires local jurisdictions to allow low barrier navigation centers by right in areas zoned for mixed-use and nonresidential zones permitting multifamily uses. AB 101 defines low-barrier navigation centers as housing first, low-barrier, service-enriched shelters focused on moving people into permanent housing that provides temporary living facilities such as supportive services.

The Office of Planning and Environmental Review is in the process of amending the Emergency Housing section of the Zoning Code to conform to changes to State law concurrent with preparation of the Housing Element. These updates are included as program D8 in the Housing Action Plan Chapter of this Housing Element.

### **Supportive Living Uses**

The Zoning Code allows Residential Care Homes (which includes Transitional Housing and Supportive Housing) by right in all commercial and mixed-use zones. The Zoning Code allows Residential Care Homes of six people or less by right in single-family residential zoning districts and it allows over six people with a Use Permit from the Zoning Administrator. Similarly, the Zoning Code allows Residential Care Homes by right for up to 20 people in multi-family zoning districts and it allows over 20 people with a Minor Use Permit from the Planning Director.

State law (Government Code Section 65650) requires that transitional and supportive housing be considered a residential use of property subject only to those restrictions that apply to other residential units of the same type in the same zone. In addition, AB 2162 (2018) requires local jurisdictions to allow projects that include 25 percent or 12 units of permanent supportive housing, whichever is greater, by right in all zoning districts where mixed-use and multifamily uses are permitted, including nonresidential zones permitting multifamily uses. Permanent supportive housing may only be subject to the same restrictions as other residential dwellings of the same type in the same zone.

The County will amend the Zoning Code related to supportive living uses, including boarding houses, transitional housing, scattered shelters, residential cares homes, and nonconforming dwelling units to take more comprehensive approach to supportive housing consistent with changes to State housing law. These amendments are included as program D9 in the Housing Action Plan Chapter of this Housing Element.

### **Farmworker Housing**

The County Zoning Code allows agricultural accessory dwellings in all General Agriculture zones by right with one accessory dwelling allowed for every 5 acres in a parcel. The Zoning Code also allows agricultural accessory dwellings in Agricultural-Residential zones with a use permit from the Zoning Administrator. Individuals or families who live in agricultural accessory dwellings must earn at least 50 percent of their income from agricultural activities on the parcel where the dwelling is located.

There is a registration and inspection process through the County's Environmental Management Department, Environmental Health Division to ensure health and safety. These inspections are conducted to ensure that the facilities meet the minimum standards of habitation specified in the State Employee Housing Act. The California Department of Housing and Community Development performs audits of the Environmental Health Division inspection program annually to verify that the program is meeting its goals. Three inspections are completed annually: Water, Pre-Occupancy and Occupancy.

State Health and Safety Code Section 17021.6 precludes a local government from requiring a conditional use permit, zoning variance, or other zoning clearance for farm labor camps consisting of no more than 36 beds in a group quarters or 12 units designed for use by a household. Occupants of these camps could be those who do not work on the property where the employee housing is located. This state law requires

that local ordinances consider agricultural employee housing as an activity that does not differ in any way from an agricultural use. Farm Labor Camps that have up to 45 beds in group quarters or 16 single-family household units are an allowed use by right in all agricultural zoning districts of the unincorporated County. The Housing Action Plan chapter includes program D6 to amend the Zoning Code to allow Farmworker Housing by-right in all Zoning Districts where Agriculture is a primary use.

### ***Neighborhood Preservation Areas and Special Planning Areas***

Neighborhood Preservation Areas (NPAs) were created to preserve neighborhood characteristics through special regulations not found in the Zoning Code. The NPAs include special regulations applied within the plan area in lieu of the requirements contained in the zone or zones with which the NPA zone is combined. The NPA zone may specify the extent of yard areas, lot area, lot width, public street frontage requirements, height limitations, or other development standards. There are 21 NPAs in the unincorporated County. NPAs are in Title VI of the Zoning Code.

Similarly, the Special Planning Areas (SPA) zoning designation was created to regulate property in areas that have unique environmental, historic, architectural, or other features that require special conditions not provided through standard zoning regulations. Special conditions and regulations, such as a list of permitted uses, performance and development requirements relating to yards, lot area, intensity of development on each lot, parking, landscaping, and other design standards are defined in the SPA zone, as established by ordinance. There are 52 SPAs in the unincorporated County. SPAs are in Title V of the Zoning Code.

The intent of NPAs and SPAs is to preserve neighborhoods with unique features and characteristics and to provide for a greater range or mix of uses in an area. However, the NPAs and SPAs can actually serve as barriers to housing because they tend to be more restrictive than standard zoning designations. The sheer number of NPAs and SPAs is also burdensome. County staff will identify those NPAs and SPAs that may serve as a barrier to housing and either rescind or amend them. This action is included as program B6 in the Housing Action Plan Chapter of this Housing Element.

### ***Countywide Design Guidelines***

The Countywide Design Guidelines establish design principles to implement the County's General Plan. There are separate chapters for each land use including Single Family; Multi-family; Commercial; Office, Business Park, Institutional, and Industrial Development; Village Centers/Mixed-Use; and New Communities.

### **Single-Family Design Guidelines**

The Single-Family Design Guidelines Chapter includes a list of guidelines organized by the following sections: Neighborhood Site Design Standards, Building Design Standards, and Landscape / Site Elements Design Standards. The Neighborhood Site Design Standards section covers topics such as subdivision street and block patterns and lot size and configurations. The Building Design Standards sections includes topics like building scale and massing and architectural styles. While the Landscape / Site Elements Design Standards section includes planting and landscaping and parks, open space and drainage/flood facilities. Active Design Principles are located throughout each of the sections.

### **Multifamily Design Guidelines**

The current Multifamily Design Guidelines are subjective and flexible in nature. This flexibility can work in an applicant's favor because a project does not have to comply with every guideline listed in order for the hearing authority to find it "in compliance" with the Design Guidelines. However, this subjectivity can also create ambiguity and uncertainty for applicants and staff. The County is in the process of revising the Multifamily Design Guidelines Chapter to identify objective design standards instead. Each project will be required to meet the design standards, or utilize incentives to deviate from those design standards. The update will also remove the community context determination from the chapter. The intent of these updates is to increase the certainty of design review outcomes, make the document simple and user-friendly, and ensure consistency with State housing law, such as SB 35 (Wiener, 2017).

### ***South Sacramento Habitat Conservation Plan***

The Board of Supervisors adopted the South Sacramento Habitat Conservation Plan (SSHCP) on September 11, 2018. The SSHCP streamlines federal and state permitting processes for development and infrastructure projects while conserving habitat. The SSHCP encompasses a 317,000-acre area in south Sacramento County and is bordered by Highway 50 on the north, San Joaquin County on the south, El Dorado County and Amador County to the east, and the Sacramento River to the west, including Galt and most of Rancho Cordova. The SSHCP is led by a multi-jurisdiction collaborative that includes Sacramento County; the cities of Rancho Cordova and Galt; the Sacramento County Water Agency; the Sacramento Regional County Sanitation District; and the Capital SouthEast Connector Joint Powers Authority. Within the SSHCP plan area, 36,282 acres will become part of an interconnected preserve system, including approximately 1,000 acres of vernal pool habitat. Twenty-eight plant and wildlife species, and their natural habitats, will be conserved under the plan.

In addition to creating a large preserve area, the SSHCP will streamline state and federal permitting requirements of the Endangered Species Act and Clean Water Act. Projects subject to the State and Federal Endangered Species Act and Clean Water Act benefit from a streamlined permit process. The SSHCP also supersedes the County Swainson's Hawk methodology for habitat compensation. In some cases, projects that were previously considered to have minimal habitat value, such as grassland habitat, will be required to pay SSHCP mitigation fees although the project may not have been subject to similar habitat mitigation fees prior to SSHCP adoption. This is due to additional local oversight of habitat impacts, which may have been missed at the State and Federal level, and the regional approach to habitat mitigation and conservation rather than a project level individual species approach. This will increase the cost of development for certain projects. However, the average project will pay smaller mitigation fees, particularly projects that impact wetlands and other waters. The mitigation fees for land cover types currently range from \$17,759 per acre for agriculture to \$209,567 per acre for vernal pools and may be subject to annual adjustment.

## **CODES AND ENFORCEMENT**

### ***Building Codes***

Building codes establish minimal standards and specifications for structural soundness, safety, and occupancy. State law (California Code of Regulations, Title 24) requires cities and counties to adopt minimum residential construction standards based on industry uniform codes. The latest version of Title 24 includes the 2019 Building Energy Efficiency Standards. This Code includes adopted mandatory building regulations for all new construction to achieve reductions in greenhouse gas emissions, energy consumption and water use. New requirements include residential photovoltaic systems for all new residential development.

The County regulations on building construction adhere to the most recently approved edition of the California Building Standard Code (CBSC), the Uniform Mechanical Code, the Uniform Plumbing Code, and the National Electrical Code. Only two County amendments to the codes have been adopted, neither one adding significantly to the cost of a housing unit. The first amendment requires gravel to be placed under concrete slabs for drainage purposes. The second amendment requires a 100-ampere (amp) main disconnect in all residential structures.

The Sacramento County Building Permits and Inspection Division, within the Office of Development and Code Services, is primarily responsible for enforcing building codes. Building code enforcement is conducted through scheduled inspections of new construction, remodeling, and rehabilitation projects. Inspections are also conducted in response to public complaints or an inspector's observation that construction is occurring without proper permits. The usual process after the receipt of a complaint is to conduct a field investigation. If the complaint is found to be valid, voluntary compliance is elicited through a combination of letters and phone calls and/or site visits. In extreme cases where deficiencies are severe and appeals for voluntary solutions to alleviate problems are unsuccessful, the County may declare the unit as a safety and health hazard and legal compliance may be forced through action taken by the County Counsel's office.

Enforcement of building codes is typical of all California jurisdictions and, therefore, is not a significant governmental constraint.

### **ONSITE AND OFFSITE IMPROVEMENT STANDARDS**

This section identifies and analyzes required improvements to street widths, curbs, gutters, sidewalks, water and sewer connections, landscaping, circulation improvement, and any other onsite/offsite improvement required by Sacramento County that could potentially be a constraint to the development of housing. In addition, it describes generally applicable level of service standards and mitigation thresholds.

It is important to recognize that improvement standards exist to set a uniform and equitable development framework that assures access for all people. Sidewalk, landscaping, transit and curb improvements benefit people with mobility devices, pedestrians and cyclists. People may choose to not own a car and instead use that money for housing when a neighborhood provides equitable access to a variety of travel modes. As such, it is not always appropriate to conclude that requiring new housing to construct its fair share of improvements is an impediment to housing. It may actually support a person's ability to secure housing they can afford by eliminating reliance on one or more vehicles as a source of transportation.

The following is a description of Sacramento County's most common roadway and sidewalk standards in residential areas.

#### ***Improvement Standards***

Sacramento County publishes its adopted 2018 improvement standards on the County Engineering Section webpage. These standards cover the design of streets, streetlights, sound barriers, sanitary sewer, water supply, and storm drain systems.

Current standards for common residential roads are as follows:

- 32-foot street width with 5-foot attached sidewalk or 5-foot detached sidewalk separated from the curb by 6-foot landscaped buffer for minor residential streets serving less than 400 units.
- 38-foot street width with 5-foot attached sidewalk or 5-foot detached sidewalk separated from the curb by 6-foot landscaped buffer for primary residential streets serving more than 400 units but less than 700.
- 48-foot street width with 5-foot sidewalk separated from the curb by 8-foot wide landscaped buffer for collector streets serving more than 700 residential units.
- 60-foot street width with 5-foot sidewalk separated from the curb by 8-foot wide landscaped buffer for major collector streets.
- In pedestrian districts (as identified in the Pedestrian Master Plan), the required sidewalk width is 8 feet. Also, commercial corridors may require higher-level of development standards which may include additional rights-of-way and wider sidewalks to encourage greater use.

Sacramento County also has landscaping requirements including water efficiency requirements that are required pursuant to State law. Additionally, consistent with State law, Sacramento County has changed CEQA triggers of traffic impact from a Level of Service (LOS) standard to a Vehicle Miles Traveled (VMT) standard. Local traffic analyses are still required to determine the need for traffic improvements related to safety and overall level of service but this analysis occurs outside of CEQA. Per Circulation Element Policy CI-9, these thresholds are LOS D in rural areas and LOS E in urban areas unless not feasible.

None of the County's thresholds or off-site improvement standards specifically target residential uses. The County does not use improvement standards or level of service thresholds as a means to restrict or discourage residential development and the provision of housing. In fact, the County provides numerous allowances for relief from improvement standards. For example, the Sacramento County traffic analysis guidelines contain screening thresholds that allow smaller projects to avoid traffic impact analysis, and therefore the time, expense and off-site improvements associated with such analysis, if their estimated average daily trips are less than 1,000 and peak hour trips are less than 100. The published improvement

standards allow a developer in an infill area with less than 300 feet of frontage, to request to build improvements to older standards. As another example, Sacramento County Code 16.120.050 provides a 15-month fee deferral program for single- and multi-family development projects for their transportation development fee. Additionally, County Code 12.03.050 provides time deferment of improvements when less than 50 percent of the street frontage within ¼ mile of the project is improved or if costs are equal to or greater than 20 percent of the fair market value of the unit.

### ***Water and Sewer Connections***

In Sacramento County, regional sewer treatment and collection is handled by the Sacramento Regional County Sanitation District (SRCSD) and local neighborhood level collection (less than 10 million gallons per day, AKA trunk sewer and smaller) is handled by the Sacramento Area Sewer District (SASD). One of over 20 private water purveyors or the Sacramento County Water Agency provides water service in Sacramento County.

For sewer service, the developer must construct all lines within a subdivision and pay a trunk connection fee to SASD per dwelling unit. In addition to the connection fee, the developer must pay a fee to SRCSD for each single-family unit constructed. If the development is located in an area of the County where annexation to the sanitary district becomes necessary, an additional annexation fee is required. There are similar connection fees for water, which vary depending on the exact location of the lot and the water purveyor providing the service. The County's sewer and water service providers do not restrict the number of water or sewer connections but do have an overall service capacity and operate on a first come, first serviced basis.

## **FEES AND EXACTIONS**

This section identifies and analyzes permit processing and planning fees, development and impact fees as well as fee deferral and waiver programs.

### ***Project Application Fees***

The County charges fees for processing land use entitlement requests. These fees are intended to cover the County's costs of reviewing and preparing recommendations on variety of minor and major development proposals. Table 37 summarizes planning application fees that were effective as of January 7, 2019. Many of the fees are billed on a time and materials basis and increase each year based on actual costs and to reflect Cost of Living Adjustments (COLAs) and similar increases in overhead. Lower level items are a flat fee which has not been indexed and requires an increasing amount of general fund subsidy each year.

For the time and materials projects, actual fees charged often match the deposit amount but there are situations where the fees exceed the deposit. The Office of Planning and Environmental Review consults with affected groups, including building industry representatives, before revising these amounts.

<b>Table 37: Planning Application Fee Schedule, 2019</b>	
<b>Application</b>	<b>Fee</b>
General Plan Amendment – Board of Supervisors	\$28,744.00
Community Plan Amendment and Rezone – Board of Supervisors	\$25,502.00
Rezone – Board of Supervisors	\$25,137.00
Tentative Subdivision Map – Planning Commission	\$17,245.00
Parcel Map – Subdivision Review Committee	\$11,900.00
Conditional Use Permit – Planning Commission	\$14,862.00
Conditional Use Permit – Zoning Administrator	\$8,902.00
Special Development Permit – Zoning Administrator	\$7,527.14



Design Review – Planning Commission	\$9,048.00
Design Review – Major	\$3,145.45
Design Review – Minor	\$1,139.05

Source: Sacramento County Planning Application Fee Schedule, effective January 7, 2019.

### ***Impact Fees***

The following sections cover fees collected for the County and special districts that are used to finance the cost of major capital improvements or mitigate project-related impacts.

All development impact fees are publicly accessible on the County Engineering Division webpage. Applicants may also submit a Development Impact Fee Calculation Request Form to the Site Improvement & Permit Section (SIPS) to receive an estimate of the total impact fees that may be assessed for their project.

### **Transportation Development Fees**

The Sacramento County Department of Transportation administers a suite of funding sources to finance transportation improvement projects and programs. These sources include federal, state and local funding programs that allocate funds through direct subventions, formula allocations, competitive grants and earmarks. Two of the development related funding programs include the Sacramento County Transportation Development Fee (SCTDF) and Transit Impact Fee (TIF) Program and the Sacramento Countywide Transportation Mitigation Fee (SCTMF).

The purpose of the SCTDF/TIF Program is to fund improvements to the County's roadway, transit, bicycle and pedestrian facilities needed to accommodate travel demand generated by new development through 2050. It includes six fee districts encompassing the entire unincorporated area, each District with its own fee schedule. The SCTDF/TIF fee rates are adjusted annually based on Caltrans construction cost indices. Allocation of SCTDF/TIF funds to specific projects is based on project need and the availability of revenues within the program. Fee revenue availability is dependent upon the level of development activity. The per unit cost for a single family development less than 1,200 square feet ranges from \$1,382.14 (Mather) to \$19,644.20 (District 3). The per unit fee for multifamily development ranges from \$895.25 (Mather) to \$12,724.08 (District 3).

In 2004, Sacramento County voters approved a 30-year extension to the Measure A transportation sales tax. In addition to the sales tax extension, voters adopted the SCTMF that establishes a uniform development fee to be collected by all Sacramento County jurisdictions on new building permits. The fee studies and nexus analysis for the SCTMF were developed and adopted by the Sacramento Transportation Authority (STA). The County collects the fees with the issuance of new building permits in accordance with an agreement with the STA which defines all requirements associated with the collection, administration and use of the SCTMF. SCTMF fees are updated annually. SCTMF fees are reduced for senior housing projects. The per unit cost for single family projects that cater to senior households is \$1,064 compared to \$1,329 per unit for all other single family homes. The cost per unit for multifamily projects that cater to senior households is \$796 compared to \$930 per unit for other multifamily projects. These fees, as cited, are applicable through June 30, 2021.

### **Sewer Connection Fees**

The Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSA) work in tandem to collect and treat wastewater. SASD is primarily responsible for collection at the local level, while SRCSA is a regional provider and is responsible for the larger conveyance pipes, known as interceptors, and wastewater treatment.

The SASD collects fees for any parcel connecting to the sewer system for the first time. The fair-share contribution cover costs associated with planning, design, construction, installation, administration, debt services, and other related costs for the District's sewer collection system. Two factors determine SASD's

connection fee amounts, whether the subject parcel was legally created prior to July 1, 2003, and whether the site is located within the confines of a defined “relief” or “expansion” area. Generally, relief areas are defined as build out or urbanized areas, such as Orangevale, Arden Arcade and Carmichael. The bulk of the expansion areas in the County are located south of Highway 50. Connection fees for single-family uses on sites created prior to July 1, 2003 are \$748 per unit in relief areas and increase to \$3,301 per unit in expansion areas. Of the \$3,301 per unit cost in expansion areas, SASD covers \$530 and the developer covers the remaining \$2,771. The post-July 1, 2003 fee structure changes to a per net acre calculation; the fee is \$4,489 per acre in relief areas and \$19,806 per acre in expansion areas. Of the \$19,806 per acre cost, SASD covers \$3,177 and the developer covers the remaining \$16,628. Fees for connection to multifamily projects are \$4,489 per acre in relief areas and \$19,806 per acre in expansion areas with the same breakdown of SASD versus developer costs. These fees, as cited, are applicable through June 30, 2021.

The SRCSD also charges sewer impact fees categorized by new communities and infill communities. The district’s connection charge for single-family development in new growth areas is \$6,479 per dwelling and \$3,602 per unit for infill projects. The district’s connection charge for multifamily development in new growth areas is \$4,859 per dwelling and \$2,701 per unit for infill projects. The district assesses a reduced fee of \$3,887 per unit in new growth areas and \$2,161 per unit in infill areas for age-restricted residential development.

### **Drainage Fees**

The Drainage Division of the Sacramento County Department of Water Resources provides drainage facilities and maintenance within the unincorporated area of Sacramento County. The Drainage Division facilitates the construction of drainage facilities, is responsible for the maintenance of drainage facilities, and provides minor improvements to existing facilities. Funding sources differ for construction and maintenance of drainage facilities. Property owners often finance construction of facilities. Drainage fees are collected at the time the property is developed and such funds are used to construct trunk drainage facilities. The current drainage fees are based on the zone of the new residential development (Zone 11A, 11B or 11C), when the development was approved and the density of the development. Drainage fees for a new residential dwelling in the unincorporated County can vary greatly, from \$2,631 per acre for a single-family project in Zone 11B on an acre lot recorded before the adoption of the 2004 Fee Plan to \$21,079 per acre for a multifamily project in Zone 11A.

### **Public Facilities Financing Plan Areas**

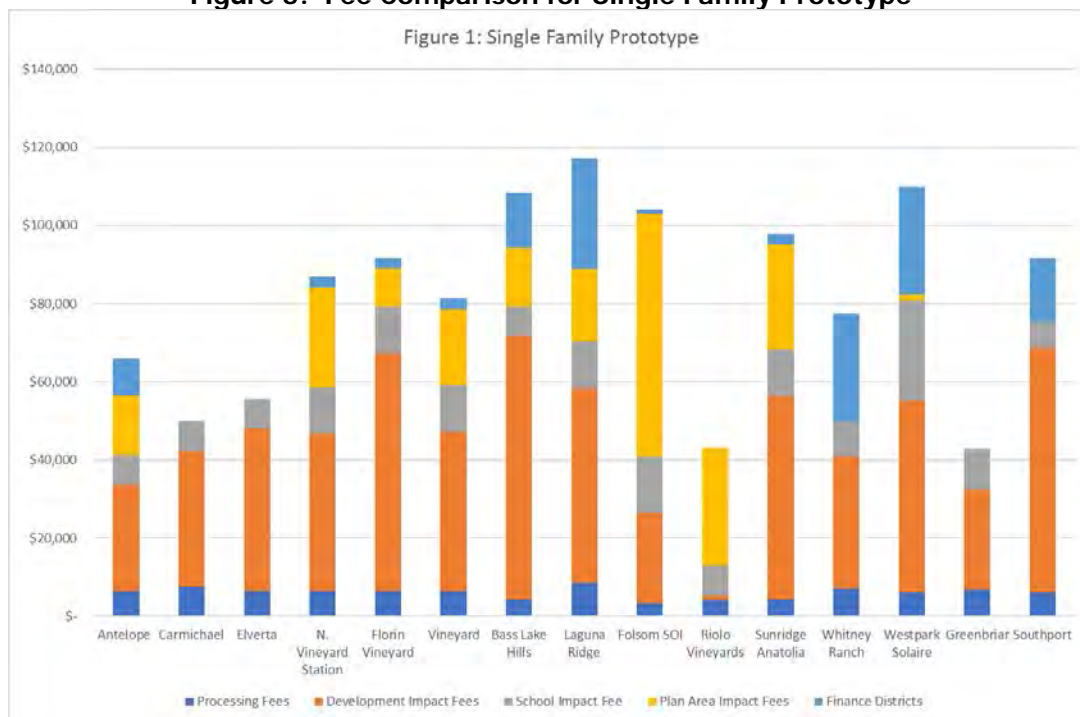
Examples of area-specific financing plans include the Antelope Public Facilities Financing Plan Development Impact Fee Program (Antelope Fee Program), the Mather Field Public Facilities Financing Plan, the North Vineyard Station Specific Plan Development Impact Fee Program (NVS Fee Program), and the Florin Vineyard Community Plan Fee Program (FVCP Fee Program). All of these programs help fund various levels of roadway and transit improvements, water supply and drainage facilities, parks, and library facilities. The County typically collects impact fees at the time of building permit issuance rather than upfront or at project initiation. Deferment of fees can be a significant benefit to project developers.

### **Comparison with Other Jurisdictions**

County staff prepared a residential fee comparison analysis for processing fees, development impact fees, school impact fees, plan area impact fees and finance districts in 2019. Figure 5 illustrates fees for a single family prototype while Figure 6 illustrates fees for a multifamily prototype. The analysis found that the Sacramento County financing plan area fees for single family development are comparable or even less than fees for new development areas in surrounding jurisdictions, such as Bass Lake Hills in El Dorado County, Laguna Ridge in Elk Grove, and the Folsom Sphere of Influence. Similarly, the analysis found that Sacramento County financing plan area fees for multifamily development are less than fees for areas such as Laguna Ridge in Elk Grove, Westpark Solaire in Roseville, and the Folsom Sphere of Influence. The County’s existing communities, such as Carmichael and Elverta, tend to have even lower fees. Some new development areas such as Greenbriar in the City of Sacramento, have substantially lower fees for both single and multifamily development.

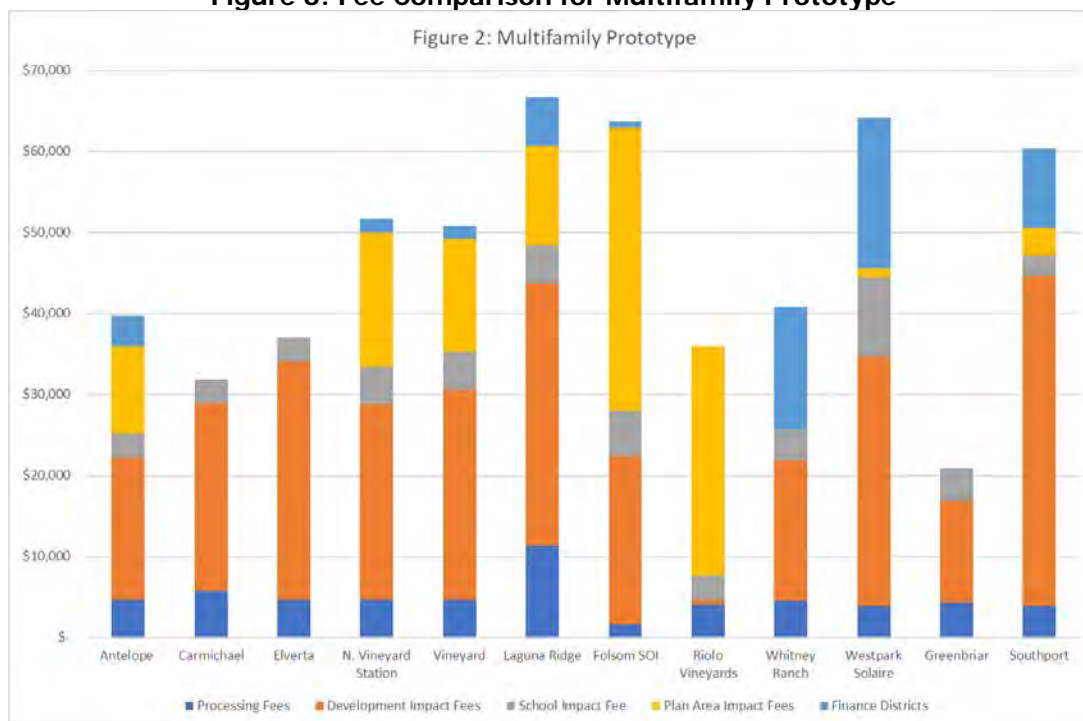


**Figure 5: Fee Comparison for Single Family Prototype**



Source: Sacramento County Special Districts staff, 2019

**Figure 6: Fee Comparison for Multifamily Prototype**



Source: Sacramento County Special Districts staff, 2019

### Deferral and Waiver Programs

The County's impact fees may constitute a significant barrier to residential development. In order to delay or reduce these costs, the County has adopted the Fee Deferral Program for Residential Projects and the Affordable Housing Fee Deferral and Waiver Program.

Under the Fee Deferral Program (Sacramento County Code 16.120), single-family and multifamily development projects may receive deferrals for the following County fee programs: Antelope Public Facilities Financing Plan Area, North Vineyard Station Specific Plan Area, Vineyard Public Facilities Plan Area, and SCTDF and TIF. The Fee Deferral Program allows for a fee deferral period of up to 15 months from the date of issuance of permits.

The Board of Supervisors also adopted the Affordable Housing Fee Deferral and Waiver Program (Sacramento County Code 16.100) to reduce the fee burden for affordable housing projects. Qualifying projects are those with at least 10 percent of units affordable to very low-income households or at least 49 percent of units affordable to low-income households. Qualifying projects may receive deferrals or waivers for the following County fee programs: Antelope Public Facilities Financing Plan Area, North Vineyard Station Specific Plan Area, Vineyard Public Facilities Plan Area, and SCTDF and TIF. In addition, qualifying projects may also apply for fee deferrals or waivers from impact fees assessed by SASD, SRCSD, and SCWA. Waivers are capped annually at 200 units or 5 percent of residential permits issued in the County in the previous year, whichever is greater.

The County will consider adopting amendments to the existing fee deferral and waiver programs or adopting additional fee waiver or deferral programs to delay and/or reduce the development of affordable housing. Potential amendments include increasing the annual waiver cap. This action is included as program B10 in the Housing Action Plan Chapter of this Housing Element.

### PROCESSING AND PERMITTING PROCEDURES

This section describes and analyzes the types of permits, extent of discretionary review including required approval findings, procedures, and processing time required for residential development by zoning district. Non-discretionary staff level approvals are addressed in the following section. The section describes and analyzes the permit and entitlement process for a typical single-family unit, multifamily project, and accessory dwelling unit. It describes and analyzes all permits applicable to residential development, including conditional use permits and other mechanisms that place conditions and performance standards on development.

The County's hearing authorities involved in the consideration of discretionary housing developments ranging in authority from lowest to highest are: Zoning Administrator (a management-level staff acting as a hearing authority), Subdivision Review Committee, Planning Commission, and the Board of Supervisors. When a project is not principally permitted or does not meet development standards, it must receive approval from the designated hearing authority. Projects that are permitted and meet development standards are able to undergo a staff level Design Review, which is explained later in this section. Generally, the cost, complexity and timeframe required for approval rises with the level of hearing body. Since the last Housing Element update, the County has completed a major update to its Zoning Code. The intent of the update was to lower the approval body authority required for entitlements and to allow more uses by right, streamline processing, reduce certain standards, and provide more certainty to developers.

Table 38 below summarizes the Zoning Code's required approval authority for various residential uses. For residential uses consistent with the General Plan, Community Plan and Zoning, the highest hearing body approval required is a Conditional Use Permit from the Planning Commission. The County does not require Board of Supervisors approval for any residential land uses that conforms with zoning. As shown, the County allows attached single-family and multifamily uses by right in all multi-family zones of 15-units to

the acre and higher, all mixed-use zones and in the Limited Commercial (LC)<sup>8</sup> and General Commercial (GC) zones. Single-family housing is allowed by right in all agricultural, residential, and multi-family zones and most mixed-use zones. The Zoning Code currently allows duplexes and halfplexes by right in zoning districts RD-15 through RD-40 and with a Use Permit from the Zoning Administrator in zoning districts RD-5, RD-7 and RD-10.

The County is exploring the potential for further amendments to the Zoning Code to permit multifamily projects by right in the BP zoning district. The County will also explore amendments to the Zoning Code to allow for more missing middle or naturally occurring affordable housing product types. These actions are included as implementation programs in the Housing Action Plan Chapter of this Housing Element. In addition to these changes, the County is exploring an increase in the number of zoning districts that would allow duplexes and halfplexes by right through the County's SB 2 Planning Grant Program.

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<sup>8</sup> Note that the LC zone is inclusive of the former Shopping Center (SC) zone.

**Table 38: Zoning Code Table 3.1: Allowed Uses**

KEY				UPZ=Conditional Use Permit by the Zoning Administrator				UPB=Conditional Use Permit by the Board of Supervisors							Grey Boxes=Refer to Applicable Use Standards in Sections Identified								
P=Permitted Primary Use				UPP=Conditional Use Permit by the Planning Commission				A=Permitted Accessory Use															
UPM=Minor Use Permit								TUZ=Temporary Use Permit by the Zoning Administrator															
Zoning Districts	Agricultural			Agricultural Residential		Residential					Recreation			Mixed Use			Commercial			Industrial			Use Std.
Use, Service, or Facility	AG-20 through AG-160	UR	IR	AR-10, AR-5	AR-2, AR-1	RD-1, RD-2	RD-3, RD-4	RD-5, RD-7, RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC	GC	MP	M-1	M-2	
Duplex or Halfplex								UPZ <sup>9</sup>	P	P													3.5.1.B
Multiple Family								UPZ <sup>10</sup>	P					P	P	P	UPP	P	P				3.5.1.C
Single Family Attached		UPZ	UPZ			UPZ	UPZ	UPZ	P	UPZ	UPZ			P	P	P	UPP	P	P				3.5.1.D
Single F a mily Detached	P	P	P	P	P	P	P	P	P	P	P	UPP		P	UPM	P	UPP						3.5.1.E
Mobile/Mfg. Home	P	P	P	P	P	P	P	UPM	UPM	P	UPM	UPP											3.5.1.G
Mobile Home Park										P			UPZ					UPP	UPP				3.5.1.H

<sup>9</sup> In the RD-5 and RD-7 zoning districts, permitted subject to issuance of a conditional use permit by the Zoning Administrator; in the RD-10 zoning district, the use is permitted by right. Permitted by right in any of the residential zones listed in this category for corner lots.

<sup>10</sup> Use is conditionally permitted, as noted, only in the RD-10 Zoning district. Not permitted in the other referenced zoning districts.

Table 38: Zoning Code Table 3.1: Allowed Uses

KEY				UPZ=Conditional Use Permit by the Zoning Administrator				UPB=Conditional Use Permit by the Board of Supervisors							Grey Boxes=Refer to Applicable Use Standards in Sections Identified								
P=Permitted Primary Use				UPP=Conditional Use Permit by the Planning Commission				A=Permitted Accessory Use															
UPM=Minor Use Permit								TUZ=Temporary Use Permit by the Zoning Administrator															
Zoning Districts	Agricultural			Agricultural Residential		Residential					Recreation			Mixed Use			Commercial			Industrial			Use Std.
Use, Service, or Facility	AG-20 through AG-160	UR	IR	AR-10, AR-5	AR-2, AR-1	RD-1, RD-2	RD-3, RD-4	RD-5, RD-7, RD-10	RD-15 through RD-40	RM-2	RR	O	C-O	NMC	CMC	CMZ	BP	LC	GC	MP	M-1	M-2	
Res. Care Home <sup>1</sup>	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPZ	UPM	UPM	UPZ	UPP	UPZ	P	P	P	P	P	P				3.5.1.I
Condo Conversions						UPP	UPP	UPP	UPP	UPP				UPP	UPP	UPP	UPP	UPP	UPP				3.5.1.J
Emergency Shelter																			P		P		3.5.2.A
Farm Worker Housing	P	P	P																				3.5.2.B
Single Room Occ. Unit									P										P				3.5.2.C
Acc. Dwelling Unit/Junior	A	A	A	A	A	A	A	A	A	A	A	UPP		A	A	A	UPP	A	A				3.9.3D

<sup>1</sup> Allowed in multifamily and RM-2 zones only if developed as a duplex or halfplex.

### ***Permit Processing Times***

The time it takes to review and approve a residential development proposal can increase the cost of construction due to inflation and the developer's carrying costs during this period. The County has monitored the length of time it takes to process several different types of applications, from General Plan amendments to use permits. Table 39 provides an estimated time for completion for these types of applications.

The County must comply with procedural requirements set forth in State law for environmental review, subdivision review, and planning actions, including General Plan amendments, rezoning, and use permits. State law establishes hearing requirements, review periods, public notification, and time limits for various actions with which local governments must comply. The requirements are not only mandatory but must be completed in a specific order.

The County has adopted several strategies to reduce approval times for residential development proposals and the impact that lengthy approval processes have on development costs. These strategies include using administrative review and approval for certain types of development proposals, permitting multifamily and special needs housing by right (without a conditional use permit) in specified zones, adopting specific conditional use permit criteria to reduce uncertainty in the decision-making process, and establishing the Project Review Committee to identify issues early in the process (described in more detail below).

<b>Table 39: PLANNING APPLICATION PROCESSING TIMES</b>	
<b>Application</b>	<b>Estimated Time for Completion<sup>1</sup></b>
General Plan Amendment – Board of Supervisors	18-24 months
Community Plan Amendment and Rezone – Board of Supervisors	12-24 months
Rezone – Board of Supervisors	12-24 months
Tentative Subdivision Map – Planning Commission	6-12 months
Parcel Map – Subdivision Review Committee	4-8 months
Conditional Use Permit – Planning Commission	8-12 months
Conditional Use Permit – Zoning Administrator	6-10 months
Special Development Permit – Zoning Administrator	5-10 months
Design Review – Planning Commission	4-6 months
Design Review – Major	90 days
Design Review – Minor	60 days
<sup>1</sup> Timelines are estimated from date of application submittal to the date of the final hearing authority's action on an entitlement request	

Source: Office of Planning and Environmental Review staff, 2020

To minimize disruptions in the project review process, staff works with the applicant to achieve a completed application that conforms to the various procedural, design, and zoning requirements. Processing times vary depending on the size and complexity of the project, the completeness of the application, and the conformance of the project to the Zoning Code requirements. This process often takes place before the formal submittal of an application and review period begins.

### ***Permit and Entitlement Process for Typical Residential Projects***

In most cases, the construction of a single-family residence is only subject to the issuance of a building permit provided the zoning and parcels are in place. However, there are certain limited areas in the County and circumstances where an applicant will have to attain additional entitlements, such as a use permit, or undergo a staff-level design review. This raises the cost of development for the applicant but not to a significant degree. For example, an applicant constructing a residence in the Parkway Corridor Combing Zone that is visible from the American River Parkway but outside of an erosion zone will be required to pay fees for a staff level design review, which is relatively inexpensive compared to discretionary entitlements (see Table 6-37) and usually takes 1 to 3 months to complete.

Multifamily projects are typically subject to a design review using the adopted Multifamily Design Guidelines, and issuance of building permits if the zoning is in place. Projects that have 150 units or less are required to attain a “staff level” design review while projects comprising more than 150 units are subject to the approval of a non-discretionary design review by the Planning Commission. A staff level design review takes significantly less time and money to attain than that reviewed by the Planning Commission.

Pursuant to the Interim Accessory Dwelling Unit Standards, ADUs and JADUs that comply with development standards are allowed by right in most zones in Sacramento County (See Table 6-38). ADUs and JADUs that do not meet required development standards must request deviations through the Special Development Permit process. This process is described in more detail below.

Project applications are initially reviewed by the Project Review Committee (PRC), which can identify potential problems early in the development process. Design review may initially increase the entitlement processing time for a multifamily project but the potential improvement of the project’s design increases public acceptance and reduces the length of the public hearing process. Staff gives priority and special handling to affordable housing projects in order to meet funding deadlines.

### ***Project Review Committee***

The purpose of the Project Review Committee (PRC) is to reduce permit processing times for residential and nonresidential projects. The PRC meets to identify issues early in the entitlement process. This committee is comprised of representatives from County departments and outside agencies involved in the development process. There are three components to PRC review: initial review to identify any potential problems, review of conditions of approval, and troubleshooting when needed.

### ***Community Planning Advisory Councils (CPACs)***

The County established CPACs to facilitate and invite direct citizen participation in the planning process. The councils provide a forum for the review of proposed amendments to plans, zoning matters and use permits. The council’s 14 geographical areas of responsibility correspond to the community planning areas established by the County. CPAC review is advisory only, and the County tries to reduce additional delay by scheduling the CPAC review concurrently with staff review of applications.

In summer 2020, the Board of Supervisors approved amendments to the CPAC process in order to streamline development approvals, reduce unnecessary continuances, comply with requirements of SB 330 allowing no more than five hearings for housing developments, and to provide more certainty to developers, while still maintaining direct citizen involvement. The major components of the process improvements include that CPACs cannot continue housing projects but must act upon them in one CPAC meeting and projects are no longer automatically bumped to a higher hearing authority when a CPAC recommends denial. This allows a controversial housing project to remain at the original hearing authority.

### ***Conditional Use Permits***

Conditional Use Permits (CUP’s) are required to insure the proper integration of uses that may be suitable only in certain locations or zoning districts because of their special nature and/or potential for becoming nuisances. Certain uses may also only be suitable when they can be controlled or designed in a particular manner. Details regarding permitted and conditional residential uses for each zone are provided in Table 6-38 above. The County uses the CUP process to establish building standards and reasonable use conditions, not to regulate the users or occupants.



Potential concerns addressed by the use permit include factors such as noise, dust, dirt, litter, fumes, odors, vibrations, and traffic congestion. Conditional uses are those that need special review to determine their compatibility with the surrounding area and to establish special conditions to maintain harmony with the neighborhood.

The County's CUP process gives three different entities decision-making responsibility over CUP applications: the Zoning Administrator, the Planning Commission and the Board of Supervisors. As projects become more complex and controversial, they are heard by the Planning Commission and/or Board of Supervisors.

The County may require guarantees in the form of bonds, cash deposits or other evidence of good faith to secure compliance with imposed conditions. Such conditions may include but are not limited to:

- dedication of right-of-ways;
- improvements of vehicle access to the subject property to County standards;
- regulation of the placement of the use or building on the subject property;
- regulation of height, number of stories;
- regulation of the nature, hours of operation, extent of use; and
- regulation of landscaping for the protection of adjoining and nearby properties.

### ***Special Development Permits***

The intent of a Special Development Permit is to balance opportunities for greater creativity and flexibility in design while still providing adequate protection of the environment and the health, safety and comfort of local residents. A Special Development Permit may be issued to: 1) encourage a creative and more efficient approach to the use of a specific area of land, 2) maximize the choice in the type of environment available to residents in the unincorporated County, 3) encourage more efficient allocation and maintenance of private open space by redistributing overall density, and 4) provide economy in housing opportunities.

The Zoning Administrator typically hears applications for Special Development Permits unless the project has bundled other entitlements requiring a higher hearing authority. However, the County is considering reducing the hearing authority for certain projects through the creation of a staff level Special Development Permit for multifamily, duplex/halfplex, and single-family projects which deviate from development standards but do not otherwise require an entitlement. This work is being accomplished through the County's SB 2 Planning Grants Program.

### ***Density Bonus***

Sacramento County Zoning Code Section 6.5.4 incorporates the State Density Bonus Law. State Density Bonus Law incentivizes affordable housing development by allowing projects to exceed maximum residential densities and by providing waivers from development standards. AB 1763 (2019) made significant changes to State Density Bonus Law. The changes include an increased density bonus allowance; changes to housing for veterans, foster youth, people experiencing homelessness, and college students; and inclusion of a waiver of the maximum density if the project meets certain criteria.

Zoning Code Section 6.5.5 includes provisions for the Housing Incentive Program (HIP), developed as a part of the previous 2013-2021 Housing Element. HIP provides density bonus incentives to multifamily developments that include units for individuals with special needs such as large households, people with disabilities, seniors, low-income households, and veterans. New developments of at least five housing units in areas zoned RD-20 and above or commercial within the unincorporated County may be eligible for a density bonus of up to 15 percent and a waiver of one multifamily development standard.

To comply with changes to State Density Bonus law, the County must amend Zoning Code Section 6.5.4. The County is also considering amendments to HIP to provide additional incentives for housing developers. These actions are included as program E4 in the Housing Action Plan Chapter of this Housing Element.

### ***Design Review***

The Design Review Administrator (DRA) and the Design Review Advisory Committee (DRAC) review projects for conformance with Design Guidelines. The DRA review and approves staff-level non-discretionary Design Reviews while the DRAC reviews discretionary projects and provides the final hearing authority with a recommendation. Applicants whose project require a staff-level non-discretionary design review may first meet with the DRA in a pre-application meeting. After this meeting, the applicant submits application to PER for processing. The DRA reviews and approves the project's conformance with the Countywide Design Guidelines. For discretionary projects, the DRAC review occurs during the normal project review process. The DRAC prepares conformance recommendations that are included in the project staff report to the hearing authority, where the entitlements are considered as well as the design review.

Although a fee is charged for design review and design review requirements include some general standards for materials and construction quality that have the potential to increase costs, the improvement of the project's design increases public acceptance and may reduce the length of the public hearing process. In addition, as part of work related to the SB 2 Planning Grant Program, the County is currently revising the design guidelines to eliminate subjectivity and make them more objective in order to maximize developer certainty and minimize project delays.

### ***Streamlined Approval for Affordable Housing***

Sacramento County offers a streamlined approval process for affordable housing consistent with Government Code §65913.4 (SB 35, 2017). SB 35 requires cities and counties to streamline review and approval of eligible affordable housing projects by providing a ministerial approval process and exempting such projects from environmental review under the California Environmental Quality Act (CEQA). This process does not allow discretionary public hearings; only design review or public oversight is allowed, which must be objective and strictly focused on assessing compliance with criteria required for streamlined projects as well as objective design review of the project.

Applicants intending to invoke SB 35 streamlining and ministerial approval processes must first submit a SB 35 Application Form – Preliminary SB 35 Eligibility Determination to PER along with supporting documentation, as required. If the project is determined to be eligible for SB 35 streamlining, County staff will provide an approval letter within seven days and a development application can then be filed for formal processing. Once the full development proposal is filed, PER will approve or deny the project within 90 days after application submittal for projects of 150 or fewer units, or within 180 days for larger projects.

Sacramento County also offers a Preliminary Application Form for applicants seeking vesting rights for housing developments pursuant to SB 330 (2019). After submitting their Preliminary Application and filing fee, applicants have 180 calendar days to submit a complete planning entitlement application, or the Preliminary Application will expire. The County charges a planning review fee of \$165.11 for each SB 330 Preliminary Application Form.

## **NONGOVERNMENTAL CONSTRAINTS**

This section describes nongovernmental constraints including land costs, construction costs, availability of financing, requests to develop housing at densities below that anticipated in the housing element, the length of time between approval and submittal of application for building permits, and public concerns.

### **LAND COSTS AND CONSTRUCTION COSTS**

A study by the Turner Center for Housing Innovation<sup>11</sup> analyzed the costs of developing a market-rate, mid-rise, rental apartment building prototype in three different areas of California: the East Bay, the South Bay, and Sacramento. The Turner Center study determined land cost by using comparable sales of land in

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<sup>11</sup> Garcia, David. Turner Center for Housing Innovation, August 2019, *Making It Pencil: The Math Behind Housing Development*. <http://turnercenter.berkeley.edu/>.

each of the three markets. According to the study, in Sacramento, the prototype was significantly less expensive due to lower construction and land costs.

Construction costs include labor, materials, and mechanical systems. These are also referred to as hard construction costs and they are the most significant component of any housing development. Single-story, wood-framed structures are the least costly to build, whereas multi-story steel-reinforced, poured-in-place concrete structures are the most expensive. According to the Turner Center study, the hard costs in the East Bay were the highest at \$46,169,455 (\$384,745 per unit). In the South Bay, the hard costs were similarly high at \$42,040,091 (\$350,334 per unit). In Sacramento, the hard costs were the lowest at \$29,599,500 (\$246,662 per unit).

The land costs are typically determined by the amount of funds that a developer has left over after accounting for their hard and soft costs, or costs associated with design. This cost includes costs associated with closing on the land, as well as due diligence reports. In the East Bay, the land cost for the prototype was the highest at \$7,858,500 (\$65,488 per unit). In the South Bay, the land cost was similarly high at \$6,045,000 (\$50,375 per unit). In Sacramento, the land cost was the lowest at \$4,231,500 (\$35,263 per unit).

While land and construction costs in the Sacramento area are lower than areas like the Bay Area and Los Angeles, the cost to build in California overall is high and continues to increase. According to a report on the cost to develop apartment buildings by the Turner Center<sup>12</sup>, the per-square-foot hard costs for constructing multifamily housing in California increased by \$44 between 2008-2019 and 2018, a 25 percent increase.

This increase is due, in part, to increasing costs of materials and labor trends. The increased cost of material are due to several factors, including global trade patterns and federal policy decisions, such as tariffs, as well as state and local regulations, such as building codes. In addition, the supply of construction workers in California has not kept up with the demand for construction since the recession. This shortage leads to increased labor costs and project delays, in instances where workers are either not available or leave during a job to take on a more profitable project.

### AVAILABILITY OF FINANCING

The availability of financing is a critical factor that can influence the cost and supply of housing. Housing developments require capital used by developers for initial site preparation and construction and capital used by homeowners and investors to finance the purchase of units. Financing is largely impacted by interest rates. Small fluctuations in interest rates can dramatically influence the ability to qualify for a loan.

Mortgage interest rates are at historically low levels, around 3 percent for a 30-year fixed mortgage<sup>13</sup>. Those households that have not been monetarily impacted by the coronavirus pandemic may find that the current low rates make it easier to finance home purchases. Rates are expected to remain low in the coming years. While interest rates for development and construction are generally higher than interest rates for home purchase, financing for new construction is generally available at reasonable rates. However, the economic uncertainty resulting from the coronavirus pandemic may have lasting effects on financing throughout the planning period. Lenders may scrutinize applicants more closely than in the past, reducing the availability for financing despite affordable rates.

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12 Raetz, Hayley, et al. Turner Center for Housing Innovation, March 2020, *The Hard Costs of Construction: Recent Trends in Labor and Materials Costs for Apartment Buildings in California*, [turnercenter.berkeley.edu/research-and-policy/hard-construction-costs-apartments-california/](https://turnercenter.berkeley.edu/research-and-policy/hard-construction-costs-apartments-california/).

<sup>13</sup> Bankrate, LLC. California Mortgage Interest Rates. <https://www.bankrate.com/mortgages/mortgage-rates/california/>. October 9, 2020.

## AB 879 REQUIREMENTS

AB 879 (2017) requires housing elements to include additional analysis of nongovernmental impediments such as the requests to develop housing at densities below that anticipated in the housing element and the length of time between approval and submittal of application for building permits.

Several large-scale residential projects are detailed below in order to illustrate the length of time between approval and building permit application submittal. For each project listed below, the applicant waited one year or more after receiving project entitlements to apply for the first building permit for the development.

Table 40: Length of Time Between Entitlement Approval and Building Permit Submittal						
Project Name	# Single-Family Units	# Multifamily Units	Date Entitlement Approved	Date Design Review Approved	Date of 1st Building Permit Application	Length of Time
The Cottages at Sunset	15		6/09/2015	9/2/2019	7/15/2019	4 years, 1 month
Barrett Ranch East	482	196	6/06/2017	6/06/2017	9/14/2020	3 years, 3 months
Vineyard Creek Tentative Subdivision Map	79		11/13/2017	11/13/2017	11/19/2018	1 year

## PUBLIC CONCERNS

Affordable housing projects, as with other land use entitlement projects, are typically subject to review by citizen boards or public officials during hearings for project approvals. Public concerns about higher density and affordable housing, often referred to as a “Not in My Backyard” or NIMBYism, can lead to project denials or costly delays. Development in general evokes fears of more congested streets and a rising need for new infrastructure facilities such as schools. In particular, affordable housing development can evoke fears of decreased property values and increased crime rates and may act as a constraint to the provision of some types of housing. Empirical evidence suggests that affordable housing developments that are designed and managed well do not contribute to increases in crime rates or traffic or decreased in property values. The public perception remains, however, and must be addressed each time a new proposal for lower income housing is submitted to the County.

The County will seek to balance the need for public participation with its potential to affect housing development and, as discussed in the Processing and Permitting Procedures Section, has modified CPAC procedures to minimize excessive hearings and to minimize delays. In addition, the County will prepare an outreach strategy to educate members of the public and hearing bodies about affordable housing and emergency housing to increase community support for affordable housing. This action is included as program B5 in the Housing Action Plan Chapter of this Housing Element.

## CHAPTER 8: LAND INVENTORY

The provision of 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 is one of the seven goals of this Housing Element. Pursuant to State housing element law (California Government Code Section 65583 and 65583.2), cities and counties are required to prepare a parcel-specific inventory of appropriately zoned, available and suitable sites that can provide realistic opportunities for the provision of housing for all income levels.

Sacramento County has assembled this sites inventory as mandated by state law to determine the number of new housing units the County can accommodate in the unincorporated area during the RHNA Projection Period of June 30, 2021 to August 31, 2029. The chapter also explains how the sites inventory, along with a rezone program, will accommodate the County's allocation of the region's housing needs or Regional Housing Needs Allocation (RHNA).

### REGIONAL HOUSING NEEDS ALLOCATION

The RHNA for the planning period is established for each region in the state by the California Department of Housing and Community Development (HCD), as detailed in the Housing Needs Assessment Chapter.

The overall allocation is divided into four income categories:

- Very low-income: up to 50 percent of median countywide income, which also includes extremely low-income at less than 30 percent of median countywide income (Health and Safety Code section 50105);
- Low-income: 50 to 80 percent of median countywide income (Health and Safety Code section 50079.5);
- Moderate-income: 80 to 120 percent of median countywide income (Health and Safety Code section 50093); and
- Above moderate-income: over 120 percent of median countywide income.

Due to unmet needs for housing, the State and Regional housing projections are substantially higher than in prior periods. The 2021-2029 RHNA for unincorporated Sacramento County is 21,272 new units, which is an increase of 7,428 units over the previous 2013-2021 planning period of 13,844 units. As a percentage of the 153,512 units in the SACOG region, Sacramento County is assigned approximately 14 percent of units. The unincorporated Sacramento County allocation is a one-percent increase from its regional share in the prior cycle. And, while the overall number of units allocated to the County is substantially increased (including the total number of affordable units needed), the share of very low and low income units decreased by 5.1 percent from 38.7 to 33.6 percent from the previous cycle allocation.

The countywide median income for Sacramento County was \$86,300 per year for a family of four in 2020 according to the California Department of Housing and Community Development. Based on the income definitions, Table 41 summarizes the income ranges for a 4-person household in each income category along with the share of the County's RHNA by income category:

Table 41: SACOG <sup>(1)</sup> Regional Housing Needs Allocation Summary, Unincorporated Sacramento County Projected Needs Between 2021 and 2029		
Income Category	Income Level <sup>(2)</sup>	RHNA
Extremely Low	\$0 - \$25,900	4,466

Very Low	25,901 - \$43,150	
Low	\$43,151 - \$69,050	2,692
Moderate	\$69,051 - \$103,550	4,186
Above Moderate	\$103,550+	9,928
<b>Total</b>		<b>21,272</b>

Source: Sacramento County Planning and Environmental Review, October, 2020.

(1) Sacramento Area Council of Governments RHNA, March 19, 2020.

(2) California Department of Housing and Community Development 2020 State Income Limits  
<https://www.hcd.ca.gov/grants-funding/income-limits/state-and-federal-income-limits/docs/Income-Limits-2020.pdf>

## SITES INVENTORY SUMMARY AND COMPARISON TO RHNA

Government Code Sections 65583 and 65583.2 require a parcel-specific inventory of appropriately zoned, available and suitable sites to provide opportunities for the provision of housing to all income segments within the community. The sites inventory addresses how the County can meet projected housing needs. While the inventory analyzes sites available for the construction of new housing at all income levels, particular focus and analysis is done to identify sites available at the lower income categories. The subsequent section on Methodology provides further details.

The County's evaluation of adequate sites begins with a listing of individual sites by General Plan designation and zoning. The suitability analysis demonstrates these sites are currently available and unconstrained to provide development opportunities prior to 2029. To demonstrate the development viability of the sites, the analysis addresses the following:

- Sites have appropriate zoning.
- Development standards do not place an undue impact on projected development capacity and affordability.
- Existing constraints, including any known environmental issues, have been taken into consideration.
- Public services will be available to allow development within the planning period.

The analysis concludes that a total of 11,898.65 acres are available for residential development in the unincorporated County. These sites, along with the project construction of ADUs and JADUs, can accommodate 24,788 new housing units during the planning period. Table 42 summarizes the results of the inventory and breaks the inventory down by income category. The table shows a deficit of 1,146 units in the Very Low Income (combined ELI & VLI) category and a deficit of 1,786 units in the Low Income (LI) category that will be addressed by identified programs.

Table 42: Inventory, Projected Supply and Oversupply/Shortfall as compared to the 2021-2029 RHNA(1)					
Income Category	RHNA (units)	Projected Supply (units) <sup>(2)</sup>	ADUs (units)	Vacant & Underutilized Sites (acres)	Oversupply /Shortfall (units) <sup>(2)</sup>
Extremely Low & Very Low	4,466	3,248	224	546.41	- 1,134
Low	2,692	766		34.86	- 1,944
Moderate	4,186	8,227	172	1407.38	+ 4,213

Above Moderate	9,928	12,147	4	9,908.03	+ 2,223
<b>Total</b>	<b>21,272</b>	<b>24,388</b>	<b>400</b>	<b>11,898.65</b>	<b>4,213</b>

Source: Sacramento County Planning and Environmental Review data current as of October, 2020.

(1) Sacramento Area Council of Governments RHNA dated March 19, 2020.

(2) Oversupply is determined by subtracting the RHNA unit requirement from the Projected Supply.

### Breakdown of Inventory Summary by Income Category

A key component of the analysis is correlating the inventory with the projection of what units may be built at the various income categories. Sacramento County has historically had an excess inventory of land suitable for construction of units at the Above Moderate income level with the greatest challenge identifying sites at the lower income categories. Table 43 identifies income levels with the corresponding Zoning District(s) that can accommodate the units. Table 43 through Table 47 summarize the supply by income levels based on information in the Appendices.

Table 43: Zoning Districts by Income Category	
Income Level	Zoning District
Very Low	RD-30, RD-40 LC, SC, GC, TC Accessory Dwelling Units (ADUs) Master Plans and Special Planning Areas (SPAs)
Low	RD-30, RD-40 LC, SC, GC, TC ADUs Master Plans and SPAs
Moderate	RD-10, RD-15, RD-20, RD-25, RD-30, RD-40, RM ADUs
Above Moderate	AR-1, A-2, AR-2, A-5, AR-5, A-10, AR-10, RD-1, RD-2, RD-3, RD-4, RD-5, RD-7, RE-2, R-1A, B ADUs

Table 44: Very Low Income(ELI & VLI) Housing Development Potential				
Zoning Category	Density (units/acre)	Projected Supply (units) <sup>(1)</sup>	Vacant Land (acres)	Percent of Total VLI Acres
RD-30	18-33	472	32.59	6.0
RD-40	30-44	174	6.4	1.2
Commercial <sup>(2)</sup>	35-46	1,142	26.6	4.4
ADUs	N/A	84	N/A	N/A
Master Plans and SPA's	33-110	1,460	480.77	88.0
	Total Available	3,332	546.41	100 percent
	Demand	4,466		



	<b>Deficit</b>	<b>- 1,134</b>		
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Source: Sacramento County Office of Planning and Environmental Review, 2020

(1) Units reflect historical development patterns within the unincorporated County.

(2) Projected buildout calculated at 25% of total supply.

**Table 45: Low Income Housing Development Potential**

<b>Zoning Category</b>	<b>Density (units/acre)</b>	<b>Projected Supply (units)</b>	<b>Vacant Land (acres)</b>	<b>Percent of Total LI Acres</b>
ADUs	N/A	140	N/A	
RD-30	22-33	23	1.2	8.0
SPA's, Master Plans, Large and Underutilized Parcels	15-60	743	33.66	92.0
	Total Available	906	25.86	100 percent
	Demand	2,692		
	<b>Deficit</b>	<b>- 1,786</b>		

Source: Sacramento County Office of Planning and Environmental Review, 2020

**Table 46: Moderate Income Housing Development Potential**

<b>Zoning Category</b>	<b>Density (units/acre)</b>	<b>Projected Supply (Units)</b>	<b>Vacant Land (acres)</b>
RD-10	10	1,801	207.92
RD-15	15	2,354	164.81
RD-20	20	1,370	721.42
RD-25	25	553	28.93
RD-30	30	292	29.67
RD-40	40	59	3.46
RM	8.5	100	13.92
ADUs	N/A	172	N/A
Previous Inventory RD-20 and 25	20 and 25	1,698	237.25
	Total Available	8,399	789.01
	RHNA	4,186	
	<b>Oversupply</b>	<b>+ 4,213</b>	

Table 47: Above Moderate Income Housing Development Potential			
Zoning Category	Density	Projected Supply (units)	Vacant Land (acres)
AR-1	1 ac./unit	282	249.03
A-2, AR-2	2 ac./unit	1,528	3,023.25
A-5, AR-5	5 ac./unit	447	2,212.86
A-10, AR-10	10 ac./unit	280	2022.51
RD-1	1 unit/ac.	27	21.24
RD-2	2 units/ac.	375	234.55
RD-3	3 units/ac.	202	75.05
RD-4	4 units/ac.	638	162.91
RD-5	5 units/ac.	6,010	1,517.71
RD-7	7 units/ac.	2,358	388.92
ADUs	N/A	4	
	Total Available	12,151	9,908.03
	Demand	9,928	
	<b>Oversupply</b>	<b>+ 2,223</b>	

## ADDRESSING A SHORTFALL – COUNTYWIDE REZONE PROGRAM

As shown in the tables above, the County has sufficient residential capacity to accommodate its RHNA for moderate- and above-moderate income units but has a current shortfall of sites to accommodate its lower-income RHNA. The County only has appropriately-zoned sites to accommodate 4,238 lower-income units, compared to a RHNA of 7,158, a shortfall of 2,920 units.

- Sacramento County will accommodate an adequate inventory with the following mechanisms and programs:
- The inventory of vacant residentially and commercially zoned sites available for by right construction of new units by income category including some small and large parcels as documented with additional analysis;
- Inventory of non-vacant but underutilized sites available for by right construction of new units by income category;
- Estimating the construction of Accessory Dwelling Units;
- Programs to increase the vacant land inventory including:
  - Program A1 to identify and rezone at least 168 acres of land to allow multifamily residential uses by-right, at a minimum density of 20 units per acre and a maximum density that allows at least 30 units per acre by May 2024.
  - Program A2 to 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 by May 2024.

The County will be required to rezone a minimum of 146 acres to meet its RHNA obligation for 2,920 lower income units. When identifying rezone sites, preference will be given to properties in moderate and high resource areas, pursuant to AB 686. Additionally, sites that are between 0.85 and 10 acres; that are along transit routes or major roadway corridors and in proximity to commercial and employment centers; and that are currently served by both public water and sewer service or ability to hook up to services will be given priority for rezoning to accommodate affordable housing.

The County is also obligated to maintain adequate sites throughout the RHNA projection period through a provision in State law called “no net loss.” If sites that are identified in the inventory as meeting the lower-income RHNA get built with market rate development, those sites are essentially lost from the lower-income sites inventory. State law mandates that the County would then need to identify a replacement site within 180 days. HCD recommends identifying additional capacity of 15-30 percent beyond the lower-income RHNA in order to create a buffer to deal with no-net-loss requirements. As part of the rezone effort, the County may decide to rezone additional sites beyond those needed to meet the RHNA in order to provide a buffer of lower-income sites in the event that sites are lost from the lower-income sites inventory. A 15 percent buffer will increase the rezone obligation to 168 acres.

Some of the sites that will likely be rezoned by program A1 to accommodate the lower-income RHNA are currently counted in sites inventory as moderate-income sites. As the rezone program is implemented and sites are reclassified as lower-income, the County will also ensure there remains adequate capacity to accommodate the moderate-income RHNA.

## STATE REQUIREMENTS FOR ADEQUATE SITES

Government Code Section 65583.2(c)(3) allows jurisdictions to use higher density zoning as a proxy for lower income affordability. Sites that are zoned to allow sufficient density can be assumed to accommodate affordable housing. Sacramento County is considered a metropolitan county with a “default density” of at least 30 units per acre for lower-income sites. This corresponds to the Residential 30 and 40 (RD-30 and RD-40) Zoning Districts, which allow a maximum of 30 and 40 units per acre, respectively and the County’s commercial districts that also allow 30 units per acre by right.

Historically, Sacramento County has relied substantially on sites zoned RD-20 and RD-25 to accommodate its lower-income RHNA as the majority of the County’s multi-family zoned land is zoned RD-20. In fact, many recent and pending affordable housing projects are on sites zoned RD-20. Local and State density bonus provisions allow projects to exceed 20 units per acre. However, as the State will no longer allow this assumption, the County’s lower income inventory will have a substantial deficit until the County can achieve its rezone program. Sites in the RD-20 and RD-25 category are included in the Moderate Income inventory; however, as part of Program A-1, the Countywide Rezone Program, the County will ensure that sufficient sites at the default density will be made available with associated adjustments in the assumptions about which sites are available at the lower and moderate levels.

In addition to ensuring that minimum density requirements are met, there are additional State requirements for the inventory. In order to comply with these requirements, including AB-1397, affordable housing/higher density residential sites selected for inclusion in the affordable inventory were screened using the criteria, and a majority of the sites not meeting this criteria were eliminated from inclusion in the affordable inventory:

- Size: greater than ½ acre but less than 10 acres;
- Vacant sites are preferred; although pursuant to General Plan policies LU-6 and LU-11, the County may also consider converting underutilized portions of commercial projects or office parks to higher density residential uses in order to create a mixed use development;
- Transit stops (existing or proposed) should be located within 1/4 mile from the project site (preferably with headways of less than 30 minutes);

- Proximity to grocery stores and other services within 1 mile of project site;
- Parks, open space or other recreational amenities within 1 mile of project site;
- Currently served by both public water and sewer service or ability to hook up to services; and,
- Sites that are not overly constrained by the following: natural resources such as wetlands, vernal pools, or a large number of Oak trees or other native trees; overhead power lines, ditches, or utility easements that substantially impact development on the site; or, have a significant portion of the site located within a floodplain.

The inventory and analysis must also address Fair Housing including sites located in moderate and high resource opportunity areas for affordable multi-family development.

Finally, the inventory must conduct an additional analysis if using sites from prior (the 4th and 5th cycle) Housing Elements. In order to continue to utilize these sites toward the lower-income inventory within the Housing Element period, the County has committed to Program A2 in the Housing Action Plan chapter.

### **METHODOLOGY FOR THE LAND INVENTORY AND CAPACITY ANALYSIS**

Government Code Section 65583.2(c) requires local governments to calculate the projected residential development capacity of the sites identified in the Housing Element that can be realistically achieved. Appendix C identifies each site that is available and suitable for development and estimates the residential units that can be constructed.

This discussion includes sections addressing the Affordable Sites Analysis, the Moderate and Above Moderate Income Sites, Accessory Dwelling Units, Infrastructure Availability, Environmental Constraints and Affirmatively Furthering Fair Housing/Opportunity Sites.

### **AFFORDABLE SITES ANALYSIS**

For the sites listed as available at affordable levels, a site-by-site capacity analysis was conducted. This analysis estimates the realistic development capacity for each site; typical densities of existing or approved residential developments at a similar affordability levels; and, the current or planned availability and accessibility of sufficient water, sewer, and dry utilities. The analysis relied on aerial photography, Google maps, and the Sacramento County Parcel Viewer GIS program to determine property lines, elevation contours, environmental constraints, and easements.

Major easements, environmental constraints, and multi-family setbacks were subtracted from the gross acreage of each parcel to provide a net or developable acreage. The net acreage is identified in the inventory and multiplied by the zoning density without the Housing Incentive Program (HIP). This provides a realistic estimate of the development capacity for each site because it is calculated based upon the constraints for each individual site. On the rare property with no constraints, multi-family setbacks were applied to the parcel to provide the net developable acreage.

The analysis also considered development capacity in the case where sites have non-typical development standards (e.g. local Special Planning Area or Neighborhood Preservation Area zoning) by apply the standards, densities, or coverage requirements specific to those cases. These sites are located in urban/infill areas where road capacity and infrastructure is available; therefore, no adjustments were needed to account for infrastructure availability.

Additionally, as discussed above, the inventory includes sites from the 4th and 5th cycle Housing Elements. In order to continue to utilize these sites toward the lower-income inventory within the Housing Element period, the County has committed to Program A2 in the Housing Action Plan chapter. This program requires the County to amend the Zoning Code by May 2024 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.

### **Minimum Densities**

By utilizing a minimum density calculation, the County acknowledges that it will ensure sites are built at a minimum residential density. Sacramento County General Policy LU-5 requires that residential projects meet an average overall density of 75% of zoned maximums, unless physical or environmental constraints make achieving the minimum densities impractical and the required no net loss findings under State law often require higher yields particularly for sites on the affordable inventory. Therefore, this policy is used to set the minimum density for sites on the inventory.

The previous Housing Element (2013-2021) created the Housing Incentive Program (HIP) to facilitate an increase in the actual density of projects. The HIP provides a by-right mechanism to increase density above the zoned maximum for the Residential 20, 25, 30 and 40 (RD-20, RD-25, RD-30, RD-40) Zoning Districts. HIP allows multifamily projects, in which 10 percent of the units will be set aside for lower income households or serve individuals/families with special housing needs, to increase densities by 15 percent in the Commercial zones and 10 percent in RD-25 through RD-40 Zoning Districts. This by right increase is in addition to density increases allowed under the County's density bonus ordinance (as required by Government Code Section 65915). Since the sites on the affordable inventory will accommodate the RHNA for lower income households, these sites qualify for the HIP program and can receive a density increase over that allowed in the base Zoning District, thereby increasing the maximum density, resulting in a density range for sites on the affordable sites inventory.

An example of the by-right residential density increases pursuant to the HIP are as follows:

Table 48: Housing Incentive Program – Increase in Density by Zone		
Zone	Density Increase of 10% to 15%	Resulting Unit Increase
RD-20 <sup>(1)</sup>	23 du/ac	3
RD-25 <sup>(1)</sup>	27 du/ac	2
RD-30	33 du/ac	3
RD-40	44 du/ac	4
SC/LC, GC <sup>(2)</sup>	33 or 46 du/ac	3 or 6

Source: Sacramento County Planning and Environmental Review, 2020

(1) The HIP permits increased density for these Zoning Districts; however, sites with this zoning are not included in the affordable sites inventory.

(2) Commercially zoned sites assume a maximum density of either 30 or 40 dwelling units per acre depending on proximity to transit stops. HIP provides 15 percent density increase over the base.

### Small Parcels (Less than one-half acre)

Government Code Section 65583.2 (c)(2)(A)(B) and (C) indicates that to include small parcels (less than one-half acre in size), there should be an opportunity to consolidate adjacent parcels to form sites larger than 0.5 acres. This was done for a small number of parcels in the prior planning period. Two of these sites are carried forward into this inventory because common ownerships and zoning made it reasonable to assume that they could be consolidated with adjacent parcels and developed with multi-family densities.

A review of housing projects developed during the previous planning period indicates that there were several market rate multi-family projects that consolidated multiple adjacent smaller parcels to develop multi-family units demonstrating that such consolidation is reasonable to assume.

The Housing Action Plan chapter includes program B12 to remove potential barriers to small parcel consolidations as a means to increase this type of development. The County is also considering updates to the multi-family development standards to increase the developable area of parcels. This is discussed in more detail in the Constraints Chapter of this element.

### Commercial Properties for By Right Multifamily Housing

Some selected sites in the commercial zoning districts (LC, SC, GC and TC) are included in the affordable housing inventory as multi-family housing is permitted by-right in these zones. These sites are all greater than one acre and a conservative projection of 25 percent of the parcel acreage was assumed to calculate affordable residential capacity in recognition that commercial construction may also occur on these sites. This is a conservative estimate since the County's Zoning Code allows an entire site to be built with stand-alone multi-family developments and because other vacant commercial sites not included in the inventory could be used for affordable residential construction.

The current Zoning Code permits multi-family development in the Commercial (LC, SC, GC, and TC) zoning districts at an overall density of 30 dwelling units per acre. This meets the County's default density of 30 dwelling units per acre. Properties located within one-quarter mile of a transit stop may develop at a density of 40 dwelling units per acre. Additionally, the HIP provides a density increase allowance for residential projects within a commercial zoning district of 15 percent over the base project, resulting in a maximum density of 35 and 46 dwelling units per acre. Commercial properties identified for inclusion in the inventory are those that are most likely to develop with a residential component due to their location and size or past interest by a developer. The inventory specifically excluded commercial parcels where entitlement inquiries or ownership lead County staff to conclude the parcels may develop exclusively with commercial uses.

Housing Element programs A2 and B14 were created to incentivize development of affordable housing on commercial sites and to remove potential barriers such as Use Permit requirements for multi-family developments that exceed 150 units.

The inventory includes 26.6 acres of LC, SC, GC, and TC zoned properties greater than one acre in size. These sites are viable candidates for multifamily development due to their proximity to other retail services and transit availability.

As shown in Table 49, the County has a documented record of approving affordable housing on commercially zoned parcels.

Table 49: Affordable Housing Projects Developed on Commercial Parcels					
Project	Zoning	Building Permit Issued	Status	Units	Acres
Courtyard Inn	North Watt SPA TOD Subdistrict 3	Building Permit 2018	Constructed	92	4
Victoria Park	LC (Limited Commercial)	Subdivision Map, Special Development Permit	Approved (2018)	12 of 30	2.7
Rashaad's Apartments	Folsom Blvd. SPA	Design Review	Approved (2020)	7 of 59	2.2
Saybrook	LC (Limited Commercial)	Design Review	Approved (2020)	88 total <i>61 rehab &amp; 27 new</i>	4

### Large Parcels (Larger than 10-acres)

Government Code Section 65583.2 (c)(2)(A)(B) and (C) indicates that parcels greater than 10-acres in size are not adequate to accommodate affordable units unless the local jurisdiction can demonstrate the site can be developed. This sites inventory cycle contains both new and previous inventory parcels that are larger than 10-acres.

The Sites Inventory Guidebook from HCD indicates larger parcels may result in very large projects leading to an overconcentration of affordable housing in one location or may increase cost by requiring a developer to purchase more land than necessary.

The County has conducted a site analysis and adjusted assumptions to justify why the sites are included and what assumption has been made about the site's capacity for affordable units. In many cases, the sites are in locations where there is an adopted Master Plan, Specific Plan, Special Planning Area or Corridor Plan that is setting the stage for near term development. Many of the Master Plan areas currently have parcels larger than 10-acres; however, subsequent large lot and subdivision maps will be processed achieving the proposed buildout at the identified density. Additionally, these Master Plans, including some with Development Agreement requirements, have identified the number of affordable units which are included in the inventory including commitments from developers to dedicate sites to the County or SHRA on the County's behalf in order to be built as affordable housing sites.

The inventory does not necessarily assume that the totality of each large site will accommodate affordable units as sites may be developed with a combination of market-rate and affordable units. Staff have taken into consideration local criteria including the Sacramento Housing and Redevelopment Agency (SHRA) which provides specific criteria in their "Multifamily Lending and Mortgage Revenue Bond Policies" regarding the number of affordable units per site and reduced the assumed number of affordable units to generally align with local policies to not result in overconcentration of affordable units.

Table C-27 (Appendix C) identifies the large parcels and explains the assumptions associated with their inclusion in the inventory. This shows examples of whether the inventory assumes a portion of the development capacity of a larger parcel at the lower income category with and the remaining development capacity at the moderate income category. For example, a parcel with a development capacity of 300 units might have 200 units included in the affordable sites inventory and 100 units in the moderate sites inventory.

The Zoning Code currently requires additional entitlements for multi-family developments greater than 150 units. Pursuant to program A2, the County will amend the Zoning Code to ensure that developments that have 20 percent or more of the units are affordable to lower income households are allowed by right on vacant sites in previous Housing Element cycles to eliminate this constraint and potentially encourage development on larger parcels.

Additional entitlements such as maps to divide larger parcels can lengthen the permitting process of a housing development. The County will expedite planning entitlements and building permits for affordable housing projects by prioritizing them to ensure meeting applicant's funding due dates for the duration of the Housing Element pursuant to program B3.

The Vineyard Springs Comprehensive Plan, North Vineyard State Specific Plan, Florin Vineyard Comprehensive Plan, Glenborough at Easton and Easton Place are approved Master Plans with sites that may have been included in prior Housing Elements. The County has also recently approved two additional Master Plans with sites included in this inventory: the Mather South Community Master Plan (Mather South) on January 28, 2020 and the NewBridge Specific Plan (NewBridge) on October 6, 2020. Mather South and NewBridge are anticipated to achieve buildout over a 10 to 20-year period in four phases. For the purposes of this Element, only Phase 1 and 2 of these Master Plans are included in the inventory and distributed among all income categories. Additionally, units from the Cordova Hills Master Plan, adopted in 2013 are included in the affordable and moderate inventory because a portion of the plan area is anticipated to develop within the Housing Element period.

This inventory does not include sites in the adopted master plan areas of Elverta Specific Plan or in the pending master plan areas of Jackson Township, West Jackson, Grandpark or Upper Westside. While development could occur in these areas during the planning period, due to lack of certainty over the timing of buildout and availability of infrastructure sites in these areas are not currently presumed in the inventory.

### **Non-Vacant Sites**

Local governments may rely on the potential for new residential development on underutilized sites to accommodate the RHNA. Underutilized sites are not vacant sites, but rather sites with obsolete uses that have the potential for redevelopment (e.g., vacant restaurant) and existing high opportunity developed areas with mixed-use potential or any other suitable underutilized land that is sufficiently large to



accommodate additional development. The County has made an effort to permit residential uses on non-vacant sites through Housing Element Goal HE-1 to provide an adequate supply of land for housing with an objective of this goal to being to actively promote and facilitate the use/reuse of vacant and underutilized infill sites. To further this goal the County developed the “Commercial Center Re-Use” brochure to promote the reuse of underutilized commercial center with multi-family development. Additionally, Programs A6 and A7 encourage infill development in the County.

The realistic development potential of each site was calculated by assuming that any residential or commercial structure that was being used will remain on the site and the square footage of a lot meeting development standards was subtracted from the area available for development. If the structure was clearly obsolete, the entire site was considered available and a net developable acreage was calculated by applying setbacks and any constraints. The number of units was then determined by multiplying the developable area by the density. Commercial sites assumed that 25 percent of the parcel will be available for affordable multi-family development as a conservative estimate of the units.

Table C-28 shows the underutilized parcels identified in the Sites Inventory that will be used to meet the County’s RHNA obligation.

### Pending Projects

The inventory contains sites with approved entitlements and that are expected to develop in the Housing Element planning period with the unit count reflecting what has been entitled. These affordable sites are identified separately and will receive a portion of their funding from SHRA. Other sites that are available to moderate-income levels based on zoning have also been approved and are expected to be built in the Housing Element Planning period are currently in the process of obtaining improvement plan approval.

### MODERATE AND ABOVE MODERATE INVENTORY

The County must also identify sites for development at moderate and above moderate-income levels. Sites in the Agricultural (AG-20 through AG-160), Agricultural Residential (AR-1 through AR-10) are typically larger parcels that range in size from 1-acre to 160-acres in the more rural areas and accommodate housing at the above moderate income levels. Residential zones RD-1 through RD-7 (1 to 7 dwelling units per acre) also provide housing for above-moderate income levels, as these are typically developed with detached single-family homes. Properties zoned RD-10, and RD-15 (10 and 15 dwelling units per acre) provide moderate-income housing sites. These can be larger sites or smaller parcels that are large enough for one or two units and are typically developed with duplexes, townhomes, or small lot single-family homes. Small sites with RD-20 through RD-40 zoning also provide moderate-income housing. For example, a 0.15 acre, RD-20 zoned parcel provides housing for two units in the inventory because the zoning and the parcel size can accommodate a duplex. Further, these smaller RD-20 zoned lots were typically developed with duplexes during the prior planning period. Additionally, sites that were previously on the affordable sites inventory with RD-20 and RD-25 zoning are being considered to provide housing for moderate income levels until Program A1 and A2 are complete making these parcels available for lower income groups.

Residential unit yield in single-family residential zones (RD-1 through RD-15) is based on an assumption of 85 percent buildout of maximum capacity. The County completed a survey of proposed and adopted subdivisions from 2017-2019 and determined that the proposed buildout was greater than 85 percent of maximum capacity in almost all residential zones (see Table 50). For this reason, the 85 percent yield assumption is reasonable and feasible within the 2021-2029 planning period.

Table 50: Densities of Recently Proposed and Approved Subdivisions <sup>(1)</sup>				
Zone	Total Proposed Units	Total Acres	Units Per Acre	% of Maximum Capacity
RD-2	29	20.55	1.4	70.6

RD-3	20	8.11	2.5	82.2
RD-4	21	5.19	4.0	100
RD-5	1202	236.78	5.0	100
RD-7	211	31.32	6.7	96.2
RD-10	27	3.38	8.0	80
RD-15	113	7.44	15.2	101

Source: Sacramento County Office of Planning and Environmental Review, 2020 review years 2017-2019. (1) Capacity of proposed and adopted subdivisions was divided by the total acreage of the subdivisions to attain units per acre figure.

## ACCESSORY DWELLING UNITS

Consistent with Government Code Section 65583.1 the County will count Accessory Dwelling Units (ADU) and Junior Accessory Dwelling Units (JADU) constructed during this housing cycle toward meeting its RHNA given that they are an important source of affordable housing. The County has encouraged the development of ADUs by adopting development fee exemptions for ADUs that are 850 square feet or less and for multi-bedroom ADUs 1,000 square feet or less. The County has chosen to amend the development impact fees for ADUs in a manner that reflects the sizes incentivized in State law and utilizes methods to ensure collection of the smallest fee. Additionally, the County removed the requirement for the Accessory Dwelling Unit Administrative Permit (ADUAP), which was an administrative permit required to allow property owners to develop an ADU, further reducing costs and time for processing ADUs.

The County applied for Local Early Action Plan (LEAP) grant funding to create pre-approved construction drawings for ADUs to reduce the cost of development and encourage ADUs on parcels in Sacramento County.

In the 2021-2029 Housing Element, Programs E9 and E10 are intended to accelerate and promote ADU and JADU production.

A total of 89 ADUs were developed in the prior planning period from 2013-2021. Table 51 below provides the number constructed each year.

Table 51: Accessory Dwelling Units in the Prior Planning Period	
Year	Number of ADUs Developed
2013	6
2014	8
2015	7
2016	19
2017	10
2018	17
2019	22 <sup>(1)</sup>
<b>Total</b>	<b>89</b>

Source: Sacramento County Planning and Environmental Review, 2020

(1) In addition to the 22 ADUs that were developed, four mobilehomes were developed as ADUs. This table accounts for 22 developed ADUs in 2019, the total number permitted including mobilehomes was 38, there is lag time between planning entitlements and building permits.

While the number of ADUs constructed have fluctuated from year to year, the County experienced an overall upward trend in the number of ADUs constructed in the 5th Housing Element Cycle, increasing from 6 in 2013 to 22 in 2019. In 2019, 38 ADUs were permitted with only 22 building permits were issued. There is often a lag between entitlements and building permits.

From 2018 to 2019 (the last full year of data), there was a 33 percent increase in the number of ADUs built. In 2020, the County implemented State Law requirements for ADU and JADU development and has experienced a 25 percent increase above 2019, with 29 building permits issued in 11 months. Anecdotally, staff have experienced a significant increase in inquiries about ADU construction particularly after permitting fees were reduced and permitting requirements were relaxed and staff expect greater interest once pre-approved construction drawings are available.

To project ADU development during the next Housing Element cycle County chose to follow Option 2 from the HCD Guidance.

**Option 2:** Where no other data is available, assume an average increase of five times the previous planning period construction trends prior to 2018. This option is a conservative estimate based upon statewide data on ADU development since the implementation of the new laws (safe harbor option).

The average ADUs permitted from 2013-2017 was 10/year. A fivefold increase will be 50 units per year for a total projection of 400 ADUs from 2021 through 2029.

### ADU and JADU Affordability

ADUs are an important source of affordable housing. Per the 2020 Zillow Rent Index for zip codes in Sacramento County, the average rent was \$1,793 whereas, SACOGs' January /February 2020 Survey of ADUs found that the average cost of rents for ADUs in Sacramento County was \$1,205. ADUs provide a valuable housing type to Sacramento County that can be missing in typical single family and multi-family developments. Due to their size (150 square feet-1,200 square feet) and type, either detached or attached and subordinate to a primary residence, they can provide housing to family members, students, elderly, in-home health care providers, disabled and renters at below market prices. Homeowners may also benefit from added income and an increased sense of security. ADUs also promote infill development and sustainable land use patterns by providing additional housing on parcels that are already developed rather than focusing on new greenfield development to provide housing which can be more costly.

SACOG provided local governments in the region with the SACOG Region Accessory Dwelling Unit Affordability Analysis dated March 2020 that provides assumptions for ADU affordability that can be used to assign ADUs to RHNA income categories in Cycle 6 (2021-2029) Housing Elements. The analysis supporting these assumptions was reviewed by HCD and found to be satisfactory.

Based on the SACOG analysis and the reasonable assumption that 400 ADUs will develop during the 2021-2029 planning period, the County anticipates that ADUs will be constructed for the following income categories:

Table 52: Number of ADUs/JADUs Per Income Category		
Income Category	Percent	Number of units
Lower Income Categories	56%	224
Moderate	43%	172
Above Moderate	1%	4

### Compliance with State Law and Development Standards

The County initially applied “Interim Accessory Dwelling Unit (ADU) Standards” to ensure compliance with recently adopted State Laws. These standards were replaced by a formally amended ordinance in December 2020 resulting in compliance with State Law.

ADUs are a permitted accessory uses in all Agricultural (AG-20 through AG-160), Agricultural-Residential (AR-1 through AR-10), Residential (RD-1 through RD-40), Mixed Use (NMC, CMC, NMZ) Recreation Reserve (RR, O, C-O and Commercial (BP, LC, GC) Zoning Districts. ADUs are not permitted in the Industrial Zoning Districts.

To facilitate the construction of ADU/JADUs, Program E10 will promote their construction and evaluate whether the estimated number are being constructed during the Housing Element period. This provides the opportunity to evaluate and make any necessary adjustments to these programs to ensure their effectiveness.

### **INFRASTRUCTURE AVAILABILITY**

There is sufficient water, sewer and dry utility capacity for the parcels listed in the affordable sites inventory. Affordable sites are on residential and commercial zoned parcels located within the County’s Urban Policy Area (UPA) and Urban Services Boundary (USB). The USB is the ultimate growth boundary for the unincorporated area and the UPA defines the area within the USB expected to receive urban services in the near term. The development on the parcels would increase the demands on public services to some degree, but not beyond the planned service capacities of the providers.

When identifying affordable sites for inclusion in the inventory, potential sites were reviewed to determine whether sufficient water, sewer, and dry utilities are available or accessible. Services are considered available or accessible if there was existing infrastructure identified adjacent to or in close proximity to the sites.

The parcels located outside the UPA or USB are either agricultural-residential parcels that do not meet the required level of service for affordable sites or parcels located in small towns in the Delta Community where there are sufficient water and sewer service for future residential development. Parcels in these areas available to accommodate the RHNA for moderate and above-moderate units.

#### **Water**

Affordable sites on the inventory are within existing service areas that have surrounding infrastructure. Water purveyors serving the residentially zoned parcels may require infrastructure changes or improvements in order to serve various parcels. Because infrastructure exists, the water service could be provided during the time of project development.

#### **Sewer**

The residential and commercial parcels in the affordable inventory are in the service areas of the Sacramento Area Sewer District (SASD) and the Sacramento Regional County Sanitation District (SRCSD). SASD provides the local wastewater collection system for the unincorporated County which is connected to the regional conveyance system that was constructed by and is maintained by SRCSD. Sites identified in the affordable inventory may be served by either connecting to an existing lower lateral or main that is either directly adjacent to the parcels or will only require a short extension of services.

### **Infrastructure to Master Plan Areas**

#### Easton and Glenborough at Easton

Two major infill projects that were included in the last housing element affordable sites inventory are Easton Place and Glenborough at Easton. Sites meeting the criteria are included in the sites inventory for 1,218 units at the affordable and moderate-income levels. The infrastructure that will serve the land uses in Easton Place and Glenborough at Easton will consist of collector sewers, trunk sewers, and a possible sewer lift station. All collector and trunk sewer lines will initially transport wastewater to existing interceptor sewers along Folsom Boulevard adjacent to the project sites. Wastewater from the southwest portion of the project area will eventually flow to a proposed Aerojet/Laguna Creek interceptor. Until this new

interceptor is built, existing interceptor sewers along Folsom Boulevard will be sufficient to serve the projects. Water is provided to the areas by the City of Folsom through existing service lines. Some extension of these lines will occur, but the infrastructure exists. Therefore, sufficient infrastructure is available to serve these infill projects.

### Mather South Community Master Plan

As part of the documents associated with the Mather South Community Master Plan (Mather South), the County approved an Urban Service Plan and Public Facilities Financing Plan detailing how services, including sewer and water will be provided. Water is provided for the plan area by the Sacramento County Water Agency Zone 40. Initial service to the area will be from the Vineyard Surface Water Treatment Plant by an existing 30-inch diameter pipeline. A grid of 8 inch to 12-inch mains will extend from the existing 30-inch diameter NSA Pipeline (Phase I) water main transmission main in Kiefer Boulevard, the existing 16-inch diameter water line in Zinfandel Drive (south of Douglas Road) and the existing 16-inch diameter water line in Sunrise Blvd. to serve development within the Plan Area. Sewer is provided by SASD and a System Capacity Plan approved in 2012 is reflected in the master plan. The proposed Zinfandel Drive trunk sewer line will provide sewer service to the Plan area. For the purposes of the sites inventory, only Phase 1 and 2 are considered, as that is reasonably expected to develop within the 6th Cycle Housing Element period and 477 lower and moderate income sites are counted.

### NewBridge Specific Plan

The NewBridge Specific Plan (NewBridge) was adopted by the Board of Supervisors on October 6, 2020. The approved Urban Service Plan and Public Facilities Financing Plan detail how services including sewer and water will be provided. Water for the plan area is provided by the Sacramento County Water Agency Zone 40 and 41 through the extension of existing transmission mains in the intersection of Sunrise and Kiefer Blvds. or at the intersection of Kiefer Blvd. and Eagles Nest Rd. adjacent to Phase A. SASD will provide sewer service and onsite improvements will discharge into the Mather East trunk sewer line in Eagles Nest Road. There is currently a sewer line in Kiefer Blvd. adjacent to the project site. For the purposes of this sites inventory, only 732 units within Phases A and B are included as a reasonable expectation for development within the Housing Element period.

### Cordova Hills Master Plan

The Cordova Hills Master Plan (Cordova Hills) was adopted by the Board of Supervisors on March 12, 2013. The adopted Master Plan details how water and sewer services will be provided. Water for the Plan area is provided by the Sacramento County Water Agency Zone 40 through the extension of existing transmission mains in Douglas Blvd. approximately 3,700 feet north of the site and a backbone transmission system will distribute water throughout Cordova Hills Plan area. Sewer service for Cordova Hills will ultimately be provided by the SRCSD Douglas Interceptor facility. Prior to the extension of this interceptor to the Plan area vicinity Cordova Hills will pump its wastewater to the existing Aerojet-Sunrise Douglas trunk sewer located in Douglas Road approximately 3,700 feet northwest of Cordova Hills. Discussions with the developer indicate the Town Center consisting of 550 lower and moderate income sites develop within the Housing Element period.

## **Environmental Constraints**

Each inventory site was reviewed using GIS data, Water Resources water and flood data, aerial photography, Sacramento County pictometry, Google Street View, and elevation contours to determine suitability and potential constraints to development.

Identified environmental constraints are accounted for in the inventory through a reduction in the developable area and the residential development capacity; however, it does not preclude their development. During the initial site review, any sites that were determined to have an environmental constraint that would significantly impact the development capacity of a site for multi-family development, such as significant tree canopy or flood hazard, was removed from consideration. There are no inventory sites in very high fire hazard areas, habitat preserves or floodways.

The following is a summary of the environmental constraints that have the potential to impact the viability of identified sites:

1. Protected Trees (primarily Oak Trees);
2. Slope;
3. Flood Zones (Local and Federal);
4. Natural resources, such as, wetlands and vernal pool habitats.

### Protected Trees

Chapter 19.12 of the County Code attempts to preserve trees, particularly oaks and other heritage trees. During both ministerial and discretionary permitting processes, on-site oak trees are identified and may be required to be retained or may be allowed to be removed with compensation.

Depending on the location and design of a residential development, incorporating trees into landscaping or open space calculations for multi-family development may occur and result in a minimal reduction to residential densities. For oak trees that are on inventory sites, the area of the dripline is removed from the developable area used for calculating development capacity. Sites or portions of sites with extensive tree canopy where the presence of protected trees will be a significant barrier to multi-family development were not included in the affordable and moderate inventory.

### Slope

Sacramento County has some areas with slopes that may require grading or retaining walls to develop a property although not to the extent of many other jurisdictions. The slope of potential inventory sites was reviewed as part of the selection process and sites known to have significant slope that could preclude multi-family development at densities of RD-30 and above were not included as an inventory site. Development in these areas use a combination of grading, retaining walls and building techniques, such as, split-levels to accommodate residential development.

Slope on an inventory site was considered in determining the developable acreage and residential capacity by reducing the developable acreage to accommodate area for retaining walls.

### Flood Zones

Sacramento County identifies both 100-year floodplain as mapped on a federal Flood Insurance Rate Map and local flood hazard areas as being areas potentially subject to flooding. The Sacramento County Floodplain Management Ordinance, Sacramento County Water Agency Code, and Sacramento County Improvement Standards require that the project be located outside or above the floodplain or flood hazard area. Sites on the inventory were reviewed to determine whether they were in a local or federal flood zone.

For parcels where the flood zone designation covers the entirety of the property, it is assumed the habitable structures will be elevated per the ordinance requirement. Properties known to be in identified floodways or the Delta where elevation above the base flood elevation may require several feet were not included in the inventory of affordable sites.

### Natural Resources-wetlands and vernal pools

Using aerial photography sites on the inventory were reviewed to determine the presence of wetlands. For sites on the inventory known to contain wetlands, the wetland area has a required setback of 250 feet from the edge of the wetland area to ensure avoidance. The area has been subtracted from the parcel acreage used to project the residential capacity of the site.

## **AFFIRMATIVELY FURTHERING FAIR HOUSING/OPPORTUNITY SITES**

State law, Government Code Section 65583(c)(10), requires the sites analysis to be analyzed with respect to Affirmatively Furthering Fair Housing (AFFH) to ensure that affordable housing is dispersed equitably



throughout the County rather than concentrated in areas of high segregation and poverty or low resource areas that have historically been underserved.

### **Resource Categories**

The County has land area in all of the categories (High Segregation & Poverty –Highest Resource), as identified on the TCAC/HCD Opportunity Map shown in Chapter 11, Figure 9. The land area classified as Highest Resource category is located in the Cosumnes, Southeast and Delta portions of the County. These areas are rural and do not comply with the AB 1397 criteria for affordable sites as they lack sewer and water infrastructure, bus service, and proximity to commercial services. One site in the community of Rancho Murietta is included in the lower-income sites inventory. However, the remaining sites in these areas are on the above-moderate income level inventory and do not provide sites for the lower-income inventory. The High Resource category also presents a challenge for identifying affordable sites. The land in this classification is located in the Southeast, Vineyard, Fair Oaks and Orangevale areas of the County. These areas have less access to bus service, water and sewer infrastructure and commercial services than the lower resource areas of the County making it difficult to comply with the AB1397 criteria for affordable sites.

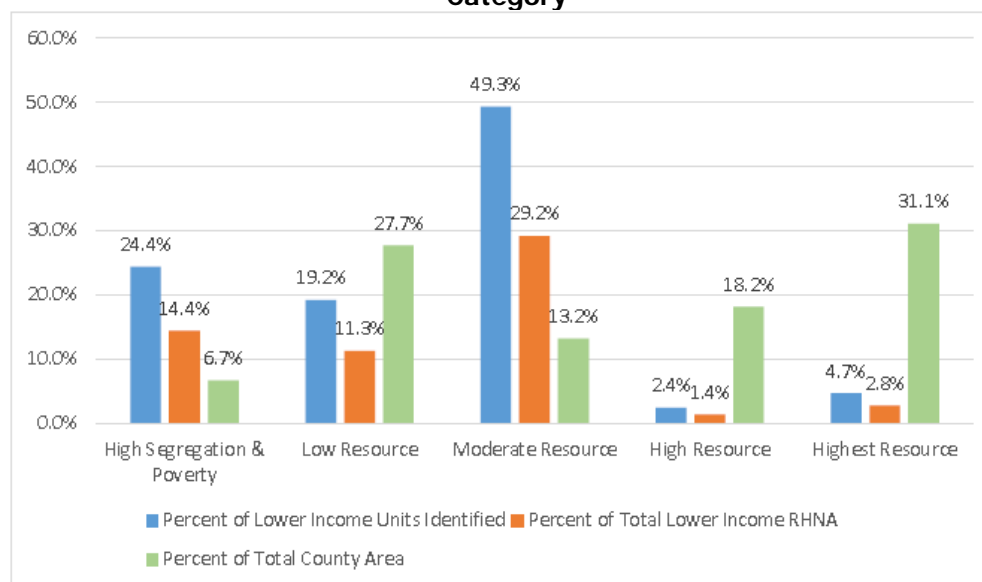
The areas of the County with larger, vacant sites available for multi-family development are located in communities of South Sacramento, Vineyard, North Highlands, Antelope, and to a lesser extent Rio Linda/Elverta and Carmichael/Old Foothill Farms. These areas are categorized as High Segregation and Poverty, Low Resource and Moderate Resource. Some adopted Master Plans (Mather South, NewBridge, Easton, Glenborough, and Cordova Hills) are located in the Moderate Resource category and will include affordable housing, expanding access to employment opportunities, transportation, and other amenities for lower-income households.

### **Lower-Income Units Compared to Resource Categories**

The affordable sites inventory shows a capacity for 4,238 lower income units on vacant and underutilized sites and in approved projects. Figure 7 shows County Land Area and Lower Income Distribution by TCAC Opportunity Category and Figure 8 shows the location of the lower –income sites in each Resource Category. Specifically, Figure 7 identifies the percent of the lower-income sites in each opportunity category and the percent of the County land area in each opportunity category. Additionally, since the County is required to rezone additional acreage to meet its RHNA the figure compares the identified sites in each opportunity category to the total lower-income RHNA. The majority of the lower-income units are located in the Moderate opportunity area, followed by High Segregation and Poverty and Low Resource areas. The Highest Resource category has the most land area in the County at 31.1 percent, but one of the lowest percentage of affordable units (4.7 percent) for the reasons provided above. The County does have a disproportionately high percentage of units (14.4 or 24.4 percent) in the High Segregation and Poverty versus the land area (6.7 percent). However, the County has a deficit of affordable units and in the Countywide Rezone Program (program A1) has committed to rezoning parcels in the Moderate and High opportunity areas to make them available for affordable multi-family development. This will provide additional units in the Moderate and High Opportunity areas, thereby, reducing the deficit and furthering fair housing.

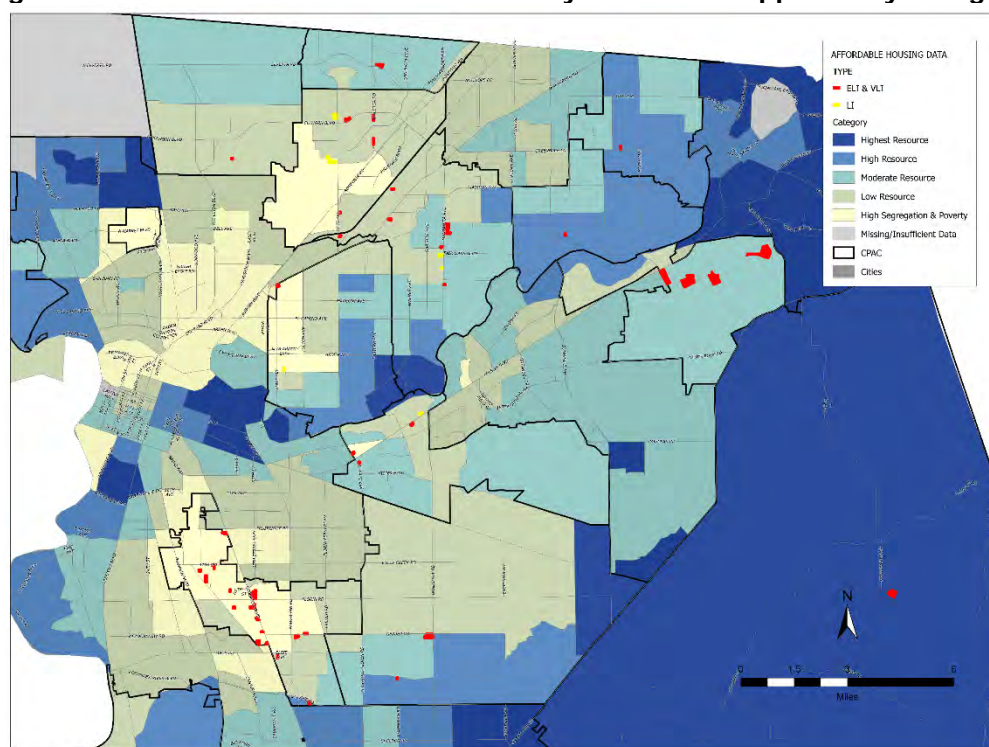


**Figure 7: County Land Area and Lower Income Unit Distribution by TCAC Opportunity Category**



Source: Sacramento County 2020

**Figure 8: Lower Income Site Distribution by TCAC/HCD Opportunity Category**



Source: Sacramento County 2020

## EMERGENCY SHELTERS AND TRANSITIONAL HOUSING

Emergency Shelters provide shelter to those individuals experiencing unsheltered homelessness. The 2019 Point-In-Time (PIT) Homeless count conducted for Sacramento County and the incorporated Cities provides a single-night snapshot of nearly all individuals and families staying at emergency/transitional shelters in

the county, as well as, other places not meant for human habitation. The count identified 711 individuals experiencing homelessness in unincorporated Sacramento County; therefore, this is the unmet need the County must accommodate. The County has 182 shelter beds available to temporarily house those experiencing homelessness; however, those shelter beds were presumably occupied and are not counted towards meeting the needs of unsheltered individuals. A detailed description of those experiencing homelessness and development standards for emergency shelters is provided in the Housing Needs Assessment Chapter and the Constraints Analysis Chapter of this element.

### Methodology

The County must show there is enough land available to construct emergency shelters to house the unsheltered people experiencing homelessness. The County continues to implement Zoning Code provisions that permit homeless shelters in the General Commercial (GC) and (Light Industrial) M-1 zones. County funded shelters are allowed in any zoning district in the County.

Identified emergency shelter sites are at least 0.85-acres in size, within one-half mile of a transit line and 1,000 feet from schools, parks and single family residential zones.

GC zoned sites were assigned a density of 30 units per acre with the assumption that a maximum of 120 beds could be accommodated on an acre. However, a maximum of 100 beds per site was assumed because that is the maximum number of beds permitted by right. There are at least 0.93 acres available in the GC zone with an estimated capacity of 100 beds.

The same locational criteria was used for identifying shelter sites in the M-1 zone. The M-1 zone does not have a residential development density. However, the estimated capacity for emergency shelters is 100 beds per site, as each identified site is larger than one acre and 100 beds is the maximum permitted capacity per site without a Use Permit. There are at least 23.66 acres available in the M-1 zone with an estimated capacity of 1,200 beds. Therefore, the County can accommodate the unmet need of 711 unhoused individuals with an excess of 589 beds.

Tables C-28 and C-29 in Appendix C list the vacant parcels that are available for emergency shelters.

The County continues to maintain an adequate supply of land for homeless shelters and has shifted away from large shelters and toward a “scattered site shelter” model as a part of its Full Service Re-Housing Shelter (FSRS) Initiative. Through this model, the County is able to assist people experiencing homelessness to stay in their community, keep pets, and room with partners and spouses. As of 2019, there are 15 of these sites located throughout the County. These sites provide 24-hour accommodations for up to 75 individuals at a time and serve approximately 250 to 300 persons annually.

### FARMWORKER HOUSING

Farmworker housing is allowed by right in the Agricultural 20, 40, 80, 120 and 160 zones (AG-20, 40, 80, 120 and 160). There are a minimum of 3,000 parcels encompassing more than 245,000 acres that can accommodate farmworker housing without a use permit. This list includes parcels larger than two acres that are not owned by a public entity, railroad, conservation bank, or mining company. Additionally, Program D6 requires the County to amend the Zoning Code to allow Farmworker Housing by-right in all Zoning Districts where Agriculture is a primary use. The County will also consider amendments to the Zoning Code to increase the allowed maximum size of farmworker housing to serve larger families. Potentially providing additional parcels that may be developed with farmworker housing.

The number of possible sites and the acreage of these sites are more than sufficient to accommodate future farmworker housing.

## CHAPTER 9: OPPORTUNITIES FOR ENERGY CONSERVATION

This chapter will inventory and analyze the opportunities to encourage the incorporation of energy-saving features, energy-saving materials, and energy-efficient systems and design in to Sacramento County's residential development. Planning to maximize energy efficiency and the incorporation of energy conservation and green building features can contribute to reduced housing costs for homeowners and renters, in addition to promoting sustainable community design and reduced dependence on vehicles. Such planning and development standards can also significantly contribute to reducing greenhouse gases.

Nationwide, residential energy accounted for about 21 percent of all energy use in 2019. Sacramento County's 2015 Greenhouse Gas (GHG) Inventory indicates that residential energy consumption accounted for 25 percent of GHG emissions.

Opportunities for residential energy efficiency exist at all scales: the single dwelling unit, multifamily structures, the neighborhood, the community, and the region. Sacramento County currently has strategies, policies, and programs to address opportunities for energy efficiency at all of these levels.

### GENERAL ENERGY EFFICIENCY CONCEPTS

There are many opportunities to implement energy-efficiency measures into both new home construction and retrofits of existing homes. The concept of energy efficiency in buildings is defined by the building envelope, which is everything that separates the interior of the building from the outdoor environment: the doors, shade screens, windows, walls, foundation, roof, and insulation. All the components of the building envelope must work together to keep a building warm in the winter and cool in the summer. Examples of design methods to reduce residential energy consumption can be categorized in three ways:

1. Building design that keeps natural heat in during the winter and keeps natural heat out during the summer. Such design reduces air conditioning and heating demands. Proven building techniques in this category include:
  - Location of windows and openings in relation to the path of the sun to minimize solar gain in the summer and maximize solar gain in the winter.
  - Use of "thermal mass," earthen materials such as stone, brick, concrete, and tiles that absorb heat during the day and release heat at night.
  - Use of window coverings, insulation, and other materials to reduce heat exchange between the interior of a home and the exterior.
  - Location of openings and the use of ventilating devices that take advantage of natural airflow (particularly cool evening breezes).
  - Use of eaves and overhangs that block direct solar gain through window openings during the summer but allow solar gain during the winter.
  - Zone heating and cooling systems, which reduce heating and cooling in the lesser used areas of a home.
2. Building orientation that uses natural forces to maintain a comfortable interior temperature and take advantage of solar heating. Examples include:
  - Incorporation of climate responsive design principles.
  - Locating structures and windows to take advantage of natural air circulation and evening breezes.
  - Southern exposure of rooftops to increase the potential for photovoltaic panels.
3. Use of landscaping features to moderate interior temperatures. Such techniques include:

- Use of deciduous shade trees and other plants to protect the home and reduce the heat island effect.
- Use of natural or artificial flowing water.

In addition, a number of technologies and methods of energy generation and efficiency have been developed or advanced over the last few decades. These include using:

- Solar energy and heat pumps to heat water.
- Radiant barriers on roofs, weather-stripping and other insulation to reduce heat gain and loss.
- Solar powered attic ventilation.
- Solar panels and battery storage to generate and store electricity.
- Dual pane windows and high-efficiency coatings on windows to repel summer heat and trap winter warmth.
- Energy efficient home appliances, including Energy Star® home appliances.
- Low-flow showerheads and faucet aerators to reduce hot water use.

### REGULATORY AND POLICY FRAMEWORK

The County's energy efficiency strategies, policies and incentives are shaped by several State, regional, and local initiatives and programs. The most important initiatives and programs described in this chapter are:

- The California Building Energy Efficiency Standards (Title 24);
- The State's emerging climate change strategies focused on reductions in greenhouse gas emissions;
- The Sacramento County Climate Action Plan;
- The Sacramento County 2030 General Plan;
- The Sacramento County Zoning Code and Design Guidelines.

### CALIFORNIA BUILDING ENERGY EFFICIENCY STANDARDS - TITLE 24

Title 24 of the California Code of Regulations contains California's building standards for energy efficiency and is designed to reduce wasteful and unnecessary energy consumption in newly constructed and existing buildings. The California Energy Commission updates the Building Energy Efficiency Standards (Title 24, Parts 6 and 11) every three years by working with stakeholders in a public and transparent process.

The most recently adopted standards are the 2019 Building Energy Efficiency Standards that took effect on January 1, 2020. They focus on four key areas: smart residential photovoltaic systems (now required for new residential development), updated thermal envelope standards (preventing heat transfer from the interior to exterior and vice versa), residential and nonresidential ventilation requirements, and nonresidential lighting requirements. The ventilation measures improve indoor air quality, protecting residents from air pollution originating from outdoor and indoor sources. The rulemaking process for the 2022 standards is already underway. By the end of the planning period represented by this housing element (2021-2029), the State will be utilizing the 2028 standards unless the timeframes established by the enabling legislation change.

As part of the County development and plan approval process, the County's Building Permits and Inspection Division checks all proposed residential units for design and construction compliance with the State's Title 24 Building Energy Efficiency Standards.

## STATE GREENHOUSE GAS EMISSIONS REDUCTION

The California Legislature adopted the California Global Warming Solutions Act in 2006 (Assembly Bill 32) and declared that “global warming poses a serious threat to the economic well-being, public health, natural resources, and the environment of California.” In adopting the act, the legislature found that human activity is one of the leading contributors to an increase in carbon dioxide, methane, and other “greenhouse gases” (GHGs). The State has declared that these gases are leading to an increase in average global temperatures and contributing to changes in climate throughout the world. The purpose of the act is to reduce GHG emissions to 1990 levels by 2020 (25 percent reduction over current levels) and then to reduce GHGs to 80 percent below 1990 levels by 2050.

On September 30, 2008, Senate Bill (SB) 375 was signed by Governor Schwarzenegger. SB 375 combines regional transportation planning with sustainability strategies in order to reduce greenhouse gas emissions in California’s urbanized areas. Existing law requires each regional transportation planning agency, which in Sacramento County’s case is the Sacramento Area Council of Governments (SACOG), to adopt a Metropolitan Transportation Plan. SB 375 required the California Air Resources Board (ARB) to set performance targets for reduction of passenger vehicle emissions per capita in each of 16 Metropolitan Planning Organizations (MPOs) in the state for 2020 and 2035. For the SACOG MPO, these targets were set at 7% below 2005 per capita emissions for 2020 and 16% below 2005 per capita emissions for 2035. MPOs are not required to meet the greenhouse gas emission targets established by ARB, but if they conclude it is not feasible to do so, they must prepare an Alternative Planning Scenario to demonstrate what further land use and/or transportation actions would be required to meet the targets. SB 375 also requires that the Metropolitan Transportation Plan for each MPO include a Sustainable Communities Strategy (SCS) that integrates the land use and transportation components, and amends CEQA to provide incentives for housing and mixed use projects that help to implement an MTP/SCS that meets the ARB targets.

On September 8, 2016, Senate Bill (SB) 32 was signed by Governor Jerry Brown. SB 32 builds upon previous GHG reduction goals by requiring that ARB ensure that statewide GHG emissions are reduced by 40 percent below the 1990 level by the year 2030. Additionally, SB 32 emphasized the critical role that reducing GHG emissions would play in protecting disadvantaged communities and the public health from adverse impacts of climate change. Enactment of SB 32 was predicated on the enactment of Assembly Bill 197, which seeks to make the achievement of SB 32’s mandated GHG emission reductions more transparent to the public and responsive to the Legislature.

## SACRAMENTO COUNTY CLIMATE ACTION PLAN

### *Phase 1 –Strategy and Framework*

The Sacramento County Board of Supervisors adopted the Climate Action Plan – Strategy and Framework Document on November 9, 2011 along with adoption of an update to the General Plan, which presented a framework for reducing GHG emissions and an overall strategy to address climate change. Additionally, it provided direction for developing the second phase of the Climate Action Plan (CAP).

### *Phase 2a - Government Operations*

The Board of Supervisors adopted the Climate Action Plan – Government Operations (Government Operations CAP) on September 11, 2012. The Government Operations CAP identified the GHG emissions from the County’s operations (i.e. County-owned facilities, vehicles, and equipment) and measures to reduce these GHG emissions.

### *Phase 2b – Communitywide Climate Action Plan*

The County began working on the Communitywide Greenhouse Gas Reduction and Climate Change Adaptation (Communitywide CAP) project in 2016. This project is intended to complete the second phase of the County’s multi-phase CAP process. The Communitywide CAP: 1) updates the unincorporated County’s GHG inventory and forecasts (completed 2016 which updates the inventory from 2005 to 2015),

2) determines the GHG reduction targets which are required, and 3) proposes measures to achieve the required GHG reductions for the entire County.

Additionally, to prepare for climate change effects (e.g. impacts related to precipitation, flooding, heat waves, wildfires, air quality, water supply, water quality, natural ecosystems, and agriculture), the Communitywide CAP will also develop an adaptation strategy.

The Phase 2b CAP is currently planned for completion in late 2021.

### **SACRAMENTO COUNTY GENERAL PLAN**

The Sacramento County 2005-2030 General Plan was adopted November 9, 2011 and contains several General Plan Elements with goals, objectives and policies that set a framework for energy conservation. The most pertinent General Plan Elements include Energy, Land Use, Public Facilities and Environmental Justice.

#### ***Energy Element***

The Energy Element consists of two major works — a Research report (Background Section) and a combined Policy Plan and Action Program. The Research Report provides background data for the Policy Plan.

The Energy Element sets the following goals:

- Reverse the historical trend of increasing per capita consumption of energy,
- Shift toward using a greater share of renewable sources of energy, and
- Shift seasonal and daily peak energy demands to increase the load factor of electrical generating facilities, while
- Maintaining or enhancing the general standard of living, the level of employment, and the quality of the environment.

In support of these goals, the Energy Element contains the following objectives:

- Reduce per capita consumption of energy.
- Reduce the reliance on non-renewable energy sources with emphasis on those in shortest supply.
- Reduce seasonal and daily peak electrical energy demand, and distribute future growth in electrical energy consumption throughout the day and year, thereby increasing the annual system load factor.
- Exercise county leadership.

#### ***Land Use Element***

The Land Use Element's primary role is to ensure that the County's land resources are utilized in the most efficient, equitable and productive manner possible to provide a high quality of life for both current and future residents. This Element's policies and programs direct future development and investment toward previously urbanized communities and strategically-located new growth areas to:

- Maintain or improve the character of existing communities. Plan for commercial corridor improvements and protection of natural resource and habitat corridors. Participate in regional planning efforts aimed at implementing more compact land use patterns and an efficient multi-modal transportation system.
- Infill vacant parcels and intensify development on underutilized lands where appropriate to maintain or improve the quality, character and identity of existing neighborhoods and communities, as well as to relieve growth pressure on the urban fringe.



- Create “complete communities” that have a mixture of housing, jobs and retail amenities to reduce automobile dependence, support local commercial and employment opportunities, and create a jobs/housing balance.
- Stimulate reinvestment in targeted commercial corridors through comprehensive planning efforts with a strong focus on implementation.
- Provide the infrastructure and conditions necessary to encourage walking and biking as a means of travel, as well as to support enhanced transit service.
- Direct growth toward previously urbanized areas and strategic new growth areas to reduce sprawling development, strengthen existing communities, relieve traffic congestion, improve air quality, preserve open space and natural resources, protect valuable agriculture and rangelands, and realize economies of scale for infrastructure and services.

Given the increasing competition between communities for high quality and economically beneficial employment and retail uses, the Land Use Element as well as the other Elements have a common theme: efficient land and resource use. Energy is one of those resources and efficiency can be achieved by committing to a pattern of land use that concentrates development in configurations designed to protect valuable agricultural and rangelands, conserve natural areas and resources, reduce travel distances, reduce air pollutant emissions, conserve energy, and enhance the efficiency of providing infrastructure and services.

### ***Public Facilities Element***

The Public Facilities Element contains an Energy Facilities section with the following goal:

Appropriately sited energy facilities that efficiently and safely produce and distribute energy to Sacramento County residents without compromising environmental quality or human health.

The Energy Facilities section promotes the goals of the Air Quality and Energy Elements of the General Plan through support of alternative energy technologies that provide relatively clean, safe electricity.

Although Sacramento County is not the region's utility provider, the County does, however, recognize its responsibility for prudent infrastructure planning and implementation of conditions placed on plans and maps to support the conservation and efficiency initiatives of the Sacramento Metropolitan Utility District (SMUD) and Pacific Gas and Electric Company (PG&E). The County is currently collaborating with SMUD and PG&E in development of the County's Phase 2b Climate Action Plan and supports both utilities' renewable energy portfolio, energy source diversification, demand-side conservation, and de-carbonization plans.

### ***Environmental Justice Element***

Environmental Justice (EJ) seeks to minimize and equalize effects of environmental hazards among the entire community regardless of income, ethnicity or race. The California Government Code (Section 65040.12) defines environmental justice as “The fair treatment and meaningful participation of people of all races, culture and incomes with respect to the development, adoption, implementation, and enforcement of environmental laws, regulations, and policies.”

Sacramento County adopted its Phase 2 Environmental Justice Element on December 17, 2019. The purpose of the Environmental Justice Element (EJ Element) is to address public health risks and environmental justice concerns of those living in disadvantaged communities (identified in the EJ Element as Environmental Justice Communities), many of which are the result of geographic or procedural inequities. The planning period for the current EJ Element is 2019 to 2029 and thereafter will be updated on the same track as the Housing Element.

The EJ Element is divided into sections that cover the following topical areas:

- Prioritizing Improvements and Programs That Address the Needs of Environmental Justice Communities



- Civil Engagement
- Crime Prevention
- Healthy Food Access
- Physical Activity
- Promote Public Facilities
- Reduce Pollution Exposure
- Safe and Sanitary Homes

Increasing energy efficiency has multiple co-benefits for Environmental Justice Communities (EJ Communities) and the County as whole. When energy efficiency rises, utility bills are lower thus allowing people to spend more income on healthy food and safe and sanitary housing. Additionally, when energy efficiency rises and demand is reduced, the pollution associated with energy generation is reduced. The EJ Element identified that EJ Communities are more vulnerable to the effects of climate change. Because of the links between energy consumption (GHGs) and climate change, it is important to prioritize EJ Communities in programs that are part of energy efficiency and Climate Action Planning. The following EJ Policy supports this:

Policy EJ-28. It is the policy of Sacramento County that programs developed as a part of a Climate Action Plan such as incentive programs, fee mitigation programs, adaptation and resiliency programs, and County-funded programs shall prioritize Environmental Justice Communities.

As part of developing the Phase 2b Climate Action Plan, the County is currently exploring the opportunity to utilize a fee in-lieu program for new development to fund energy efficiency upgrades in EJ Communities.

### **SACRAMENTO COUNTY ZONING CODE AND DESIGN GUIDELINES**

The Sacramento County Zoning Code, provides a 25 percent density bonus for residential development projects that meet the following two energy efficiency conditions:

- The project would result in an energy savings beyond those obtained with conventional design and construction techniques.
- The amount of increased density is proportional to the amount of increased energy efficiency achieved that exceeds adopted regulations.

The Sacramento County Zoning Code also provides a density bonus for multi-family residential projects that provide small, on-site wind turbine generated energy.

Adopted in 2015, the Sacramento County Design Guidelines integrate development approaches to design and build healthy, sustainable, and inclusive neighborhoods. They promote a clean and safe environment, a strong economy, and good quality of life for all residents. They integrate Urban Greening, which is a systems approach to plan, plant, care, and manage flora, structures and spaces, which lead to increased forest canopy, reduced storm water runoff, improved air and water quality, energy conservation, open space and ultimately, more sustainable communities.

The guidelines incorporate a broad spectrum of sustainability practices that include: 1) green building and construction which can facilitate sustainability by generating jobs, 2) increasing energy efficiency, water conservation, air quality and waste reduction, and 3) improving housing quality and the physical environment. Sustainable design guidelines promote use of solar, cool roofs, tree shading, green streets, urban greening, low impact development storm water features using River Friendly Landscaping, and more.

The Guidelines address both single and multi-family structures. For single family structures the Guidelines recommend:

- Solar access for daylighting and solar panels should be considered when orienting buildings.

- Glazing should be located so as to maximize energy efficiency.
- Placement of windows should also consider the cooling benefits of Sacramento's delta breezes.
- Vary the design and elevation of front porches to accommodate outdoor furniture and active uses by occupants while maintaining private yard areas.
- Horizontal sliding doors on main entries are highly discouraged.
- The use of "cool roof" options, including lighter colored, high albedo coatings and other "cool roofing" materials and applications are encouraged to achieve energy efficiency inside homes and reduce the heat island effect.
- The use of rooftop solar or wind turbine installations (where allowable) should be integrated into the overall home image and be non-obtrusive on the neighborhood imagery.
- Installation of radiant heat barriers and insulation in attic and rafters is encouraged to increase energy efficiency and interior livability.

The Design Guidelines for multi-family developments recommend measures similar to those for single-family structures as noted above and additionally recommend the following:

- For street lights, use Sacramento Department of Transportation approved LED lights or other acceptable high energy efficiency lights.
- Lighting in parking areas should be LED lights or other acceptable high energy efficiency light, with automatic controls to dim lights after certain hours or when no one is present. Lighting shall be adequate to provide for a safe environment.

### ENERGY EFFICIENCY PROGRAMS

#### SACRAMENTO COUNTY

To encourage more retrofitting of existing residences, the County has developed a Property Accessed Clean Energy (PACE) program. PACE is a way to finance energy efficiency, renewable energy, and water conservation upgrades to homes and buildings. PACE can pay for new efficient and/or renewable energy improvements such as heating and cooling systems, lighting improvements, solar panels, water pumps, insulation, and more for almost any property – homes, commercial, industrial, non-profit, and agricultural.

This unique financing mechanism is tied to the property, rather than the individual, and eligibility is based primarily on property value and equity.

PACE saves property owners money and makes their property more valuable. PACE pays for 100% of a project's costs. This financing amount is then repaid over 5 to 20 years (up to 25 years for qualifying solar projects), with an assessment or special tax added to the property tax bill. PACE financing also creates jobs, promotes economic development, and helps to protect the environment.

#### SACRAMENTO MUNICIPAL UTILITY DISTRICT (SMUD)

SMUD is the electrical provider for Sacramento County. SMUD provides technical and financial assistance for design, construction, and remodeling of housing. For new construction, SMUD offers design services, technical assistance and incentives for incorporating efficiency features. Incentives may also be available for upgrading air conditioning, lighting, and appliances to more efficient systems. SMUD has programs to incorporate advanced systems such as photovoltaic roof panels and ground source heat pumps into new projects. Design assistance may be available for retrofit projects.

Other ways in which SMUD works with its residential customers and local jurisdictions to promote energy efficiency include:

- An online Home Energy Analysis that allows customers to identify where their home uses energy and how it compares with similar homes.

- An online Home Energy Library that shows ways to save energy and money on everything from home cooling and heating systems to kitchen appliances, pools, and spas.
- Home energy audits and/or Home Energy Raters to inspect homes, perform tests and provide itemized lists of energy efficiency upgrades and cost effectiveness.
  - Consumer information containing a variety of tips for saving energy during winter heating and summer cooling periods.
  - Free shade trees that help cool homes naturally.
  - Various programs that help homebuilders construct homes that have been engineered and constructed with energy-saving windows, insulation, heating, ventilation and air conditioning systems.
  - Solar power programs that allow residential customers to purchase new homes with built-in or community solar systems.
  - Financing, rebates and other incentives that can reduce the cost of extremely efficient electric appliances and products.

### **PACIFIC GAS AND ELECTRIC COMPANY**

PG&E is the natural gas service provider for Sacramento County. PG&E provides efficiency services that are similar to those provided by SMUD. For new and existing homes, PG&E offers technical assistance for the installation or modification of gas service. Like SMUD, PG&E has rebate programs for new energy efficient appliances such as water heaters and central natural gas furnaces. Also like SMUD, PG&E has an online energy analyzer for home energy audits.

### **CONCLUSION**

Sacramento County has taken steps to implement residential energy efficiency on four levels: (1) compliance with State building code standards (Title 24 of the California Code of Regulations); (2) ensuring that subdivision design maximizes passive and natural heating and cooling opportunities; (3) providing density bonuses to developments that, by project design, conserve energy; and (4) supporting numerous retrofit programs offered by SMUD and PG&E for existing housing units.

The County also implements its energy efficiency-related strategies through a host of regulatory and incentive programs (e.g., zoning, subdivision, and building codes) that promote mixed-use development, infill and reuse, transit-oriented development, subdivision designs that take advantage of natural heating and cooling, and development along the County's major commercial corridors.

Lastly, the County collaborates with other agencies, including but not limited to SMUD and PG&E, to ensure staff is implementing and sharing information on the latest and most innovative energy efficiency programs. These collaborations allow residents to access funds that might be available for activities such as weatherization, replacement of old roofs and appliances, tree planting, and installation of water conserving devices.

## CHAPTER 10: PRESERVATION OF ASSISTED HOUSING UNITS

State Housing Element law requires a description and analysis of housing projects containing assisted units (i.e., financially subsidized) that are at-risk of losing long-term affordability provisions and converting to market rate/non-affordable units. As defined in Government Code Section 65863.10(a), assisted housing developments, or at-risk units, are defined as multifamily rental housing complexes that receive government assistance under prescribed federal, State, and/or local programs, or any combination of rental assistance and are eligible to convert to market-rate due to termination (opt-out) of a rent subsidy contract. These assistance programs include, but are not limited to, Housing Choice Vouchers, mortgage prepayment (e.g., FHA), or extending expiring rent/deed restrictions with the use of State or local funding programs.

Pursuant to Government Code section 65583(a)(9), this chapter includes the following:

1. an inventory of assisted housing units at-risk of converting to non-affordable units over the next 10 years (2021 to 2031) due to the termination of subsidy contracts, mortgage prepayment, or expiration of restrictions on use;
2. an assessment of conversion risk, cost of replacement versus preservation, and
3. a list of entities qualified to preserve at-risk apartments, and financing and subsidy resources available for preservation.

The findings of this chapter are as follows:

- (1) 1,161 units are listed as being at risk of converting to market rate housing due to expiration dates falling within the 2021-2031 period. As discussed, the expiration date does not directly correlate to actual conversion.
- (2) The owners of the HUD-subsidized properties may renew their Housing Assistance Payment contracts and therefore, the loss of affordability is not inevitable.
- (3) Of greater concern during this Housing Element period is the expiration of the regulatory agreements on the Low Income Housing Tax Credit units. In the earlier years of the program, the affordability period was for 30 years and many of the properties in the County were initially financed in the 1990s.
- (4) Viable preservation options include rent subsidies, acquisition and rehabilitation, and new construction of affordable housing. Federal, state, and local funding sources are available for these activities. Furthermore, several local affordable housing organizations are available to assist the County in preserving affordable units.
- (5) Since preparation of the previous Housing Element, the difference between an affordable rent and a Fair Market rent, the cost to subsidize an affordable unit and the total number of units expiring are all significantly higher. This, in conjunction with a higher demand for new construction of affordable units, will drastically stretch already limited funding sources.

### AT-RISK UNITS

Approximately 78 SHRA-assisted, privately-owned rental housing projects, providing over 9,440 affordable units are located within the unincorporated area of the County. In general, once the period of restricted rent/occupancy expires, a property owner may charge market rents for the previously restricted units. There is a threat that low income occupants may have to find alternative housing if rents rise to market levels, although in properties with Housing Assistance Payment (HAP) vouchers, those residents are provided "enhanced" vouchers to subsidize their rent in market rate projects.

Generally, there are three circumstances that can result in the conversion of rent-restricted units to market rate units:

- **Prepayment of HUD Mortgages:** Section 221(d)(3), Section 202 and Section 236: Through Section 221 (d)(3) assistance, the U.S. Department of Housing and Urban Development (HUD) provides either below market interest rate loans or market-rate loans to privately-owned projects. Through Section 236 assistance, HUD provides financing to the owner to reduce the costs for tenants by paying most of the interest on a market rate mortgage. Additional rental subsidy may be provided to the tenant. Section 202 assistance provides a direct loan to non-profit organizations for project development and rent subsidy for low-income elderly tenants.
- **Opt-outs and Expirations of Housing Assistance Payment Contracts:** Housing Assistant Payment (HAP) contracts (also known as Section 8 contracts) are a federally funded program that provides for subsidies to owners of a pre-qualified project for the difference between the tenant's ability to pay and the contract rent. Opt-outs occur when the owner of the project decides not to renew an expiring contract. Profit-motivated owners typically decide not to renew their HAP contracts when the rental market tightens and market rents are escalating.
- **State and Local Regulatory Agreements:** Expiration of the low-income use period of various financing sources, such as Low-income Housing Tax Credit (LIHTC), bond financing, density bonuses, California Housing Finance Agency (CALHFA), local housing trust funds, Community Development Block Grant (CDBG), HOME Investment Partnerships Program and Low/Mod Tax Increment Financing. In addition to federal subsidies, the State of California and the Sacramento Housing and Redevelopment Agency (SHRA), on behalf of the County of Sacramento, provide subsidies or tax-advantaged funding to support the development of affordable housing. In return for receiving the development subsidies, owners of rental housing enter into regulatory agreements that require all or a portion of the units in a rental housing project to be reserved for lower income households. When those regulatory agreements expire without recapitalizing with new, subsidized financing, affordability covenants may also be lost.

The County's inventory of assisted units includes multifamily rental projects regulated by federal, state, and/or local programs. Such projects include those with HAP contracts with HUD, funded using Low Income Housing Tax Credits, Mortgage Revenue Bonds, and County subsidies.

Table 52 includes a list of multifamily projects that contain 1,161 housing units that have some sort of income restriction that is due to expire between 2021 and 2031. The inventory was created using a combination of data and information sources including SHRA, the California Housing Partnership Corporation (CHPC), and the California Tax Credit Allocation Committee.

Table 52: At-Risk Housing Units 2021-2031 (Unincorporated County)					
Project Name	Street Address	Program	Rent Restriction Expiration Date	Assisted Units	Total Units
Eastern Gardens Cooperative	3045 Eastern Ave	HUD	2024	112	112
New Hope Senior Village	890 Village Run Drive	TCAC	2025	55	56
Albert Einstein Residences	5981 Devecchi Ave	HUD	2026	78	78

Hallmark Apartments	2856 Paseo Rio Way	Bond	2027	25	100
Larchmont Arms	7415 Larchmont Drive	TCAC	2027	64	64
Larchmont Gardens	7330 Watt Ave	TCAC	2027	114	116
Sac Veterans Center	7270 East Southgate Drive	SHRA	2028	32	32
Sienna Vista Shady Tree	4904 Little Oak Lane	TCAC	2028	292	293
Watercrest Apartments	4400 Elkhorn Boulevard	TCAC	2029	205	206
Vintage Woods Senior	8780 Madison Avenue	TCAC	2031	184	185
<b>Unit Totals</b>				<b>1,161</b>	<b>1,242</b>
Definitions/Abbreviations: SHRA: HOME, or locally-generated funding HUD: Housing and Urban Development Housing Assistance Payment Contract (Fed) TCAC: Tax Credit Allocation Committee – Low Income Housing Tax Credits (State)					

Source: California Housing Partnership Corporation, SHRA, CTCAC

## PRESERVATION STRATEGIES

In addition to identifying units at risk of converting to market rate housing, Government Code section 85583(a)(9)(B) requires a comparison of costs to replace lost units through construction or rehabilitation to the cost of preserving the existing units. Preservation of rental housing at risk of affordability loss is the County's first priority for funding through SHRA's Multifamily Lending Program. By providing capital subsidies for developers of housing interested in acquiring and rehabilitating at-risk projects, the County makes significant effort to ensure affordable units are not lost from the County's inventory. While less likely, the County may also consider offering rental assistance as a form of preservation as discussed, below.

1. **Purchase of Affordability Covenants:** The first option to preserve the affordability of at-risk projects is to provide an incentive package to owners to maintain the projects as low-income housing. Incentives could include restructuring the existing loan, and/or supplementing the HAP fair market rent to market levels, if market rents are substantially more than the HUD allowed fair market rent, and/ or providing a low interest loan or grant to finance project rehabilitation. It is difficult to estimate the cost of purchasing affordability covenants due to the number of variables in such a purchase.
2. **Transfer of Ownership:** Long-term affordability of low-income units can be secured by transferring ownership of at-risk projects to non-profit or for-profit affordable housing developers. By doing so, these units would be eligible for refinancing using a range of affordable housing financing programs, including low income housing tax credits and tax-exempt mortgage revenue bonds that ensure affordability for at least 55 years from the time of funding. Transactions also

include rehabilitation of the project to modernize the property and to extend the useful life of the major systems. Upon review of recently financed acquisition/rehabilitation projects funded in the County within the past three years, shown in Table 53, the average cost of acquiring and rehabilitating affordable housing units is \$282,900 per unit.

3. **Rental Assistance:** Operating subsidies may also be used to preserve the affordability of housing. Similar to Housing Choice vouchers, the County, through a variety of potential funding sources, could provide operating subsidies to project owners or tenant-based subsidies to lower income households within projects with expired use restrictions. The level of subsidy required to preserve at-risk affordable housing through rent subsidies is estimated to equal the Fair Market Rent for a unit minus the housing cost that would be affordable to a lower-income household. Table 54 estimates the rent subsidies required to preserve the housing affordability for a theoretical project. Based on the estimates and assumptions shown in the table, approximately \$5,241,624 annually would be required to preserve the current at-risk inventory of 1,161 units. This estimate of per-year subsidy costs is indicative of the dramatic increase in the cost of housing, stagnant wage growth, and escalating rents that occurred over the past several years. In addition, there are 525 more units considered at risk of affordability loss during this Housing Element period than in the prior period. As an example, the County's analysis of rental housing subsidies, as described in the 2013-2021 housing element update, concluded that \$592,116 annually was required to preserve the affordability of 636 units.

To estimate replacement housing costs for units potentially lost from the affordable housing market, the County reviewed three affordable housing projects that have received a commitment of subsidy from SHRA. These projects are located in the City of Sacramento and the City of Citrus Heights and will be new construction projects. The numbers provided are based on significant pre-development work including architectural drawings by experienced developers of affordable housing. The projects have not been constructed; however, the cost estimates are valuable for assessing replacement costs associated with the potential loss of affordable units from the inventory. Table 55 outlines the total and per unit costs for these projects.

Table 53: Estimated Acquisition/Rehabilitation Cost			
Acquisition/Rehabilitation	Number of Units	Total Cost	Cost/Unit
Crossroad Gardens	70	\$18,562,057	\$265,172
Southwind Court	88	\$17,918,083	\$203,615
Sierra Sunrise Senior	119	\$41,600,226	\$349,582
Average	92	\$126,026,789	\$282,900
<b>Total for all 1,161 "at risk" units (based on average cost)</b>			<b>\$328,446,900</b>

Table 54: Potential Rent Subsidies					
		1 Bedroom	2 Bedroom	3 Bedroom	Total
Per Unit Affordable Rent <sup>1</sup>					
A	Low Income (60% AMI)	\$971	\$1,165	\$1,346	



B	Very Low Income (50%)	\$809	\$971	\$1,122	
C	Average (A & B)	\$890	\$1,068	\$1,234	
D	Per Unit Fair Market Rent <sup>2</sup>	\$1,072	\$1,349	\$21,946	
E	Monthly Per Unit Subsidy (D-C)	\$182	\$2,811	\$712	
F	Annual Subsidy/Unit (E * 12)	\$2,184	\$3,372	\$8,544	
	<b>Total "At Risk" Units<sup>3</sup></b>	<b>581</b>	<b>348</b>	<b>232</b>	<b>1,161</b>
	<b>Total Annual Subsidy</b>	<b>\$1,268,904</b>	<b>\$1,173,456</b>	<b>\$1,982,208</b>	<b>\$4,424,568</b>

Source: U.S. HUD, Fair Market Rents 2020; Ascent 2020.  
<sup>1</sup> Affordable rent calculation is based on 1.5 persons per bedroom.  
<sup>2</sup> 2020 HUD Fair Market Rent.  
<sup>3</sup> Assumes 50% of total "At Risk" units are 1-bedroom, 30% are 2-bedroom, and 20% are 3-bedroom.

Table 55: Estimate Replacement Cost			
New Construction Project	Number of Units	Total Cost <sup>1</sup>	Cost/Unit
Lavender Courtyard (Sacramento)	53	\$31,298,544	\$590,539
Mirasol Village B/E (Sacramento)	123	\$60,279,401	\$490,076
Sunrise Pointe (Citrus Heights)	47	\$23,301,506	\$495,777
Average	74	\$38,293,150	\$517,475
<b>Total for all 1,161 "at risk" units (based on average cost)</b>			<b>\$600,788,475</b>

<sup>1</sup> Total development costs as estimated by developers of proposed, affordable rental projects – new construction.

Source: City Council and Board of Supervisors Staff Reports for listed projects, 2019 and 2020.

In summary, the three cost estimating scenarios find the relative preservation cost to be:

- Acquisition and rehabilitation: \$328,446,900
- Rent subsidy: \$4,424,568 annually or \$243,351,240 over 55 years (the typical length of a regulatory agreement)
- Replacement through new construction: \$600,788,475

The above analysis reveals that replacement and preservation of the identified 1,161 at-risk units is costly, regardless of the preservation method. Providing a rent subsidy program may appear to be the least costly option; however, such an approach does not also preserve the physical aspects of the housing nor does it have the potential to leverage private-sector financing or create jobs. However, while federal and state funding is not as plentiful as in years past, there are still programs available for acquisition, rehabilitation, and new construction of affordable housing.

## RESOURCES FOR PRESERVATION OF ASSISTED HOUSING

There are a number of resources available to finance the acquisition and preservation of existing affordable housing. The most important is HUD's willingness to renew and extend Housing Assistance Payment (HAP) contracts, which has been consistent. State Housing and Community Development (HCD) also administers programs to finance the acquisition of at-risk projects, and SHRA as well as the California Housing Finance

Agency (CalHFA) underwrite tax-exempt bond issuances that developers can couple with low income housing tax credits. Local funding resources including HOME Investment Partnership Program funding, Community Development Block Grant funds, Permanent Local Housing Allocation program and local housing trust funds.

The County is fortunate to have many, active and experienced affordable housing developers who are interested in preserving their own portfolios and potentially acquiring at-risk properties from developers who are no longer interested in providing affordable housing. SHRA maintains a list of developers and stakeholders and regularly updates these individuals regarding opportunities for housing funding and available land. HCD also maintains a list of organizations called qualified entities that have been pre-approved by HCD to participate in acquisition of at-risk properties. The entities registered for Sacramento are listed in Table 56. There are an additional 70 organizations on the list that are qualified for all counties.

Table 56: Qualified Entities, Sacramento County	
Company	City
ACLC, Inc	Stockton
Affordable Housing Foundation	San Francisco
Eskaton Properties Inc.	Carmichael
Housing Corporation of America	Laguna Beach
Norwood Family Housing	Sacramento
ROEM Development Corporation	Santa Clara
Rural California Housing Corp	West Sacramento
Sacramento Valley Organizing Community	Sacramento
Satellite Housing Inc.	Berkeley
Volunteers of America National Services	Sacramento

Source: HCD 2020.

The Housing Action Plan chapter includes several that address the preservation of at-risk properties, including actions to monitor expiring subsidy contracts and regulatory agreements and prioritizing lending to preserve at-risk units.

## CHAPTER 11: ASSESSMENT OF FAIR HOUSING

### AFFIRMATIVELY FURTHERING FAIR HOUSING

In 2018, the Governor signed AB 686 into law. AB 686 requires that all public agencies administer programs and activities related to housing and community development in a manner that affirmatively furthers fair housing and to not take any action that is materially inconsistent with this obligation. AB 686 also requires local governments to include an assessment of fair housing within their housing elements.

Public agencies may affirmatively further fair housing by taking actions that:

- Foster inclusive communities
- Address segregated living patterns with integrated living patterns
- Transform racially and ethnically concentrated areas of poverty into areas of opportunity
- Maintain compliance with civil rights and fair housing laws

This chapter acts as the assessment of fair housing and discusses three documents which together begin the County's approach to addressing systemic issues of racism and inequity; the Resolution Declaring Racism as a Public Health Crisis; the Environmental Justice Element; and the Analysis of Impediments to Fair Housing Choice.

### HISTORY OF SEGREGATION IN THE REGION

The Analysis of Impediments to Fair Housing Choice (discussed in more detail below) includes a summary of the history of housing discrimination in the Sacramento Region based on research by Jesus Hernandez, PhD at the University of California, Davis. The AI states that Sacramento's past of systematic segregation and exclusion in housing included practices of:

- Mortgage redlining, leading to disinvestment in low-income areas and area primarily inhabited by people of color;
- Racially restrictive covenants on housing developments, restricting the access of residents of color to certain areas of the region; and
- Urban renewal programs aimed at redeveloping "blighted" areas or areas primarily inhabited by people of color.<sup>14</sup>

Dr. Hernandez has documented racial covenants, which prohibited non-whites from purchasing or renting a home, in the Sacramento region as early as the 1920s. By the 1940s, these covenants were being reinforced by mortgage redlining practices, which excluded people of color from receiving government-backed home loans with favorable terms. Due to covenants and redlining, many of Sacramento's people of color were living in the West End neighborhood by 1950. The City then targeted this neighborhood with urban renewal efforts in order to redevelop the "blighted" area with commercial development. The people of color who were displaced from the West End then resettled in other non-covenant restricted areas. This resettlement and the redlining practices that followed resulted in a southwest to northeast pattern of racial covenants that extended beyond the City of Sacramento into the County of Sacramento and the region at large. Specifically, Dr. Hernandez found that the racial covenants spanned from Sacramento's Pocket neighborhood in the southwest to River Park and East Sacramento and Arden- Arcade and Fair Oaks in the northeast. This meant that people of color settled in areas to the north and south of the City of Sacramento and were prevented from moving to more desirable neighborhoods while non-Hispanic white residents

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<sup>14</sup> Hernandez, Jesus. (2009). Redlining Revisited: Mortgage Lending Patterns in Sacramento 1930-2004. International Journal of Urban and Regional Research. 33. 291-313. 10.1111/j.1468-2427.2009.00873.x.

expanded to the northeast suburbs. These government practices of exclusion and disinvestment prevented people of color from attaining the same intergenerational wealth that white families achieved. This is partly why in 2016, the net worth of a median white household (\$171,000) was 10 times that of a median black household (\$17,150) in America<sup>15</sup>.

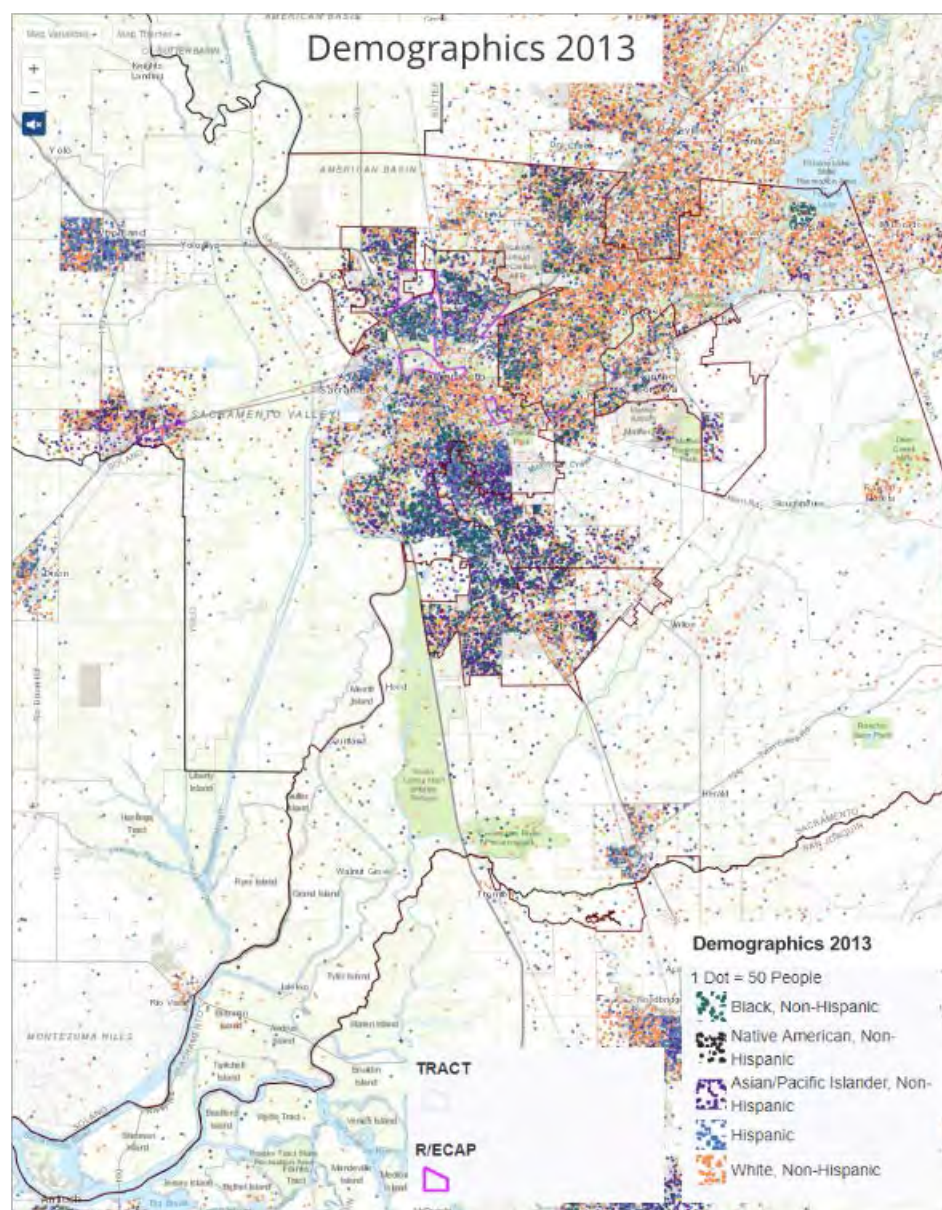
Mortgage redlining, racially restrictive covenants, and urban renewal programs created the historic patterns of segregation in the Sacramento region but single family zoning districts are part of the reason that the region is still segregated today. According to SACOG's Housing Policy Toolkit Appendix: History and Context, Sacramento's historic redlining map of low risk areas are still predominately zoned as single-family today. These areas also correspond directly with high opportunity areas, or areas identified by HCD as having access to jobs, high-performing schools, and low pollution levels. Single-family zoning districts prevent residential uses that are more affordable from developing in opportunity areas.

Figure 9 and Figure 10 below are from the AI. Figure 9 displays regional patterns of racial and ethnic segregation. Figure 10 displays racially or ethnically concentrated areas of poverty (R/ECAPS) in Sacramento County. R/ECAPS are used to identify areas where residents may have historically faced discrimination and continue to be challenged by limited economic opportunities.

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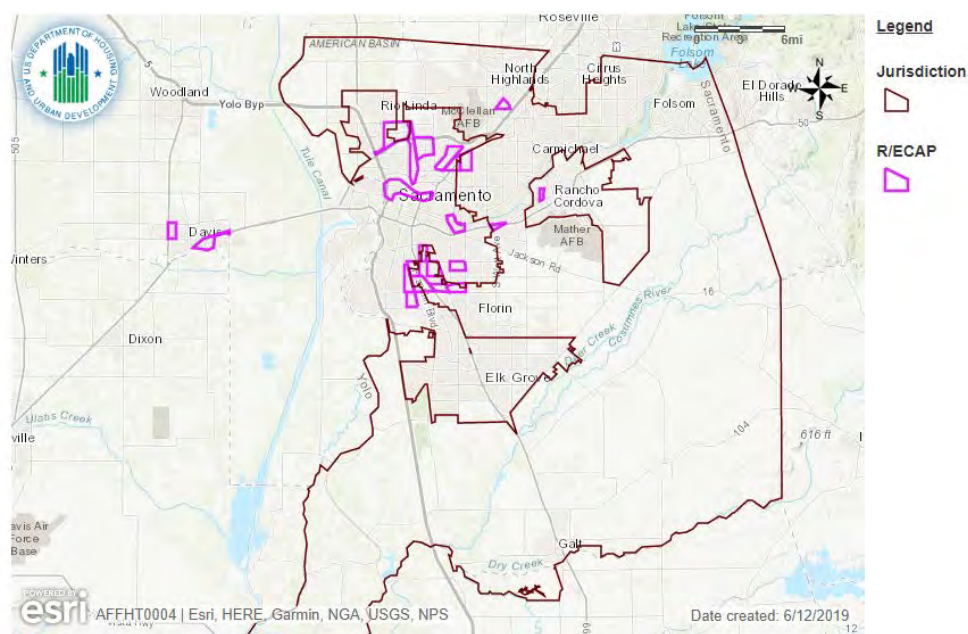
<sup>15</sup> Brookings Institute, "Examining the Black-White Wealth Gap" (2020).

Figure 9: Sacramento Racial and Ethnic Distribution, 2013



Source: HUD Data Exchange AFFH Tool



**Figure 10: Locations of R/ECAPs, Sacramento County, 2013**

Source: HUD AFFH Data and Map tool and Root Policy Research.

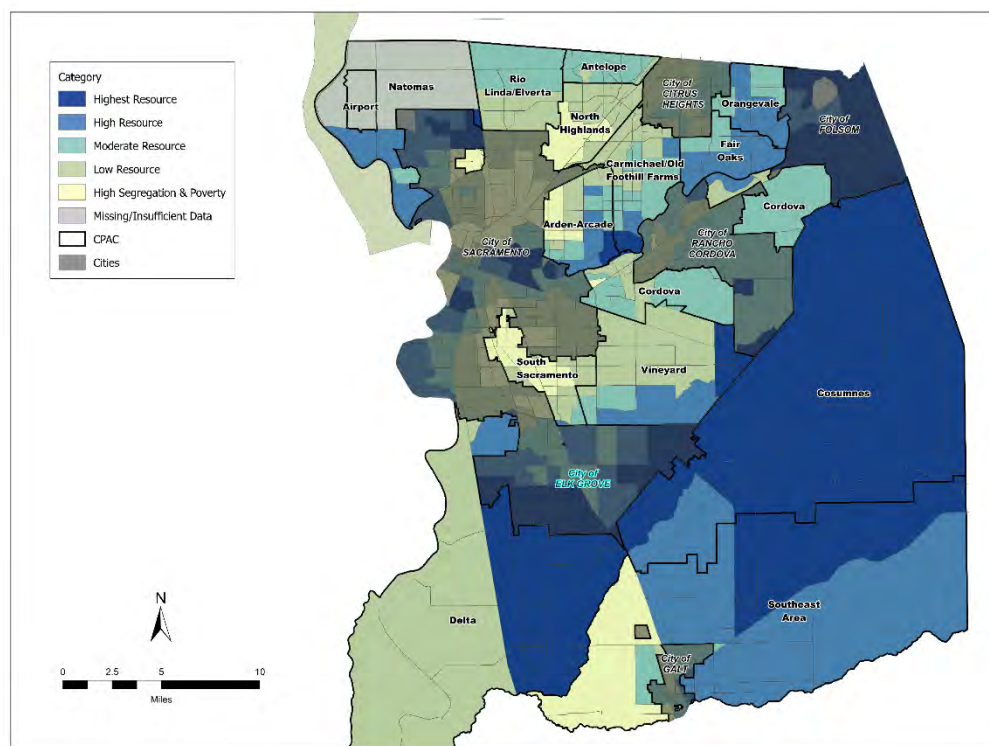
## RACISM AS PUBLIC HEALTH CRISIS

The Board of Supervisors adopted a resolution declaring racism as a public health crisis in Sacramento County on November 17, 2020. The resolution celebrates the diversity of the County, points to a growing body of research demonstrating that racism is a social determinant of health, and commits the County to eliminating health disparities and achieving health equity for all residents. The resolution specifically commits the County to identifying and implementing solutions to eliminate institutional, structural and systemic racial inequity in all community services provided by the County including homelessness and housing, land use and environment. The approval of the resolution and acknowledgment of the County's responsibility for racial equity constitutes a first step to remedy the health crisis. In preparing this Housing Element, County staff has applied a racial equity lens and identified policies and programs to address barriers to housing choice that create and maintain segregated living patterns and health disparities.

The Constraints Chapter of this element describes current efforts by the County through the SB 2 Planning Grants Program to expand residential uses in single family zoning districts. Some of these changes include reducing the setbacks for multifamily residential development adjacent to single-family development; increasing the zoning districts that allow duplexes and halfplexes by right; and reducing the hearing authority for certain residential projects through creation of a staff level Special Development Permit. The Housing Action Plan Chapter also proposes Consolidation and Rezone Programs (programs B12 and B13) intended to facilitate affordable housing development on small parcels or parcels with different zoning districts that may provide naturally occurring affordable housing in commercial or single-family areas that may otherwise remain undeveloped.

In addition to these efforts, the County is committed to rezoning sites to allow high-density residential uses in opportunity areas during the Countywide Rezone Program (policy HE 7.1.3). The Land Inventory Chapter of this element includes a map of the opportunity areas in Sacramento County and identifies sites within these areas for inclusion in the inventory. The Land Inventory Chapter also includes a discussion of the Countywide Rezone Program, which will prioritize sites in high and moderate resource areas. Figure 11 below shows the locations of TCAC/HCD opportunity areas in Sacramento County.

**Figure 11: Locations of TCAC/HCD Opportunity Areas, Sacramento County**



Source: TCAC/HCD Opportunity Area Map, 2020



## ENVIRONMENTAL JUSTICE ELEMENT

The Board of Supervisors adopted the Phase 2 Environmental Justice Element on December 17, 2019. The Environmental Justice Element identifies four Environmental Justice Communities (EJ Communities), including North Highlands, North Vineyard, South Sacramento, and West Arden Arcade. The Environmental Justice Element contains policies and implementation measures to address pollution exposure and air quality, access to public facilities, food access, safe and sanitary homes, promotion of physical activity, promotion of civic engagement, and crime prevention.

The Environmental Justice Element in concert with the Housing Element provides programs that address the needs of EJ Communities. One of the keystone policies of the element, EJ-1, is intended to address historic inequity and divestment by prioritizing EJ Communities for infrastructure and amenities, with the ultimate goal of transforming EJ Communities into areas of opportunity. This complements Housing Element policy HE 7.1.3 and is consistent with the Housing Element's goal to promote and affirmatively further fair housing opportunities for county residents.

The Environmental Justice Element also identified refugee and immigrant populations as needing special consideration in the Housing Element. The Housing Needs Assessment Chapter describes the needs of these populations in more detail. The Housing Action Plan chapter includes several programs that were developed for these populations such as the Refugee Academy and Options to Remove Barriers to Fair Housing Choice (programs G4 and G6).

## ANALYSIS OF IMPEDIMENTS TO FAIR HOUSING CHOICE

SHRA, acting as the Housing Authority for both Sacramento County and the City of Sacramento, partnered with the cities of Woodland, Davis, Rocklin, Roseville, West Sacramento, Citrus Heights, Rancho Cordova, Elk Grove and the Housing Authorities of Roseville/Rocklin and Yolo to form the Sacramento Valley Fair Housing Collaborative and conduct a regional Analysis of Impediments to Fair Housing Choice (AI). The purpose of an AI is for public agencies to take meaningful actions to overcome historic patterns of segregation, promote fair housing choice, and foster inclusive communities that are free from discrimination. The Board of Supervisors authorized SHRA to submit the AI to the U.S. Department of Housing and Urban Development (HUD) on October 22, 2019. The complete AI is available on the County's Fair Housing webpage<sup>16</sup>.

This section summarizes the findings, fair housing barriers and contributing factors, and the goals and strategies described in the AI. It also includes a discussion of programs from the Housing Action Plan chapter that will implement these goals and strategies.

### Findings

**Segregation and Integration.** The AI used the Dissimilarity Index (DI) to measure the current magnitude of segregation in the County. The AI found that segregation in Sacramento County is "moderate" as defined by the DI. However, the AI notes that segregation in the County has increased slightly each decade since 1990. African American segregation has been above moderate since 1990 and has increased in recent years. Asian segregation rose to above moderate from 2012 to 2013 (the most recent year data are available).

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<sup>16</sup> <https://www.saccounty.net/FairHousing/Pages/default.aspx>

Figure 12: Dissimilarity Index, 2013

Jurisdiction	Minority/NHW Dissimilarity Index		Hispanic/NHW Dissimilarity Index		Black/NHW Dissimilarity Index		Asian/NHW Dissimilarity Index	
	Index	Rating	Index	Rating	Index	Rating	Index	Rating
Citrus Heights	18.54	Low	20.64	Low	25.50	Low	18.52	Low
Elk Grove	27.10	Low	19.63	Low	28.80	Low	34.68	Low
Davis	17.96	Low	16.62	Low	21.90	Low	23.63	Low
Rancho Cordova	17.87	Low	18.52	Low	25.16	Low	36.80	Low
Roseville	15.92	Low	20.19	Low	19.41	Low	29.67	Low
Rocklin	12.74	Low	13.44	Low	21.48	Low	24.21	Low
Balance of Sacramento	36.41	Low	36.76	Low	48.52	Moderate	45.19	Moderate
City of Sacramento	37.80	Low	39.56	Low	44.92	Moderate	43.73	Moderate
W. Sacramento	19.26	Low	27.57	Low	29.52	Low	24.27	Low
Woodland	21.58	Low	22.69	Low	30.89	Low	39.69	Low

Note: NHW is Non-Hispanic White.

Source: Decennial Census 2010 pulled from the HUD Exchange and Root Policy Research.

### Disproportionate Housing Needs

**Homeownership Rates.** The homeownership gap for people of color in Sacramento County is 36 percentage points for Black ownership, 21 percentage points for Hispanic ownership, and 9 percentage points for Asian ownership.

The AI found that, while the share of loans categorized as subprime has fallen since the Great Recession, Hispanic households are more likely than any other group to receive a subprime loan. In Sacramento County, 10 percent of loans originated with Hispanic borrowers as well as non-Asian people of color were subprime. This is twice the subprime rates of non-Hispanic White borrowers and Asian borrowers.

**Cost Burden and Housing Challenges.** African American and Hispanic households in the region have the highest rates of experiencing a housing problem such as cost burden or crowding, while White, non-Hispanic households are the least likely to experience housing problems across the region.

Households that include a member with a disability may experience housing challenges related to needed modifications to the home or accommodations from their housing provider. In Sacramento County, 42 percent of households that include a member with a disability live in a home that does not meet accessibility needs of the member with a disability. This is higher than the regional amount of 35 percent. In Sacramento County, 20 percent of disability households include roommates/friends, nearly twice the regional share (11 percent), which may also be indicative of insufficient supply of affordable and accessible housing in the county. Among Sacramento County resident survey respondents whose household includes a member with a disability, more than one in four (27 percent) are precariously housed, the third highest rate among the participating jurisdictions.

**Displacement Experience.** Overall, 25 percent of survey respondents and 28 percent of Sacramento County respondents had been displaced from a housing situation in the Sacramento Valley in the past five years. The most common reasons for displacement—rent increased more than I could pay, personal reasons, landlord selling home, and living in unsafe conditions. African American, Hispanic, and Native American respondents, large families, households with children, and respondents whose household includes a member with a disability all experienced higher displacement rates than regional survey respondents overall.

**Findings from regulatory analysis.** The AI did not find that zoning and land use codes presented barriers to housing choice. However, the AI did include several best practice recommendations related to requests for accessibility. These best practices are included as an implementing program in the Housing Action Plan Chapter of this element.

***Access to Opportunity.***

- Resident survey respondents living in Sacramento and Sacramento County tend to give the lowest ratings of **healthy neighborhood indicators** among the participating jurisdictions.
- Regionally, African American residents and Hispanic residents are least likely to have **access to economically strong (low poverty) neighborhoods**, and this is also true in Sacramento County
- Children of color living in Sacramento and Sacramento County are less likely to have **access to proficient schools** than non-Hispanic White children and this gap persists among residents in poverty. In addition to disparities in access to proficient schools, suspension rates in Sacramento County schools vary widely by race or ethnicity, with Black males suspended at a rate more than five times the state average.
- Sacramento County has measurable gaps between Non-Hispanic White residents and residents of color in **labor market engagement**, and this persists among residents in poverty.

**Fair Housing Barriers and Contributing Factors**

The AI identified the primary housing barriers and the factors that contributed to those barriers. The AI found that Sacramento County residents are less likely to worry about rent and property taxes compared to respondents regionwide and none of the top housing challenges experienced by County residents are higher than those of the region overall.

- **Barrier:** The harm caused by segregation is manifest in disproportionate housing needs and differences in economic opportunity.
  - **Contributing factors:** Past actions that denied housing opportunities and perpetuated segregation have long limited opportunities for many members of protected classes. This continues to be evident in differences in poverty rates, homeownership, and access to economic opportunity throughout the region.
  - **Disproportionate impact:** Black and Hispanic families are more likely to live in and be persistently challenged by poverty. They also have much lower rates of homeownership and, as such, are denied wealth-building that for many decades was afforded to other residents. Across the board, all people of color experience higher rates of loan denial than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance).
- **Barrier:** Affordable rental options in the region are increasingly limited.
  - **Contributing factors:** 1) Growth in the region—particularly demand for rental housing—has increasingly limited the areas where low income households can live affordably, evidenced by the high rates of households with disproportionate housing needs. This perpetuates the limited economic opportunity that began with segregation. 2) Constraints on affordable housing development and preservation, ranging from lack of funding, the cost of development or preservation, public policies and processes<sup>17</sup>, and lack of adequate

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<sup>17</sup> Stakeholders discussed a range of public policies and processes that they believe contribute to a lack of affordable rental housing by making it more costly to develop rental housing. In some instances, public policies for environmental review or public comment are wielded by the public to prevent or decrease the density of development. These include CEQA, length of time required to navigate public permitting process (not specific to any jurisdiction; all considered about the same), loss of redevelopment agencies, and prevailing wage requirements.

infrastructure for infill redevelopment, all constrain the affordable rental market. 3) Suburban areas in the Sacramento Valley are rarely competitive for state or federal affordable housing development funds, further straining the capacity for creation or preservation of affordable rental housing. 4) For residents participating in the Housing Choice or other housing voucher programs, too few private landlords accept vouchers<sup>18</sup>. This leads to concentration of vouchers in certain neighborhoods and lack of mobility for voucher holders.

- **Disproportionate impact:** African American and Hispanic households are most likely to experience housing problems (e.g., cost burden, overcrowding, and homes in substandard condition). For those who have vouchers, they are more likely to live in Racially or Ethnically Concentrated Areas of Poverty (R/ECAP neighborhoods) or neighborhoods with lower access to economic opportunity.
- **Barrier:** Residents with disabilities need for and lack of access to affordable, accessible housing.
  - **Contributing factors and disproportionate impact:** 1) Insufficient number of mobility and sensory accessible units affordable to people living on SSI/SSDI (i.e., ADA accessible market rate units are unaffordable to those who need them most). 2) Much of the naturally occurring affordable housing stock is older and not accessible to residents with mobility disabilities. 3) Lack of transit access outside of the downtown core further limits the pool of accessible, affordable housing options for transit-dependent residents.
- **Barrier:** Stricter rental policies further limit options.
  - **Contributing factors and disproportionate impacts:** 1) “3x income requirements” for rental units have a discriminatory effect on persons with disabilities whose income is primarily Social Security and Disability Insurance (SSDI), as well as renters who receive income from “unearned” sources such as child support. 2) Voucher tenants are not protected under California’s source of income protections. 3) Onerous criminal background checks that do not take into account severity of a crime or time period in which it was committed disproportionately impact persons of color, persons with mental illness, and persons in recovery.
  - Organizations representing the refugee and immigrant communities also identified this as barrier for these groups during additional stakeholder focus group outreach conducted to prepare this Element.
- **Barrier:** Disparities in the ability to access homeownership exist.
  - **Contributing factors:** 1) Past actions that have limited economic opportunity for certain residents (i.e., redlining, lending discrimination, other barriers to wealth). 2) Disparities in access to lending, including home improvement and refinance products.
  - **Disproportionate impact:** Analysis of lending data finds that denial rates for Hispanic applicants (24 percent) and other non-Asian minority groups (24 percent) were significantly higher than for non-Hispanic White applicants (15 percent), and gaps persist (albeit narrower) after controlling for income. Across the board, all minority groups experience higher rates of loan denial than non-Hispanic White applicants for each loan purpose (i.e., home improvement, purchase, or refinance).
- **Barrier:** Public transportation has not kept up with growth.

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<sup>18</sup> Effective January 1, 2020, SB 329 and SB 322 require landlords to accept Section 8 Housing Choice vouchers, VASH vouchers, and other forms of rent assistance as part of the applicant’s source of income.

- **Contributing factors:** Outside of the downtown Sacramento “grid” public transportation has not kept up with regional growth and lacks inner and intra city connections. Costs are high, especially for very low income households.<sup>19</sup>
- **Disproportionate impact:** A lack of access to affordable public transportation (e.g., routes, connections, days/hours of service) is the 2nd most frequently cited barrier to economic opportunity mentioned by members of protected classes. (Lack of affordable housing was consistently the top barrier identified by residents and stakeholders.)
- **Barrier:** Educational inequities persist in the region.
  - **Contributing factors and disproportionate impacts:** 1) Housing prices near high performing schools and school districts are out of reach for many low and moderate income families. 2) In north and south Sacramento and in Woodland, children from predominantly African American and Hispanic neighborhoods are less likely to attend proficient schools. 3) Impact of 2013 education equity reforms (e.g., Local Control Funding Formula, Smarted Balanced Assessment System, educator prep standards) not yet fully realized. 4) Disparities in discipline/suspension rates of African American, Latino, and special needs children.
- **Barrier:** Disparities in labor market engagement exist.
  - **Contributing factors and disproportionate impact:** 1) Unequal school quality across the region disproportionately disadvantages low and moderate income families. 2) Lack of economic investment directed to building skilled earning capacity in communities of color. 3) Lower rates of educational attainment with persons of color. 4) Lack of market rate job opportunities for people with disabilities.
- **Barrier:** Residents with disabilities lack access to supportive services and a spectrum of housing options to enable them, especially those with mental illness, to achieve and maintain housing stability.
  - **Contributing factors and disproportionate impact:** 1) Lack of affordable housing. 2) Significant state budget cuts since the 1990s with little progress toward funding restoration. 3) Lack of funding for case management, mentors, other peer-supported services to support navigating systems and independent living skill development. 4) Loss of naturally occurring affordable housing options, including boarding homes, other small group living environments.

### **Regional Goals and Sacramento County Action Items**

As a part of the AI, Sacramento County prepared goals, strategies and action items to address the findings and the barriers discussed above. Each strategy included below has a list of Housing Element programs that implement that strategy, with a few exceptions. Strategy 3a will be implemented through the County's Environmental Justice Element. Strategy 3b will be implemented, in part, through SHRA's Section 3 program that requires SHRA to ensure that employment, recruitment, and training are directed to public housing residents and other low-income persons, to the greatest extent feasible.

**Goal 1.** Incentivize and increase opportunities for development and continued availability of affordable homeownership products.

- Strategy 1a. Support development or resale of affordable homeownership opportunities through a variety of approaches, such as developer incentives, providing assistance and resources to support low-income homebuyers, continuing to administer existing down payment assistance loans, and affirmatively marketing to under-represented potential homeowners.

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<sup>19</sup> Note that all community engagement and publicly available data on access to public transit was collected prior to SacRT Forward implementation on September 8, 2019. Implementation should be carefully monitored to assess impacts on members of protected classes and the extent to which this impediment is mitigated with implementation of SacRT Forward.

- Housing Element programs which implement this strategy:
  - E5. Housing Incentive Program Amendment
  - E6. Mortgage Credit Certificate Allocations
  - E7. Down Payment Assistance
  - B11. Additional Fee Waivers and Deferrals
  - G7. Affirmative Marketing Ordinance

**Goal 2.** Expand and preserve affordable rental opportunities.

- Strategy 2a. **Encourage reasonable policies for tenant criminal history, rental history, and credit history.** Educate landlords and developers who benefit from public funding and development incentives to adopt reasonable policies on tenant criminal history, and to consider applicants with poor rental/credit histories on a case-by-case basis, as detailed in the April 4, 2016 HUD Guidance on Criminal History<sup>20</sup>.
  - Housing Element programs which implement this strategy:
    - G3. Renters Helpline
    - G6. Research Options to Remove Barriers to Fair Housing Choice
- Strategy 2b. **Increase affordable housing opportunities.** Implement strategies that improve progress in meeting the Regional Housing Needs Allocation (RHNA) in all four income levels (very low, low, moderate, above moderate).
  - Housing Element programs which implement this strategy:
    - E3. Affordable Housing Ordinance Amendment
- Strategy 2c. **Increase housing units that are both accessible and affordable to people with disabilities.** Identify strategies for increasing units that are accessible to people with mobility and/or sensory disabilities in housing elements. Increasing accessible opportunities for people with disabilities may include providing resources for accessibility modification of existing units.
  - Housing Element programs which implement this strategy:
    - C2. Financial Assistance for Emergency Repairs and Retrofitting of Homes
    - D1. Universal Design
- Strategy 2d. **Encourage preservation of existing affordable rental housing.** Monitor expiring use credits and opportunities to support preservation of naturally occurring affordable housing.
  - Housing Element programs which implement this strategy:
    - E1. Communicate with Owners to Preserve Affordable Housing
    - E2. Preserve Affordable Housing at Risk of Becoming Market-Rate
    - C2. Financial Assistance for Emergency Repairs and Retrofitting of Homes

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<sup>20</sup> [https://www.hud.gov/sites/documents/HUD\\_OGCGUIDAPPFHASTANDCR.PDF](https://www.hud.gov/sites/documents/HUD_OGCGUIDAPPFHASTANDCR.PDF)

- Strategy 2e. **Encourage residential infill opportunities.** Increase residential infill opportunities through changes in zoning and long range plans, including opportunities to add to the housing stock through “gentle density” (affordable attached homes and innovative housing solutions).
  - Housing Element programs which implement this strategy:
    - A6. Infill Program
    - A7. Grants for Infill Development
    - B14. Residential Uses on Commercial Properties
- Strategy 2f. **Engage the private sector in solutions.** Through strategies including, but not limited to affirmative marketing, education, and /or requirements when local agency funding is involved, development incentives, and negotiation of affordable housing contributions, further the private sector commitment to addressing barriers to housing choice.
  - Housing Element programs which implement this strategy:
    - G7. Affirmative Marketing Ordinance

**Goal 3.** Expand equity in access to economic opportunity.

- Strategy 3a. **Improve infrastructure and public transportation access** in disadvantaged communities (as applicable). Upgrade underground infrastructure that is required to develop residential units. Advocate for or improve the availability and frequency of public transportation to connect disadvantaged communities to jobs, schools and essential services.
  - This strategy will be implemented through the County's Environmental Justice Element.
- Strategy 3b. **Connect low-income residents to job opportunities.** Improve connections between low-income populations, especially Public Housing residents, and employment opportunities.
  - This strategy will be implemented, in part, through SHRA's Section 3 program that requires SHRA to ensure that employment, recruitment, and training are directed to public housing residents and other low-income persons, to the greatest extent feasible.
- Strategy 3c. **Reduce housing instability by closing service gaps.** Partner with mental health, recovery, and disability service providers to develop strategies for filling gaps in services and housing types to prevent housing instability and risk of reinstitutionalization.
  - Housing Element programs which implement this strategy:
    - D4. In-Home Supportive Services
    - D9. Supportive Living Uses



## APPENDIX A: OUTREACH MEETING SUMMARIES

Sacramento County Housing Element CPAC Workshop Summary October 2020 – November 2020	
<p>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.</p> <ul style="list-style-type: none"> <li>• Do you have any questions about the proposed Housing Element programs? Do you have any feedback for the proposed Housing Element programs?</li> <li>• Which of the proposed Housing Element programs do you think should be given the highest priority?</li> <li>• Is there anything not covered in the Housing Element programs that the County can do to meet the housing needs of your community?</li> </ul>	
Delta CMAC	
<i>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.</i>	
The County may not be able to permit ADUs in floodplains due to health and safety concerns.	
<i>What will the Housing Element and the Countywide Rezone Program do to the existing Special Planning Areas (SPAs)?</i>	
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.	
<i>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.</i>	
<i>There are not enough farmworkers in the Delta because of a lack of housing. Most farmworkers are coming from Galt and Stockton.</i>	
<i>Employment opportunities are limited in the Delta because the work is seasonal.</i>	
<i>The County should have a code like Napa or Sonoma County [for farmworker housing].</i>	
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	
<i>How was the RHNA determined? Is the County meeting the current RHNA?</i>	
<p>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.</p> <p>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</p>	

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>

***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.

***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.

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

***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.***

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

**South Sacramento CPAC**

***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.

***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 Turner 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.

***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.

***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](mailto:HousingElement@saccounty.net) to request more information.

***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.

***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.

***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/Elverta CPAC question 1

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

**Carmichael CPAC**

***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**

***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.

***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.

***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**

***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.

***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.

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

#### **North Highlands/Foothill Farms CPAC**

***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.

***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.

***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.

***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.

***Interest in encouraging developers to provide cohousing opportunities.***

***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**

***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.

***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.

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

***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**

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

***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.

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

**Antelope CPAC**

***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.

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

**Arden Arcade CPAC**

***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.

***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.

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

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

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

**Vineyard CPAC**

***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.

***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.

***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.

***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.***

***A6 Infill Program should be prioritized.***

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

**Natomas CPAC**

***Many multifamily and affordable housing projects are located in South Sacramento, Rio Linda, Antelope, North Highlands. Will the rezoning 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.

***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.

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

**Cosumnes CPAC**

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

**Sacramento County Housing Element Webinar Summary  
November 2020**

**Polling Results**

***Which Sacramento County Community do you live in?***

November 10, 2020

Unincorporated County (11%); Incorporated City (61%); Other (28%)

November 12, 2020

Unincorporated County (36%); Incorporated City (56%); Other (8%)

***Do you rent or own your home?***

November 10, 2020

Rent (28%); Own (50%); Other (22%)

November 12, 2020

Rent (56%); Own (36%); Other (8%)

***How did you hear about this meeting?***

November 10, 2020

November 12, 2020

Social Media (4%); Email (60%); Friend (12%); Other (16%)



Social Media (11%); Email (44%); Friend (6%); Other (39%)	
<b><i>Have you heard of a Housing Element? There is no wrong answer!</i></b>	
<u>November 10, 2020</u>	<u>November 12, 2020</u>
Yes (89%); No (11%)	Yes (52%); No (40%)
<b><i>Do you support the County considering changes to the Affordable Housing Ordinance?</i></b>	
<u>November 10, 2020</u>	<u>November 12, 2020</u>
Yes, support (57%); No, do not support (keep the ordinance the same) (0%); Neutral or no opinion (keep the ordinance the same) (43%)	Yes, support (66%); No, do not support (keep the ordinance the same) (9%); Neutral or no opinion (keep the ordinance the same) (25%)
<b><i>Do you think the proposed timing of 2023 is appropriate?</i></b>	
<u>November 10, 2020</u>	<u>November 12, 2020</u>
Yes. 2023 is the right time (14%); No. It should happen sooner (57%); No. It should happen later (0%); Neutral, no opinion (29%)	Yes. 2023 is the right time (9%); No. It should happen sooner (66%); No. It should happen later (9%); Neutral, no opinion (16%);
<b><i>Do you support the County adopting a just cause eviction ordinance?</i></b>	
<u>November 10, 2020</u>	<u>November 12, 2020</u>
Yes, support (91%); No, do not support (0%); Neutral or no opinion (9%)	Yes, support (71%); No, do not support (8%); Neutral or no opinion (21%)
<b><i>Are there other programs the County should consider implementing to ensure tenant protections?</i></b>	
<u>November 10, 2020</u>	<u>November 12, 2020</u>
Resource fund of some sort for tenants facing landlord violations and retaliations. Housing discrimination fines and fees. Habitability fines and fees for landlords who refuse to remediate their properties. Provide LSNC and McGeorge Law School or the local Bar Assn the funds to provide universal free legal assistance for low- and moderate-income renters. Make sure there are inspections for health and safety during this pandemic. No guarantee that things will be fixed during rent moratorium. Providing automatic legal assistance to tenants would greatly balance the power advantage that landlords have in an eviction.	Emergency ordinance to keep people from getting evicted unfairly during a pandemic. This could be in place at least until the study is complete so that people impacted by Covid are not evicted, which could cause more community spread. Rent control, especially for Manufactured Home Communities. Devote resources to provide support to tenants who are struggling because of COVID related income losses and health impacts. Target assistance to those who are disproportionately impacted (people of color, lowest income people). Support nonprofit housing developers/owners who are struggling to keep tenants housed and pay their bills/loans/etc. Build more regulated, affordable rental housing. County should consider a program to provide loans for building ADUs, that would be forgivable if the owner agrees to keep the unit affordable for 10 years. Will the County consider expanding and increasing the rental assistance funding [Sacramento Emergency Rental Assistance] program?
<b><i>Would you be supportive of allowing a variety of missing middle housing types in your neighborhood?</i></b>	
<u>November 10, 2020</u>	<u>November 12, 2020</u>
Yes, support (91%); No, don't support (0%); Neutral, no opinion (9%)	Yes, support (81%); No, don't support (15%); Neutral, no opinion (4%)
<b><i>Are you interested in building an ADU on your property?</i></b>	



<u>November 10, 2020</u> Yes, absolutely (36%); Yes, possibly (36%); Probably not (27%)	<u>November 12, 2020</u> Yes, absolutely (23%); Yes, possibly (38%); Probably not (8%)
<b><i>If so, would you be interested in the pre-approved construction drawings?</i></b>	
<u>November 10, 2020</u> Yes, absolutely (55%); Yes, possibly (27%); Probably not (18%); No or never (0%)	<u>November 12, 2020</u> Yes, absolutely (31%); Yes, possibly (42%); Probably not (23%); No or never (4%)
<b>Questions and Answers – November 10, 2020</b>	
<b><i>How is accessibility figured into this?</i></b>	
We understand that people with disabilities need housing options that are both accessible and affordable. We are proposing several programs in the Draft Housing Action Plan related to accessibility and Universal Design. Program D1 Universal Design requires the County evaluate the lack of new accessible units, create an incentive program to encourage universal design concepts and conduct targeted outreach to developers. Program D2 Accessible Unit Tracking requires the County to track the development of accessible units and provide the addresses and number of units to Resources for Independent Living Sacramento for inclusion in their online tool for people with disabilities.	
<b><i>Slide 12, Why is the data 5 years out of date and are there approximations whether it has improved or worsened over the last few years?</i></b>	
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. Housing cost burden data comes specifically from the Comprehensive Housing Affordability Strategy (CHAS) dataset from the Department of Housing and Urban Development (HUD). There is some lag time between the time that the data is collected and the time that HUD releases the data. There is a more recent CHAS dataset available now; but at the time that SACOG prepared the data package, this was the most recent data available.	
<b><i>How many participants are in this workshop?</i></b>	
There were 54 attendees at the November 10, 2020 workshop. The County advertised the webinars by posting on social media outlets such as Facebook and NextDoor; advertising with community-based organizations that have collaborated with us over the year; partnering with the Sacramento Housing and Redevelopment Agency to advertise to low-income renters on their email list; and, emailing the Housing Element Update listserv that includes 1,540 people.	
<b><i>Were the goals of the last Housing Element met by Sac County?</i></b>	
The County successfully implemented most of the programs included in the 2013-2021 Housing Element. However, 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%) had been permitted (i.e. building permits have been issued). Additionally, 134 units of the 3,149 needed for very low-income (4.3%) had been permitted. 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: <a href="http://www2.agendonet.saccounty.net/BoardOfSupervisors/Meetings/ViewMeeting?id=6321&amp;doctype=1">http://www2.agendonet.saccounty.net/BoardOfSupervisors/Meetings/ViewMeeting?id=6321&amp;doctype=1</a>	
<b><i>Will something be done to help those on extremely low income and high risk?</i></b>	
The programs in the housing element are intended to facilitate housing for all income levels, including extremely low-income. We anticipate that the Program E3 Affordable Housing Ordinance and Program G5 Tenant Protections will be especially impactful to extremely low-income households as they are intended to both increase the supply of affordable housing and prevent displacement.	
<b><i>How do you work with the city to develop and find buildings and new developers to provide more housing?</i></b>	

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.

***Does housing [Sacramento Housing and Redevelopment Agency] still have the program for buying a home?***

Yes, the Sacramento Housing and Redevelopment Agency (SHRA) still provides a down payment assistance program. The Draft Housing Action Plan includes Program E6 Down Payment Assistance that requires SHRA to apply to HCD for funding to provide down payment assistance. More details are available here: <https://www.shra.org/homebuyer-resources/>

***How can Sac County ensure tenants are protected from predatory rent increases?***

The County, in partnership with SHRA and other cities in the County boundary, funds the Renters Helpline, a countywide telephone and web-based resources that provides fair housing education, landlord-tenant mediation, and legal guidance. See the response to Question 9 below for the Renters Helpline contact information. The County is also proposing Program G5 Tenant Protections in the Draft Housing Action Plan. This program requires the County to study just-cause eviction ordinance and other tenant protections (such as rent stabilization) and present findings and recommendations to the Board of Supervisors.

***[Slide 39, COVID-19 Tenant Relief Act] What do you do if the landlord doesn't acknowledge the program?***

Contact the Renters Helpline by calling 916-389-7877 or by visiting their webpage at [www.rentershelpline.org](http://www.rentershelpline.org).

***The elderly is in a crisis and the County needs to focus on their needs.***

The Draft Housing Action Plan includes several programs that are intended to incentivize the creation of affordable housing for seniors (Program D3) and to provide financial assistance for emergency repairs and disabled retrofitting for senior homeowners (Program C2). In addition, the County has applied for a grant with a specific focus on keeping the seniors at risk of becoming homeless in housing. This grant has not been awarded yet, but would commit approximately \$300,000 to this effort.

***What is the plan to rezone wealthier neighborhoods to RD30 to comply with equity issues and state law?***

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.

***40,000 apply for SHRA voucher and only e.g. 7,000 "win" the lottery, and it only opens once in many years. This is a huge problem for low income residents. Also, can some more money be allocated to incentivize more apartments to accept the voucher?***

It is very frustrating that the federal government doesn't provide us enough resources so that everyone who needs one doesn't get a voucher. SHRA does have a landlord incentive program and has also hired someone to do landlord outreach. We have also adjusted the rents to be higher in areas where market rates are higher - it's called Small Area Fair Market Rents. There is more information on our website at [www.shra.org](http://www.shra.org).

***[Slide 35, Affordable Housing Ordinance] Shouldn't we require a percentage of affordable units equal to the low-income target set by SACOG? So if SACOG says that the county needs 35% of its future housing units affordable, we would want to require 35% of all developments to be affordable.***

Per Government Code §65850.01, jurisdictions must perform an economic feasibility study for inclusionary housing programs that require that more than 15% of the total units in a residential rental development be affordable to lower-income households. The study must demonstrate that the ordinance does not unduly constrain the production of housing. The proposed Affordable Housing Ordinance program requires the County to perform an evaluation of the current ordinance as well as an economic feasibility study for changes to the ordinance.

***What about aging low resource neighborhoods where a large percentage low-income people live? How will we get funds to build new high quality affordable housing there? Is county going to issue a bond like City of Sac?***

Policy EJ-1 of the County's Environmental Justice Element requires the County to prioritize improvements and programs that address the needs of Environmental Justice Communities (or communities with large percentages of low-income residents and residents of color). County staff has used this policy to pursue grant funds for projects in EJ Communities and to prioritize infrastructure improvements in EJ Communities. The County's Environmental Justice Element is available online here: <https://planning.saccounty.net/PlansandProjectsIn-Progress/Pages/Environmental-Justice-Element.aspx>.

In addition to improving existing EJ Communities, the County recognizes the need to provide housing opportunities for low-income residents and residents of color in opportunity or moderate/high resource areas. See the response to Question 11 above.

In order to fund additional affordable housing, the County is proposing to evaluate and amend the Affordable Housing Ordinance (Program E3). Concurrent with the Housing Element Update, the County is also pursuing updates to the Housing Trust Fund Ordinance, which collects fees on non-residential development to build affordable housing. The County is not proposing to issue a bond to fund housing at this time.

#### Questions and Answers – November 12, 2020

***[Slide 30, Housing Element Goals] The County must also reduce constraints to re-habituating, preserving and maintaining affordability of as well. Will you be analyzing those issues too?***

The County will be conducting an analysis of constraints and an analysis of housing units that are at risk of losing their affordability and converting to market rate consistent with State law. The Draft Housing Action Plan contains goals, policies, and programs aimed at conservation and rehabilitation of existing housing (Goal HE 3) and preserving affordable housing (Goal HE 4). Everyone is invited to review and provide comments on the Draft Housing Action Plan, which is available on the County's website: [https://planning.saccounty.net/applicants/Documents/Draft%20Housing%20Action%20Plan%20for%20Web\\_English.pdf](https://planning.saccounty.net/applicants/Documents/Draft%20Housing%20Action%20Plan%20for%20Web_English.pdf)

***How many participating and how far did the word get out about this?***

There were 22 attendees at the November 12, 2020 workshop. See the response to Question 4 (Questions and Answers – November 10, 2020) above for more details about how we advertised the meeting.

***At some point, can you address how residents can become more energy mindful?***

The Housing Element will include a discussion of opportunities for energy conservation, but that is not a topic of discussion at today's workshop. The Sacramento County Zoning Code does provide for increases in density for projects that are determined to be energy efficient.

***How many affordable, accessible projects beyond two mentions?***

SHRA has funding cycles for affordable projects listed on their website. SHRA's Multifamily Lending and Mortgage Revenue Bond Policies require that at least 5 percent of all subsidized units also be accessible. See the response to Question 2 above (Questions and Answers – November 10, 2020) for a discussion of proposed programs related to accessibility.

***How do proposed tenant protections work with landlords who have mortgages to pay?***

Proposed Program G5 commits County staff to studying various tenant protection programs, including just-cause eviction ordinances, and presenting recommendations to the Board of Supervisors. As a part of the study, County staff will assess the impact of various tenant protections on landowners. The intent of tenant protections that County staff will bring forward will be to prevent displacement, not to cause undue financial hardship to landlords. The County recognizes that any tenant protection program would receive input from both tenants and landlords.

***How long would this process of study and recommendations take [for a just cause eviction ordinance or other tenant protections]? There are best practices available from other communities that could expedite such research, or not require as much. Would it make more sense to present best practices of keeping people in their homes during a pandemic?***

In the draft Housing Action Plan Chapter, the proposed target date for Program G5 Tenant Protections is December 2024. However, County staff recognizes the immediacy of the need for tenant protections due to the coronavirus pandemic. If timing and funding becomes available, this work may commence sooner.

***When will we get to review the complete draft housing element and how long will we have to provide comments?***

Staff anticipates publishing a draft Housing Element in December 2020. Staff will then amend the draft based on public comment before submitting the draft to HCD in January 2021. The draft will be posted on the Housing Element Update webpage: <https://planning.saccounty.net/applicants/Pages/HousingElement.aspx>

***8. We didn't hear much on improving access to housing for people experiencing homelessness. Is that being planned for?***

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.

**Additional Comments – November 10, 2020**

***[Slide 5, polling question #2]*** I want to know why people that were in the Project Roomkey weren't transitioned to PERMANENT housing?

*I'm back on the streets!*

***[Slide 38, Tenant Protections]*** The first thing I do pay my rent, even going without bare necessities. I'm very concerned as things getting worse and I'm terminally ill. I suppose this is a question for my worker but thought I'd ask because in late December I will only be eligible for 2 bedroom was told I'd have to pay extra for the extra room how on earth will I do that.

***[Slide 38, Tenant Protections]*** I was homeless 2x since March for the first time in my life. All in the beginning of the pandemic with 2 kids due to their father's mental health breakdown and domestic violence. I found no help. All of the resources were out of date or nonexistent. My 2 kids and I slept at the hospital in the parking lot many nights for safety. No shelters had room or just wasn't accepting anyone due to covid.

*I am happy to say we moved into an apt in September thanks to EDD.*

*As a recipient it is hard to get into anything right now I've tried in preparation of losing a 3 bedroom voucher*

***[Slide 45, Missing Middle Housing + ADUs]*** ADUs are often used for home offices, play rooms, visitors or air bnb. If the county gives fee. waivers or expedited review or other concessions beyond state law, we should get a further public benefit such as requiring use for voucher holders, very low income people, etc.

**Additional Comments – November 12, 2020**

***[Slide 5, polling question #2]*** For the record: I own the home I live in, but rent the site where it sits. IE: I live in a Manufactured Home Community.

## APPENDIX B: PROGRAM EVALUATION

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
STRATEGY HE I: ADEQUATE SUPPLY OF LAND FOR HOUSING				
Sub-Strategy HE 1.1: Adequate Land for Housing				
Policy 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.				
Policy HE-1.1.2: The County will preserve the supply of sites zoned for multifamily housing.				
A-1. Biennial Monitoring of Vacant Multifamily Parcels	HE-1.1.1	Inventory monitoring and make available inventory information.	Planning and Environmental Review (PER) staff prepared reports in May 2015, December 2017, January 2020, and December 2021.	The objective was achieved during the planning period. The program will be amended and continued.
A-2. Encourage Multifamily Projects on LC and SC Zones	HE-1.1.1	At least 25 percent of vacant LC and SC zoned acreage that develop between 2013 and 2021 to be developed with multifamily units.	The County continues to permit multi-family dwellings as a matter of right in the LC and SC zones, subject only to design review. While multifamily use is a matter of right, so is commercial use. Because there is no requirement that these sites be developed for multifamily use, there is no way to ensure that 25 percent of vacant LC and SC zoned properties develop with multifamily units. Of the 42 LC and SC parcels identified in the Vacant Land Inventory, six received building	The objective was not achieved during the planning period. This program will be replaced with a program that incentivizes residential uses on commercial properties.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			permits for nonresidential projects, and only one received entitlement approval for residential development between 2013 and 2019.	
A-3. Permitting Multi-Family Dwellings as a Matter of Right in RD-15 through 40, LC and SC Zones	HE-1.1.1	Encourage the construction of multifamily uses in appropriate zones while allowing for review of the quality and design of such uses.	The County continues to permit multifamily projects consistent with County standards as a matter of right in RD-15, RD-20, RD-25, RD-30, and RD-40 zones, subject only to design review to assure compliance with appropriate development standards. Multifamily projects of 150 units or less in the LC, SC and GC zones are also permitted by right subject only to design review. Because multifamily uses are allowed by right in these zones pursuant to the Zoning Code, it is not necessary to include this program in the 2021-2029 Housing Element update.	The objective was achieved for the planning period and the program will be discontinued.
A-4. Master Plans and Multifamily Housing	HE-1.1.1	Require a minimum percentage of the proposed dwelling units in at least 4 master plan (specific or comprehensive plans) to be developed at a density of at least 20 dwelling units per acre.	Each of the Master Plans which are proposed outside of the UPA must comply with General Plan Land Use Element Policy LU-120 which requires that at least 34.8 percent of all dwelling units in New Growth Areas be developed at RD-20 densities or higher. Currently, the Jackson Township, NewBridge, West Jackson Highway, and Grand Park draft Master Plans meet this requirement.	The objective was achieved for the planning period. The objective will be amended for clarity and the program will be continued.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
A-5. Multifamily Sites within Master Plans – 3 to 10 Acres in Size	HE-1.1.1	Include multifamily zoned parcels between 3 and 10 acres in size in master plans.	All multifamily sites (RD-20 and higher) are between 3 and 10 acres in size in the draft land use plans of the Jackson Township, Newbridge, West Jackson Highway and Grand Park Master Plans.	The program will be amended to include updated language and the program will be continued.
A-6. Evaluate the Viability of Adopted Master Plans to increase multifamily densities	HE-1.1.1	Determine viability of amending adopted master plans to increase allowable densities.	Due to the surplus of land available for multifamily development during the planning period, PER staff have not evaluated the viability of amending adopted master plans to increase minimum densities.	The objective was achieved for the planning period and the program will be amended and continued.
A-7. The County will not allow multifamily-designated land listed in the land inventory to be developed for residential land uses with densities of less than 17 units per acre or non-residential land uses, unless certain findings can be made. This is consistent with State Government Code Section 65863 “No Net Loss Provision”.	HE-1.1.2	Preserve the supply of multifamily zoned land to accommodate the County’s lower income housing needs.	PER staff tracks the amount of land available for multifamily developments in order to maintain consistency with no net loss provisions. A small amount of surplus land is available for the development of multifamily projects.	The objective has been achieved for the planning period. The program will be discontinued.
A-8. The County will use the annual housing element reporting process to monitor and evaluate the relationship between specific density ranges and affordable housing prototypes likely to be developed in both the suburban and semi-rural portions of the County.	HE-1.1.1	Monitor and evaluate the relationship between specific density ranges and affordable housing prototypes.	2015: the Anton Apartments project for very low- and low-income categories consists of 148 units on 5.16 acres which results in a density of 28.7 units per acre.  2018: the Courtyard Inn project for very low- and low-income categories consists of 92 units on 4 acres which results in a density of 23 units per acre.  The Cemo Circle Apartment project for above moderate income levels consists of a density of 21 units per acre. The Orange Grove	The objective was achieved for the planning period. The program will be discontinued.



HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			<p>Apartment Homes project for above moderate income levels consists of a density of 24 units per acre. The Mark V Apartments project for above moderate income levels consists of a density of 24 units per acre.</p> <p>2019: the Mutual Housing on the Boulevard project for very low- and low-income categories consists of 127 units on 5.23 acres which results in a density of 24 units per acre.</p>	
<b>Sub-Strategy HE-1.2: Use of Infill and Underutilized Sites</b>				
<b>Policy HE-1.2.1: Promote and facilitate the build-out of vacant and underutilized urban land through infill, reuse, and redevelopment activities, as appropriate, for housing.</b>				
A-9. Supporting Infill Development	HE 1.2.1	The Department of Community Development facilitating the development of 5 infill projects that have a residential component.	The following affordable housing infill projects have been built during the planning period: Anton Arcade Apartments (building permits issued 2015), Courtyard Inn (building permits issued 2018-2019). Other noteworthy infill projects include Barrett Ranch East (entitlement approved 2017), Gibson Crossing Tentative Subdivision Map Extension of Time (2017), and Winding Meadow Village Time Extension (2017).	The objective was achieved for the planning period. The program will be replaced with a new program to provide stronger support for infill development.
A-10. Grants for Infill Development	HE 1.2.1	The County will continue to apply for grants for infill projects as grant opportunities become available.	County staff consistently applied for Housing-Related Parks Program (HRPP) grants from 2014 through 2016 (when the program	Although one grant source was discontinued, the objective was

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			was discontinued). In particular, the Board of Supervisors authorized the use of 2014 Housing-Related Parks Program grant funds to support the Farm to Future project on June 6, 2017. The project includes an affordable and supportive housing project with a small public park and a working farm that will serve as a job training center. County staff continues to seek grants in support of infill.	achieved for the planning period. The program will be combined with C-15 and continued.
A-11. Providing Opportunities for Public Input on Infill Projects	HE 1.2.1	Attain neighborhood and community acceptance of quality residential or mixed use infill projects through the CPACs and/or a public outreach process.	PER staff continues to provide opportunities for input on infill projects via CPAC meetings and other public hearings, as needed. It is not necessary to include this program in the 2021-2029 Housing Element update.	The objective was achieved for the planning period. The program will not be continued.
A-12. Adoption of Commercial Corridor Plans in Infill Areas	HE 1.2.1	The County will adopt at least 1 commercial corridor plan that will encourage development of vacant and underutilized infill parcels.	On November 17, 2015, the County Board of Supervisors approved the Downtown Rio Linda Special Planning Area Ordinance which is a Commercial Corridor Plan in an established infill area. On December 13, 2017 the County Board of Supervisors approved the Fair Oaks Boulevard Complete Street Corridor Plan.	The objective was achieved for the planning period. The program will be discontinued.
A-13. Infill Technical Assistance Program	HE 1.2.1	Administer a technical assistance program to assist applicants in designing a house for infill properties.	This program was discontinued due to a lack of financial resources and staffing.	The objective was not achieved for the planning period. The program will not be continued.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
STRATEGY HE 2: REDUCTION OF CONSTRAINTS TO HOUSING PRODUCTION				
Sub-Strategy HE 2.1: Reduction in Permit Processing Times				
Policy HE 2.1.1: The County shall reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.				
Policy HE 2.1.2: Sacramento County shall target 45–60 days from the submission of a complete application as a maximum review time for multifamily projects that require staff level Development Plan Review. The Planning and Environmental Review Division of the Department of Community Development 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.				
B-1. Meet with Housing Developers on Development Approval Timelines and Process Improvements	HE 2.1.1	Reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.	PER staff hosted three separate workshops with affordable housing developers, market rate developers, and the Building Industry Association in 2018 and 2019. During these meetings, staff provided developers with incentive program information and developers provided staff with process improvement feedback. PER staff will implement several of the suggestions through new Housing Element programs. PER staff is also in the process of implementing several of the suggestions using funds from the SB 2 Planning Grant Program. These suggestions include amendments to the Housing Incentive Program (HIP) to increase flexibility, amendments to the Design Guidelines to include objective standards, amendments to the Zoning Code to streamline housing approvals and increase development standard flexibility.	The objective was achieved for the planning period and the program will be amended with updated language, combined with program B-11 and continued.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
B-2. Project Review Committee (PRC)	HE 2.1.1	Reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.	The Project Review Committee (PRC) continues to review projects early in the application process so that they can identify project issues. This process reduces the average processing time by 60 days.	The objective was achieved for the planning period and the program will be amended with updated language and continued.
B-3. Expediting of Affordable Housing Projects	HE 2.1.1, HE 2.1.2	Reduce delay in the review of affordable housing projects.	PER staff routinely gives priority and special handling to affordable housing projects. In addition, affordable housing project applicants may use the SB35 Streamlining Eligibility Determination Application Form or the Housing Crisis Act of 2019 - SB 330 Preliminary Application Form both of which are available on the website.	The objective was achieved for the planning period and the program will be updated and continued.
B-4. Master Environmental Impact Reports for Commercial Corridor Plans	HE 2.1.1	Prepare a Master Environmental Impact Report when needed for commercial corridor plans.	No commercial corridor plans with Master Environmental Impact Reports were approved during the planning period. For those corridor plans which were approved within the planning period, Master Environmental Impact Report were not necessary.	The objective was not achieved for the planning period. The program will not be continued.
B-5. Design Guidelines, New Zoning Code and User's Handbook Accessible to Public	HE 2.1.1	Develop an online tool that makes the Design Guidelines, the new Zoning Code and the Users Handbook conveniently accessible to the public.	On July 22, 2015, the Board of Supervisors adopted the County Development Code that became effective on August 22, 2015. The Development Code is comprised of the Design Guidelines, the updated Zoning Code and the Zoning Code	The objective was achieved for the planning period. The program will be replaced with a new program regarding current efforts to increase the usability

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			Users Handbook. All materials are available on the County's website.	of the Development Code.
<b>Sub-Strategy HE 2.2: Review of Development Standards</b>				
<b>Policy HE-2.2.1: The County will encourage flexibility in density for residential projects.</b>				
<b>Policy HE-2.2.2: The County will encourage flexibility in parking standards for residential projects. Parking requirements for certain types of residential projects will be reduced.</b>				
<b>Policy HE-2.2.3: Support the flexibility of development standards, or flexibility within the adopted development ordinances, to accommodate residential projects that are unique or provide special housing arrangements, including affordable housing for lower income households.</b>				
B-6. Adoption of the Updated Zoning Code	HE 2.2.1, HE2.2.2, HE 2.2.3	Adopt the updated Zoning Code	On July 22, 2015, the Board of Supervisors adopted the Updated Zoning Code that became effective on August 22, 2015.	The objective was achieved for the planning period and the program will not be continued.
B-7. Multifamily Design Guidelines	HE 2.2.1, HE2.2.2, HE 2.2.3	Implement the adopted Interim Multiple-Family Residential Design Guidelines	The Board of Supervisors adopted the Countywide Design Guidelines on July 22, 2015.	The objective was achieved for the planning period and the program will not be continued.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
B-8. Staff Level Development Plan Reviews for Multifamily Projects in the LC Zone	HE 2.2.1	Remove use permit requirement for certain multifamily projects.	In the updated Zoning Code, the Design Review requirement applies to multifamily projects in the LC, SC and GC zones that are 30 dwelling units per acre or less. The threshold increases to 40 dwelling units per acre if the property is located within one-quarter mile of a transit stop. Despite the removal of the use permit barrier and as reported under Program A-2, several of the LC and ZC zoned parcels in the County's land inventory were developed for commercial uses instead of residential uses while many were left undeveloped during the planning period.	The objective was achieved for the planning period. The program will be discontinued.
B-9. Special Development Permits	HE 2.2.3	Issuance of Special Development Permits as a mechanism to ensure flexibility in development standards contained in zoning and subdivision ordinances.	PER continues to issue Special Development Permits for multifamily projects to ensure flexibility in development standards. PER staff is in the process of implementing several amendments to the Multifamily Development standards to facilitate housing using funds from the SB 2 Planning Grant Program.	The objective was achieved for the planning period and the program will not be continued.
B-10. Monitoring State Housing Legislation	HE 2.1.1, HE 2.2.3	Monitor State housing and land use related legislation.	PER continues to monitor state housing and land use legislation with the assistance of a legislative analyst. As PER will continued to monitor legislation, it is not necessary to include this program in the 2021-2029 Housing Element update.	The objective was achieved for the planning period and the program will not be continued.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
<b>Sub-Strategy HE 2.3: Review Residential Development and Permit Fees</b>				
<b>Policy HE-2.3.1: Balance “full cost recovery” for planning and environmental review with the need to maintain reasonable fees that impact housing affordability.</b>				
<b>Policy 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.</b>				
B-11. Consulting With Builders Before Increasing Planning and Environmental Fees	HE 2.3.1	Periodically review application processing and infrastructure fee schedules and mitigate the cost impact of fees.	PER staff meets regularly with Building Industry of America. The Building Industry of America and the Builders Exchange are always consulted before increasing planning and environmental fees.	The objective was achieved for the planning period. The objective will be amended for clarity and the program will be combined with program B-1 and continued.
B-12. Fee Waiver Program for Affordable Housing Projects	HE 2.3.2	Reduce the cost impact of development fees for qualifying very low-income housing units.	2014: The Arbor Creek Senior Apartment Project (59 units), Avery Gardens (49 units) 2017: Bow Street Apartments I (46 units), Bow Street Apartments II (29 units) 2018: 6130 Merry Lane (1 unit), Gardens at Quail Run (63 units)	The objective was achieved for the planning period and the program will be combined with program B-13 and continued.
B-13. Fee Deferral Program for Affordable Housing Projects	HE 2.3.2	To delay the cost impact of development fees for qualifying low- and very low-income housing units until a housing project begins to generate income.	2015: Anton Arcade (147 units) 2017: Bow Street Apartments I (3 units), Bow Street Apartments II (19 units) 2018: Gardens at Quail Run (32 units)	The objective was achieved for the planning period and the program will be combined with program B-12 continued.



HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
<b>STRATEGY HE 3: CONSERVATION AND REHABILITATION OF EXISTING HOUSING AND NEIGHBORHOODS</b>				
<b>Sub-Strategy HE-3.1: Establishment and Maintenance of Programs for Housing Rehabilitation</b>				
<b>Policy HE 3.1.1: 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.</b>				
<b>Policy HE 3.1.2: Encourage the rehabilitation and preservation of substandard homes in need of rehabilitation owned and occupied by lower income households, especially those left vacant due to foreclosure.</b>				
<b>Policy HE 3.1.3: Support efforts to alleviate the individual and community problems associated with mortgage default and foreclosures.</b>				
C-1. Multifamily Housing Loan Program	HE 3.1.1, HE 3.1.2	HOME, CDBG, Housing Trust Funds (for boarded properties), Mortgage Revenue Bonds, Low-Income Housing Tax Credits  60 rehabilitated units annually, including units substantially rehabilitated and units preserved.	2014: SHRA financed 60 new construction units (Arbor Creek Senior).  2015: SHRA financed the rehabilitation of 160 units (Olivewood and Ethan Terrace Apartments).  2016: SHRA financed the rehabilitation of 47 units (Sutter Place).  2017: SHRA financed the rehabilitation of 158 units (Crossroad Gardens and Southwind Court Apartments).  2018: SHRA continued work on Courtyard Inn and Southwind projects with 180 units closed financing in 2017; 109 new restricted units and 71 units preserved and affordability extended 57 years	The objective was achieved for the planning period and the program will be continued.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			2019: SHRA committed funding for the rehabilitation of Pacific Rim Apartments which includes 32 units, 31 of which are restricted to low and very-low income households. Southwind Court rehabilitation of 88 affordable units was completed.	
C-2. Financial Assistance for Emergency Repairs Program (ERP) and Disabled Retrofitting of Homes	HE 3.1.1, HE 3.1.2, 4.1.1, 4.1.6	Repair 432 homes for very low- and low-income households through Emergency Repair Grants and Retrofit Assistance Grants or similar grants.	<p>2014: 73 single-family homes repaired and/or retrofitted.</p> <p>2015: 100 single family homes repaired and/or retrofitted.</p> <p>2016: 96 single-family homes repaired and/or retrofitted (combined City and County)</p> <p>2017: 73 single-family homes repaired and/or retrofitted.</p> <p>2018: 43 homes were repaired or retrofitted</p> <p>2019: 96 homes were repaired or retrofitted in the County.</p>	The objective was achieved for the planning period and the program will be continued.
C-3 Home Assistance Repair Program for Seniors (HARPS) Program	HE 3.1.2, 4.1.1, 4.1.6	Publicize the HARPS and ERPA programs	<p>2014: 148 single-family homes repaired.</p> <p>2015: 65 single-family homes repaired.</p> <p>2016: 153 single-family homes repaired (combined City and County)</p> <p>2017: 156 single-family homes repaired.</p>	The objective was achieved for the planning period and the program will be continued.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			<p>2018: 96 homes were provided repair assistance</p> <p>2019: Safe at Home - safety services to improve accessibility (41 units); and Minor Home Repair Program (39 unit)</p>	
C-4. Homebuyer Education, Counseling and Post Purchase Counseling	HE 3.1.3	<p>The Sacramento Housing and Redevelopment Agency (SHRA) will continue its contracts with the Sacramento County Home Loan Counseling Program, Sacramento Neighborworks, and programs offered by other non-profit organizations in their homebuyer education, counseling and post purchase counseling, including default/foreclosure counseling efforts. SHRA will continue to reimburse these agencies for their counseling services.</p> <p>Quantitative Objective: Serve 600 households annually.</p>	<p>2014: SHRA provided funding for homebuyer education/counseling services for 73 homebuyers in the County.</p> <p>2015: SHRA provided funding for homebuyer education/counseling services for 14 homebuyers in the County</p> <p>2016: SHRA provided funding for homebuyer education/counseling services for 23 homebuyers in the County.</p> <p>2017: SHRA provided funding for homebuyer education/counseling services for 12 homebuyers in the County.</p> <p>2018: SHRA provided funding for homebuyer education/counseling services for 6 homebuyers in the County.</p> <p>2019: SHRA provided funding for homebuyer education/counseling services for 12 homebuyers in the County</p> <p>Note that these numbers do not include home buyer education programs offered by entities that</p>	<p>The objective was achieved for the planning period. The program will be amended to clarify that it relates to SHRA's homebuyer programs only. The program will be combined with program E-7 and continued.</p>

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			SHRA partners with, such as NeighborWorks Sacramento.	
C-5. Conversion of Older Motels to Affordable Housing	HE 3.1.1	Support revitalization of older commercial corridors with rehabilitation and provision of new housing opportunities.	SHRA provided a \$6,016,973 loan commitment for acquisition and a \$2.5 million loan commitment for the construction and permanent financing of Courtyard Inn which will result in 92 new units.	The objective was achieved for the planning period. The program will be amended to be combined with Program C-6 and continued.
C-6. Funding for New Owners of Motels	HE 3.1.1	The Sacramento Housing and Redevelopment Agency (SHRA) will assist, as funding is available, new owners of motels to obtain financing for their acquisition, rehabilitation and/or conversion.  Rehabilitative units as a result of this program will be included in the annual objective of Program C1	This program is redundant to Program C-5 above.	The program will be combined with Program C-5.
<b>Sub-Strategy HE-3.2: Conserve the Quality of Residential Neighborhoods Through Zoning Enforcement and Code Enforcement and Reduce Loss of Housing</b>				
<b>Policy HE 3.2.1: 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.</b>				
<b>Policy HE 3.2.2: Promote efficient public outreach programs to enhance the rehabilitation of substandard housing.</b>				
<b>Policy HE 3.2.3: Support mechanisms to prevent the loss of housing by demolition, conversion to other uses, long-term vacancy, arson, vandalism, or malicious mischief, and support programs that return vacant housing to residential use.</b>				

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
<b>Policy HE 3.2.4: Assist lower income households displaced as a result of demolition of unsafe, substandard dwelling that cannot be economically repaired.</b>				
C-7. Code Enforcement and Vehicle Abatement	HE 3.2.1	Reduce the number of abandoned vehicles, accumulation of junk and rubbish and illegal structures in residential neighborhoods.	The County Code Enforcement Division continues to enforce existing regulations and programs regarding zoning code violations, abandoned vehicles, outdoor storage, and substandard or illegal buildings.	The objective was achieved during the planning period. The program will be combined with program C-12 and continued.
C-8. Rental Housing Inspection Program	HE 3.2.1	Have all rental properties in the unincorporated County be inspected for compliance with the Housing Code within 5 years.	The County Code Enforcement Division continues to implement the Rental Housing Inspection Program (RHIP). During the planning period, the fee which supports the program increased, the registration process was migrated to be completely online and paperless, and the mobile application went live. Since these updates, Code Enforcement Officers have been able to conduct more field work, inspections have doubled, and property owner education has been streamlined.	The objective was partially achieved during the planning period and the objective will be amended to apply to multifamily rental properties specifically.
C-9. Special Planning Areas and Neighborhood Preservation Areas	HE 3.2.1	Enhance and preserve unique new communities through SPAs and NPAs.	The County continues to enforce existing Special Planning Area (SPA) and Neighborhood Preservation Area (NPA) ordinances.  PER staff identified several SPAs and NPAs as barriers to housing. This program will be revised for the 2021-2029 Housing Element update.	The objective was achieved for the planning period. The program will be replaced with a program that will update or rescind SPAs and NPAs identified as barriers to housing production.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
C-10. Referral of Mobile Home Park Inspections Referred to State HCD	HE 3.2.1	Improve mobile home park conditions.	The County Code Enforcement Division continues to refer requests for mobile home inspections to the State automatically.	The objective was achieved during the planning period. The program will be discontinued.
C-11. Distributing Brochures to Owners of Rental Units Cited for Health and Safety Violations	HE 3.2.2	Increase the level of property maintenance through tenant and property owner education, thereby reducing the need for code enforcement.	The County Code Enforcement Division distributes brochures to both tenants and property owners.	The objective was achieved during the planning period. The program will be continued.
C-12. Vacant and Abandoned House Monitoring Program	HE 3.2.3	Increase neighborhood safety and eliminate blighting conditions	The County Code Enforcement Division continues to implement both the Vacant, Open and Accessible program and the Substandard Housing Program.	The objective was achieved during the planning period. The program will be amended with updated language, combined with program C-7 and continued.
C-13. Information for Displaced Tenants	HE 3.2.4	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.	In a relocation scenario, Code Enforcement requires the property owner to relocate the tenants when there is a major priority issue. If the owner refuses, Code Enforcement partners with other County Departments to assist tenants with relocation. As of 2020, the County is currently in the process of updating its relocation process.	The objective was achieved during the planning period. The program will be continued.
C-14. Permitting the Use of Alternative Materials, Designs and Methods of Construction	HE 3.2.1	Ensure rental housing complies with health and safety codes.	The Building Permits and Inspection Division (BPI) continues to apply the California Green Building Code requirements that permit the use of alternate	The objective was achieved during the planning period. The

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			materials, designs and methods of construction. BPI processes several Alternative Means and Methods Requests a year. Because BPI is required to perform this task, it is unnecessary to include this program in the 2021-2029 Housing Element Update.	program will be discontinued.
<b>Sub-Strategy HE-3.3: Revitalization of Deteriorated Neighborhoods Through Public Facility Improvements and Local/Private Sector Investment</b>				
<b>Policy HE 3.3.1: Provide improved public infrastructure and services, including water, sewer, curbs gutter, sidewalks, landscaping, and lighting where these services will improve the physical quality of blighted or declining neighborhoods, or facilitate appropriate infill.</b>				
<b>Policy HE 3.3.2: Maintain local/private sector involvement in preserving and revitalizing older neighborhoods through local lending institutions and the Community Reinvestment Act.</b>				
C-15. Seek and Attain Funding for Improved Public Infrastructure and Services to Revitalize Commercial Corridors	HE 3.3.1	Revitalize commercial corridors with infrastructure improvements	The Department of Transportation continues to receive funding through the SACOG Regional Program, the Highway, Safety Improvement Program, and the Community Development Block Grant Program for the following types of projects: complete streets (curb, gutter, sidewalks, landscaping, and bike lanes); sidewalk infill; curb ramp upgrades; street lighting.	The objective was achieved during the planning period. The program will be amended to prioritize infrastructure improvements in certain corridors. The program will be combined with program A-10 and continued.
C-16. Federal Community Reinvestment Act (CRA)	HE 3.3.2	Increase investment in minority and low-income areas.	This program allows for the placement of public deposits from the County's Pooled Investment Fund with a qualified bank. Banks are selected based on their lending	The program will be amended to clarify that it pertains to the County's Community Reinvestment Act Program and not the



HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			<p>activity in low and moderate income neighborhoods.</p> <p>The Department of Finance invested \$15 million in several banks as a part of the CRA program in 2014. The program was discontinued from 2015 through 2017 due to unfavorable financial conditions. The program picked back up again in 2018 when DOF invested another \$15 million in several banks. In 2019, DOF started accepting Certificate of Deposit Account Registry Service (CDARS) deposits, which allowed them to double the CRA deposits for a total of \$30 million. In 2020, DOF streamlined the application process for banks and increased the maximum deposit. This resulted in increase in total CRA deposits from \$30 million in 2019 to \$80 million in 2020.</p>	Federal Community Reinvestment Act.
<b>Sub-Strategy HE-3.4: Implement Design Review</b>				
<b>Policy HE 3.4.1: The County will require high quality design in residential projects.</b>				
<b>Policy HE 3.4.2: Ensure that the structural design, aesthetics and site layout of new development is compatible and interconnected with existing residential development.</b>				
<b>Policy HE 3.4.3: Infill projects shall be integrated into the surrounding neighborhoods and communities to the greatest extent feasible.</b>				

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
C-17. Implement Design Review Program	HE 3.4.1, HE 3.4.2, HE 3.4.3	Ensure that new commercial and mixed use development is compatible with existing residential development by implementing design review.	The Design Review Administrator and the Design Review Advisory Committee review commercial, multifamily and mixed use projects for Design Review conformance and neighborhood compatibility. PER staff is in the process of implementing amendments to the Design Review Program using funds from the SB 2 Planning Grant Program to improve objective standards consistent with SB 35 (2017). Because Design Review is required for new commercial, mixed use, and multifamily projects, it is not necessary to include this program in the 2021-2029 Housing Element update.	The objective was achieved during the planning period and the program will be discontinued.
C-18. Adopt Single Family Design Guidelines	HE 3.4.1, HE 3.4.2, HE 3.4.3	Ensure that residential neighborhoods are developed with high quality design.	On July 22, 2015, the Board of Supervisors adopted the Countywide Design Guidelines.	The objective was achieved during the planning period and the program will not be continued.
STRATEGY HE 4: IMPROVEMENT OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS GROUPS				
Sub-Strategy HE-4.1 Housing for “Special Needs” Population				
Policy HE 4.1.1: Support efforts to improve accessibility for both dwelling units and residential neighborhoods to meet the special needs of persons with disabilities.				

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
Policy HE 4.1.2: The County will encourage housing for people with disabilities near public transportation, shopping, medical and other essential support services and facilities.				
Policy HE 4.1.3: 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.				
Policy HE 4.1.4: Provide adequate and affordable housing for senior citizens.				
Policy HE 4.1.5: The County will encourage housing for seniors to be near public transportation, shopping, medical and other essential support services and facilities.				
Policy HE 4.1.6: Support activities that increase the ability of the elderly to remain in their homes or to locate other housing to rent or purchase.				
Policy HE 4.1.7: Ensure housing that is provided to migrant farm workers is decent, safe, and affordable.				
Policy HE 4.1.8: Support the use of available federal, state, and local resources to provide and enhance housing opportunities for farm workers.				
Policy HE 4.1.9: Support programs that address long-term solutions to homelessness, including work skills assessment, job training/placement, permanent housing and supportive services.				
Policy HE 4.1.10: Promote the construction of affordable housing that meets the needs of female heads of households.				
Policy HE 4.1.11: Support the development of housing to meet the needs of large households.				

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
D-1. At Least 5 Percent of Multifamily Project Units Accessible for persons with mobility impairments.	HE 4.1.1	Increase number of accessible units in multifamily projects.	The California Building Code already requires a higher percentage of units to be accessible. A Zoning Code Amendment requiring 5 percent of units to be accessible would be unnecessary.	The objective has been achieved. The program will not be continued.
D-2. Universal Design	HE 4.1.1	Publicize Universal Design standards	PER staff displays Universal Design brochures at the building assistance counters during the planning period. However, an education effort which is more targeted to the developers and to BPI staff would be more effective.	The objective has been achieved. The program will be replaced with a new program related to universal design.
D-3. Adopt Reasonable Accommodation Ordinance	HE 4.1.1	Adoption of a reasonable accommodation ordinance or procedures.	The Reasonable Accommodation Ordinance was adopted in 2013 and incorporated into the Zoning Code.	The objective has been achieved. This program will be discontinued.
D-4. Accessible Pedestrian Facilities	HE 4.1.1	Increase accessibility of residential streets and neighborhoods for persons with disabilities.	The Transportation Department continues to require accessible pedestrian facilities in new residential developments. The County has adopted the Pedestrian Master Plan which establishes goals and strategies to increase pedestrian safety and improve walkability. The County is in the process of adopting an updated ADA Transition Plan that will establish the priority of the various accessible pedestrian facility improvements identified in the plan.	The objective has been achieved. The program will be discontinued.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
D-5. Department of Transportation Study to Improve Accessibility at Transit Stops	HE 4.1.1	Increase accessibility of transit areas for persons with disabilities	In 2019, the County Department of Transportation completed a survey of transit stops (not including Light Rail Stations). This is being used for the County's ADA (American Disabilities Act) Transition Plan. This Plan is used to prioritize the construction of accessibility features at transit stops as funding becomes available.	The objective has been achieved. This program will be discontinued.
D-6. Outreach Program on Housing and Services Available for Persons with Developmental Disabilities	HE 4.1.3	Implement an outreach program on housing and services available for persons with developmental disabilities.	The County did not implement an outreach program to inform families within the County of housing and services available for persons with developmental disabilities due to a lack of staffing and expertise.	The objective was not achieved. The program will be discontinued.
D-7. Continuum of Housing Options for Persons with Special Needs	HE 4.1.3	Support shared housing and development of small-scale residential care facilities, support for 671 individuals with HIV/AIDS annually, and housing assistance for 174 persons annually with HIV/AIDS (through a number of community based providers funded by HOPWA).	<p>HOPWA Achievements 2019:</p> <ul style="list-style-type: none"> <li>• Short-Term Rent, Mortgage, and Utility Assistance – 1,762</li> <li>• Transitional Housing Services – 561 clients</li> <li>• Transitional housing units – 40 per year</li> <li>• Resource center - 40 households per year</li> <li>• Tenant Based Rental Assistance - 13</li> </ul> <p>HOPWA serves a multi-county area including the Counties of Sacramento, Yolo, El Dorado and Placer. The data provided is for the entire grant.</p>	The objective has been achieved. The City of Sacramento is the designated HOPWA grantee. Because the County is no longer the grantee, this program will be discontinued.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
D-8. Design Guidelines and Siting Criteria for Senior Housing and Care Facilities	HE 4.1.4, HE 4.1.5	Develop design guidelines and siting criteria for the evaluation of new senior housing projects.	<p>The Board of Supervisors adopted the Countywide Design Guidelines on July 22, 2015.</p> <p>On July 17, 2018, the Board of Supervisors initiated amendments to the Zoning Code related to supportive living uses. PER staff is in the process of implementing by-right supportive housing amendments to the Zoning Code to facilitate housing using funds from the Local Early Action Planning (LEAP) Grant.</p>	The objective was achieved for the planning period and the program will not be continued.
D-9. Incentives for Senior Housing	HE-4.1.3, HE 4.1.4, 4.1.6	Offer incentives to builders to provide housing and care choices for seniors of all income levels. These incentives include grants and financial help for developers of senior housing, including multifamily developer assistance programs administered by SHRA.	<p>2014: SHRA financially assisted in the construction of Arbor Creek Senior Apartments (60 units).</p> <p>2015-2016: SHRA continued its commitment to offering incentives to builders to provide housing and care choices for seniors of all income levels.</p> <p>2017: SHRA financially assisted in the construction of Southwind Court Apartments (88 units), which is not restricted to seniors, but is occupied by seniors.</p> <p>2018: SHRA continued to work on the Southwind Court Apartments preservation of 71 units not age-restricted but serves mainly seniors.</p> <p>2019: The County Housing Authority committed to issuing Mortgage Revenue Bonds for the rehabilitation of Sierra Sunrise</p>	The objective was achieved. The program will be amended to clarify the objective.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			Senior apartments (119 units) which is 100% affordable.	
D-10. In-Home Supportive Services	HE 4.1.3, HE 4.1.6	Continue the In-Home Supportive Services program.	The Department of Child, Family and Adult Services continues to provide financial assistance through the In-Home Supportive Services program.	The objective has been achieved. This program will be continued.
D-11. The County in its updated Zoning Code, will list Supportive Housing and Transitional Housing as residential uses in the updated Zoning Code's land use tables.	HE 4.1.3, HE4.1.4	List Supportive Housing and Transitional Housing in Zoning Code.	On July 22, 2015, the Board of Supervisors adopted the updated Zoning Code. Supportive Housing and Transitional Housing are defined as Residential Care Home in the updated Zoning Code. In addition, on July 17, 2018, the Board of Supervisors initiated amendments to the Zoning Code related to supportive living uses. PER staff is in the process of implementing amendments to facilitate housing using funds from the SB 2 Planning Grant Program as well as the Local Early Action Planning (LEAP) Grant.	The objective has been achieved. This program will be discontinued.
D-12. Allow Different Housing Types for Seniors on Same Parcel	HE 4.1.3, HE4.1.4	Provide flexibility for senior housing in the updated Zoning Code to support aging in place.	On July 17, 2018, the Board of Supervisors initiated amendments to the Zoning Code related to supportive living uses. PER staff is in the process of implementing amendments to facilitate housing using funds from the SB 2 Planning Grant Program.	The objective has been achieved. This program will be discontinued.
D-13. Annual Inspection of Farm Labor Camps	HE 4.1.7	Ensure suitable living conditions at farm labor camps.	The Sacramento County Environmental Management Department continues to inspect	The objective has been achieved. This



HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			Farm Labor Camps to ensure that they meet health and safety standards.	program will be continued.
D-14. Review Housing Needs of Farm Workers	HE 4.1.7, HE 4.1.8	Biennially review housing needs of farm workers starting in July 2013.	PER staff performed a review of housing needs for farm workers in 2017 and in 2019. PER coordinated with the Sacramento County Environmental Management Department, the Sacramento County Agricultural Commissioner, and local farm labor contractors.	The objective has been achieved. This program will be continued.
D-15. The County through the Planning and Environmental Review Division will amend its Zoning Code to list farm labor camps in the use tables. Farm labor camps that have 36 or fewer beds or 12 or fewer units will be allowed in the General Agricultural zones without a use permit. Larger farm labor camps will require use permits. This is consistent with State Health and Safety Code Section 17021.6.	HE 4.1.8	List farm labor camps in the Zoning Code use tables and allow smaller camps without a use permit.	On July 22, 2015, the Board of Supervisors adopted the updated Zoning Code. Farm Labor Camps that have fewer than 36 beds in group quarters or 12 single-family household units are an allowed use by right in the updated Zoning Code.	The objective has been achieved. This program will be discontinued.
D-16. Maintaining Adequate Supply of Land for Homeless Shelters	HE 4.1.9	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 (near transit) and operations standards.	The County continues to implement Zoning Code provisions that permit homeless shelters in the GC and M-1 zones. In addition, County funded shelters are allowed in any zoning district in the County. PER staff is in the process of implementing amendments to the Zoning Code related to homeless shelters using funds from the SB 2 Planning Grant Program.  While the County continues to maintain an adequate supply of	The objective has been achieved. This program will be revised to be a policy.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			land for homeless shelters, it should be noted that the County has shifted away from large shelters and toward a “scattered site shelter” model as a part of its Full Service Re-Housing Shelter (FSRS) Initiative. Through this model, the County is able to assist people experiencing homelessness to stay in their community, keep pets, and room with partners and spouses. As of 2019, there are 15 of these sites located throughout the County. These sites provide 24-hour accommodations for up to 75 individuals at a time and serve approximately 250 to 300 persons annually. As of September 2019, 137 households have exited from this program into permanent housing.	
D-17. Allowing Single Room Occupancy Units in Multifamily and GC Zones	HE 4.1.9	Maintain an adequate supply of land for SROs. Continue to allow homeless shelters by right in the GC zone subject to development standards and location requirements.	In the updated draft Zoning Code, Single Room Occupancy (SRO) Units are allowed by right in multifamily zones and the General Commercial (GC) zone and are subject to location requirements.	This program will be discontinued.
D-18. Ten Year Plan to End Homelessness	HE 4.1.9	Develop affordable housing opportunities with supportive services for homeless persons in need; assist homeless men, women and children through the Continuum of Care to achieve independent living in permanent housing, ending their homelessness.	On December 12, 2018, the County Board of Supervisors adopted the Sacramento County Homeless Plan to be eligible for the State’s No Place Like Home (NPLH) program to fund new permanent supportive housing. The goals of the Plan are to prevent people from becoming homeless, improve response to the	This program will be amended to reflect new homelessness planning efforts.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			street crisis and improve quality of life, expand and improve shelter and interim housing, expand targeted permanent housing, leverage and coordinate mainstream and other resources, and strengthen system leadership and accountability.	
D-19. Mather Community Campus, Laverne Adolfo Program, Winter Shelter Program	HE 4.1.9	Provide temporary shelter, housing and comprehensive job training for the homeless.	<p>The Mather Community Campus houses several programs for people experiencing homelessness including housing, recovery, and perinatal programs. Those programs related to housing include:</p> <p>Laverne Adolfo Program: From 2014 through 2019, the LaVerne Adolfo Housing Program served between 103 and 145 adults and between 31 and 47 children annually.</p> <p>Single Adult Program: this program provided job training and employment programs annually to up to 180 single adults. In 2020 the program was modified to focus on interim shelter and will no longer provide job training.</p> <p>The Family Transitional Housing Program: this program provides transitional housing for families. This program also provides longer-term support for families in need of additional services to assist with securing stable housing. The program serves up to 25 families.</p>	The objective has been achieved. This program will be discontinued.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			The Winter Sanctuary Program administered by First Step Communities provided 100 beds seasonally for those who were not able to receive assistance through other programs from 2014 through 2019. In 2020, the Collaborative Shelter Program replaced the Winter Sanctuary Program. The objective of the Collaborative Shelter Plan is to improve housing outcomes for shelter participants through coordination between the County and the City of Sacramento.	
D-20. Shelter Plus Care Program	HE 4.1.9	Provide emergency housing for the homeless.	From 2014 through 2019 The Shelter Plus Care Program served between 562 and 641 families annually.	The objective has been achieved. This program will be continued.
<b>Sub-Strategy HE-4.2: Increase the Supply of Affordable Rental Housing for Extremely Low-Income Households While Preserving the Existing Supply</b>				
<b>Policy HE 4.2.1: Facilitate the development of new Extremely Low-Income (ELI) rental units.</b>				
<b>Policy HE 4.2.2: Maintain and preserve existing stock of ELI units.</b>				
<b>Policy HE 4.2.3: 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.</b>				

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
D-21. ELI Buy-down Program	HE 4.2.1	Buy down rental units within a project built to provide units for the extremely low income level	SHRA bought down the affordability of 41 of the 102 units in the Arbor Creek project which was constructed in 2013. Since that time, there have not been sufficient funds generated by the Affordable Housing Ordinance for this program, especially given the other funding priorities. Most affordable housing developers already include units for extremely low income levels in affordable housing projects in order to compete for State funding. Therefore, this program is no longer necessary.	The objective partially achieved during the planning period and will be discontinued.
D-22. No Net Loss Goal in Annual Contribution Contract (ACC) Units	HE 4.2.2	Prevent the loss of units in SHRA's public housing stock.	From 2013 through 2019, 22 single family homes have been removed from SHRA's public housing stock. Of those homes, 13 were sold to qualified first-time homebuyers as part of the Welcome Home Program.	The objective partially achieved during the planning period and will be updated.
D-23. Project-Based Rental Subsidies such as Housing Choice Voucher Program	HE 4.2.3	Ensure availability and choice of housing for extremely low-income households.	The number of extremely low income families housed with assistance from the Housing Choice Voucher Program has steadily increased from 11,600 in 2014 to 12,500 in 2018.	The objective has been achieved. This program will be amended to distinguish between Project-Based Rental Subsidies and Housing Choice Vouchers and continued.
<b>Sub-Strategy HE-4.3: Enforcement of Anti-Discrimination Programs</b>				

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
<b>Policy HE 4.3.1: The County shall continue to provide funding for equal housing opportunity programs such as those operated by the Human Rights and Fair Housing Commission and/or other fair housing enforcement organizations to support their mission and programs.</b>				
D-24. Distribute Information on Fair Housing	HE 4.3.1	Increase the level of public awareness regarding housing discrimination.	The program refers to former Regional Human Rights and Fair Housing Commission which was replaced with the Renters Helpline. The County contracts with Sacramento Self-Help Housing, Inc. (SSHH) and several subconsultants to provide the Renters Helpline. SSHH markets the program through social media, community events, bus advertisements, and radio advertisements. Renters Helpline information is also disseminated by County staff at the building assistance center, by Code Enforcement staff during rental housing inspections, and by 311 staff. In addition, the County maintains a Fair Housing webpage with information about the Renters Helpline.	This program will be amended to reference the Renters Helpline. It will be combined with D-25 and continued.
D-25. Referring Complaints of Housing Discrimination	HE 4.3.1	Increase the resolution of housing complaints and reduce housing discrimination.	During the 2015-2016 contract year, the Renters Helpline received 7,182 calls countywide, 3,076 (43%) of which were from the unincorporated County. The Renters Helpline completed 61 dispute resolutions countywide, 48 (79%) of which were from the unincorporated County. 63 cases were opened for investigation for potential fair housing violations countywide, 58 (92%) of which were from the unincorporated	This program will be amended to reference the Renters Helpline. It will be combined with D-24 and continued.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			<p>County and the City of Sacramento.</p> <p>During the 2016-2017 contract year, the Renters Helpline received 8,331 calls countywide, 3,652 (44%) of which were from the unincorporated County. The Renters Helpline completed 42 dispute resolutions countywide, 14 (33%) of which were from the unincorporated County. 85 cases were opened for investigation for potential fair housing violations countywide, 29 (34%) of which were from the unincorporated County.</p> <p>During the 2017-2018 contract year, the Renters Helpline received 8,302 calls countywide, 3,369 (41%) of which were from the unincorporated County. The Renters Helpline completed 61 dispute resolutions countywide, 48 (79%) of which were from the unincorporated County. 98 cases were opened for investigation for potential fair housing violations countywide, 41 (42%) of which were from the unincorporated County.</p> <p>During the 2018-2019 contract year, the Renters Helpline received 8,079 calls countywide, 3,616 (45%) of which were from the unincorporated County. The Renters Helpline completed 134 dispute resolutions countywide, 58 (43%) of which were from the unincorporated County. 114 cases</p>	



HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			were opened for investigation for potential fair housing violations countywide, 48 (42%) of which were from the unincorporated County.	
D-26. Updating Analysis of Impediments to Fair Housing Choice and Implementing its Recommendations	HE 4.3.1	Improve the level of reporting to measure success in reducing housing discrimination.	SHRA, on behalf of the Unincorporated County of Sacramento (which includes the small cities of Folsom, Isleton and Galt) and City of Sacramento, partnered with the cities of Woodland, Davis, Rocklin, Roseville, West Sacramento, Citrus Heights, Rancho Cordova, Elk Grove and the Housing Authorities of Sacramento, Roseville/Rocklin and Yolo to conduct an Analysis of Impediments to Fair Housing Choice (AI). The regional AI was approved by the Board of Supervisors on October 22, 2019.	The objective has been achieved. The program will be amended to focus on implementation of the goals, strategies and action items of the AI.
<b>STRATEGY HE 5: PRESERVATION OF EXISTING AFFORDABLE HOUSING STOCK AND PROVISION OF AFFORDABLE HOUSING</b>				
<b>Sub-Strategy HE-5.1: Preservation of Affordable Housing Stock</b>				
<b>Policy HE 5.1.1: Preserve the affordability of subsidized rental housing whenever possible through a combination of regulatory and financial incentives.</b>				
E-1. Preserve Affordable Housing at Risk of Becoming Market-Rate	HE 5.1.1	Preserve as many units as possible that are "at risk" of conversion.	In 2016, SHRA provided gap funds for the rehabilitation of Sutter Place which resulted in the preservation of 46 affordable units. In 2017,	The objective was achieved for the planning period. The program will be

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			<p>SHRA provided gap funds for the rehabilitation of Southwind Court Apartments which resulted in the preservation of 70 affordable units and the conversion of 17 market rate units into affordable units.</p> <p>2019: By committing to provide gap financing and issue Mortgage Revenue Bonds on Pacific Rim Apartments (32 units) and committing to issue Mortgage Revenue Bonds on Sierra Sunrise Senior Apartments (119 units), SHRA is ensuring long-term continued affordability as well as the useful life of the structures.</p>	amended and continued.
E-2. Distribute Financing and Housing Voucher Program Information to Rental Property Owners and Managers	HE 5.1.1	Preservation of existing affordable rental units.	See achievements listed for program E-1 above.	The objective was achieved for the planning period. The program will be combined with E-1 and continued.
<b>Sub-Strategy HE-5.2: Provision of Affordable Housing Stock</b>				
<b>Policy HE 5.2.1: The County will continue to implement its affordable housing program.</b>				
<b>Policy HE 5.2.2: 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.</b>				

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
<b>Policy HE 5.2.3: Support programs that provide assistance to developers who construct affordable rental units.</b>				
<b>Policy HE 5.2.4: Support the development of residential accessory dwelling units as a means to increase the overall supply of affordable housing.</b>				
<b>Policy HE 5.2.5: Discourage the conversion of existing rental housing units, primarily those serving the needs of very low- and low-income households, to market-rate condominiums.</b>				
<b>Policy HE 5.2.6: Identify new funding sources for the provision of affordable housing.</b>				
<b>Policy HE 5.2.7: 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.</b>				
E-3. Amending Affordable Housing Ordinance	HE 5.2.1	Review the effectiveness of the Affordable Housing Ordinance in producing affordable dwelling units and its impact on the production of market-rate housing.	Pursuant to the Affordable Housing Ordinance, the affordability fee on all new market rate units is updated annually based on existing market conditions. No amendments were made to the Ordinance during the planning period; however, the County will consider amendments to the Affordable Housing Ordinance following the Housing Element Update.	The objective was achieved for the planning period and the program will be replaced with a new program.
E-4. Housing Incentive Program (HIP) to Encourage the Construction of Housing for Special Needs Groups.	HE 4.1.1, HE 4.1.4, HE 4.1.6, HE 4.1.11, HE 5.2.1 and HE 5.2.2	Incentivize multifamily developers to increase the number of affordable units and/or units for special needs groups in their projects.	In 2018, the County approved a HIP applications which resulted in 5 additional units for a total of 45 units. Staff advertised the County's Housing Incentive Program (HIP) online, at the building assistance centers, and during meetings with developers.	The objective was partially achieved for the planning period. The program will be amended and continued.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			PER staff is in the process of implementing amendments to HIP to broaden its applicability using funds from the SB 2 Planning Grant Program.	
E-5. Mortgage Credit Certificate (MCC) Allocations	HE 5.2.2	Assist annually 280 households with MCCs and 50 households with Cal HOME First Time Homebuyer loans to become homeowners.	<p>2014: SHRA applied for and received an allocation of MCCs from the California Debt Limit Allocation Committee. The allocation of MCCs is for the County of Sacramento, along with the participating cities of Citrus Heights, Elk Grove, Folsom, Galt, Isleton, Rancho Cordova and Sacramento. Seven (7) MCCs and 22 CalHome loans were issued.</p> <p>2015: SHRA continued with its 2014 allocation of MCCs from the California Debt Limit Allocation Committee (CDLAC). 25 MCCs and 13 CalHome loans were issued.</p> <p>2016: SHRA applied for and received an allocation of MCCs from the California Debt Limit Allocation Committee (CDLAC). 16 MCCs and 23 CalHome loans were issued. The 2014 MCC allocation was fully expended.</p> <p>2017: SHRA continued with its 2016 allocation of MCCs and applied for and received a new allocation of MCCs from the California Debt Limit Allocation Committee (CDLAC). 40 MCCs and 12 CalHome loans were issued.</p>	The objective was partially achieved during the planning period. The program will be modified with a more reasonable quantitative objective.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			<p>2018: SHRA issued all remaining authority of its prior allocation of MCCs and a new application was prepared in December 2018 (and submitted in January 2019). 21 MCCs were issued on behalf of \$5.6 million of total mortgage loans.</p> <p>2019: SHRA issued 28 MCC's and provided down payment assistance to two low income homebuyers.</p>	
E-6. Building Equity Growth in Neighborhoods (BEGIN) Program	HE 5.2.3	2 new homeownership units annually.	The State Department of Housing and Community Development did not publish a Notice of Funding Availability for the BEGIN program during the planning period.	The objective was not achieved because the BEGIN program was discontinued. This program will be replaced with a new program.
E-7. Gap Financing to Construct Rental Affordable Housing	HE 5.2.3	Assist 64 units financed per year (512 units over eight years).	<p>2014: SHRA provided gap financing for the construction of Arbor Creek Senior Apartments (60 units) which benefits extremely low- and very low- income households over a 55-year affordability restriction period.</p> <p>2015: SHRA provided gap financing for the construction of Anton Arcade Apartments (148 units). Anton Arcade benefits very low- and low-income households over a 55-year affordability restriction period.</p> <p>2016: SHRA provided gap financing for the rehabilitation of Sutter Place Apartments (47 units).</p>	The objective was achieved for the planning period. Programs E-7, E-8 and E-9 will be combined and continued.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			<p>which benefits extremely low-income households over a 20-year-period and very low- and low-income households over a 55-year affordability restriction period.</p> <p>2017: SHRA provided gap financing for the construction of Courtyard Inn (92 units) and the rehabilitation of Southwind Court Apartments (88 units). Southwind Court Apartments will supply housing for low, very low and extremely low-income households over a 55-year restriction period. The Southwind Court rehabilitation preserved 70 affordable units and converted 17 market rate units to affordable. Courtyard Inn will supply housing for low and very low-income households over a 55-year restriction period.</p> <p>2019: Committed \$2,455,000 in gap financing to rehabilitate Pacific Rim Apartments.</p>	
E-8. Mortgage Revenue Bonds	HE 5.2.3	Increase the availability of financing for new affordable housing construction through multifamily mortgage bonds.	<p>2014: the County Housing Authority issued Mortgage Revenue Bonds for Woodhaven Senior (104 units) located in the City of Sacramento and Arbor Creek Senior (60 units) Apartments.</p> <p>2015: the County Housing Authority issued Mortgage Revenue Bonds for Anton Arcade (148 units), Olivewood Apartments (68 units), Mutual at Foothill Farms (98 units) and Ethan Terrace</p>	The objective was achieved for the planning period. Programs E-7, E-8 and E-9 will be combined and continued.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			<p>Apartments (92 units) located in the County of Sacramento.</p> <p>2017: the County Housing Authority issued Mortgage Revenue Bonds for Crossroad Gardens (70 units) and held a Tax Equity and Fiscal Responsibility Act (TEFRA) hearing for Kensington Apartments (301 units).</p> <p>2018: \$12.0 million in new tax-exempt bonds funds to Southwind Court Apartments projects.</p> <p>2019: Committed to issuing up to \$7,000,000 in Mortgage Revenue Bonds for the rehabilitation of Pacific Rim Apartments and committed to issuing up to \$23,000,000 in Mortgage Revenue Bonds for rehabilitation of Sierra Sunrise Senior Apartments.</p>	
E-9. Financially Support Developers Applying for State or Federal Funding Programs	HE 5.2.3	Increase housing opportunities for lower income households, and use locally controlled funding to leverage funding from state and federal programs.	<p>2014: SHRA provided gap funds of nearly \$6.8 million for the Arbor Creek Senior Apartments and leveraged nearly \$18.2 million in conventional and tax credit financing for Woodhaven Senior and Arbor Creek Senior Apartments.</p> <p>2015: SHRA provided gap funds of nearly \$18.2 million for Anton Arcade, Ethan Terrace, Olivewood, and Mutual at Foothill Farms and leveraged nearly \$53.1 million in conventional and tax credit financing for both projects.</p>	The objective was achieved for the planning period. Programs E-7, E-8 and E-9 will be combined and continued.



HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			<p>2016: SHRA provided gap funds of \$1,570,000 for Sutter Place and leveraged over \$7.5 million in conventional and tax credit financing. SHRA also applied to HUD for competitive VASH vouchers and received 75 vouchers to be dedicated to a project and increase the supply of affordable housing.</p> <p>2017: SHRA provided gap funds of approximately \$18 million for Courtyard Inn, Crossroad Gardens, Southwind Court Apartments and leveraged over \$46.8 million in conventional and tax credit financing for all three projects.</p> <p>2018: The Courtyard Inn and Southwind Court Apartments projects leveraged \$32 million in tax credit equity.</p> <p>2019: SHRA committed \$2,455,000 in new funding for Pacific Rim apartments. This local commitment leveraged \$3,350,261 in tax credit equity and \$2.3 million in private financing.</p>	
E10. Condominium Conversion Ordinance	HE 5.2.5	Reduce the conversion of market-rate rental housing occupied by lower income households to condominiums.	The County continues to implement its condominium conversion ordinance as contained in the Zoning Code. An analysis of the potential impact of the conversion on the displacement of low-income tenants with appropriate mitigation measures is required. The ordinance ensures tenant relocation assistance.	The objective was achieved for the planning period. The program will be revised to be a policy.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
E11. New Funding Sources for Affordable Housing	HE 5.2.6	Identify new funding sources and increase the availability of funding to support affordable housing.	SHRA continues to monitor new State funding programs such as SB 2, and SB 3.	The objective was achieved for the planning period. The will be revised to be a policy.
E12. Promote and Encourage Residential Accessory Dwellings	HE 5.2.4, and HE 4.1.2 and HE 4.1.4 (Under Sub-Strategy HE 4.1: Housing for "Special Needs" Populations)	Support the development of residential accessory dwelling units by promoting accessory dwellings and amending the Zoning Code. At least 100 units will be constructed during the planning period.	In 2018, major modifications were made to the Zoning Code to comply with State legislation aimed at removing barriers for accessory dwellings. These included: Raising the maximum square footage of accessory dwellings allowed administratively to 600 or 800 s.f., depending on lot size; modifying the review process for accessory dwellings that are requesting deviations from development standards from a Use Permit to a Special Development Permit; allowing accessory dwellings on lots of less than 5,200 s.f., with a Special Development Permit; adopting required parking reduction allowances; and, adopting required allowance for administrative approval of accessory dwellings created from existing permitted square footage.	The objective was achieved for the planning period. The program will be replaced.
E13. Density Bonus Ordinance	HE 5.2.7	Encourage the development of affordable housing and amend the Zoning Code incorporate changes to the State Density Bonus Law.	PER keeps apprised of changes to the State Density Bonus Law. In addition, PER staff is in the process of implementing amendments the Zoning Code to broaden the applicability of HIP and to update the State Density Bonus section using funds from the SB 2 Planning Grant Program.	The objective was achieved for the planning period. The program will be replaced.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
E14. Self-Help Housing Programs	HE 5.2.2	Increase homeownership opportunities for low-income families. Give 3 properties to Habitat for Humanity in 2013 and at least 1 property in 2014.	In 2014, SHRA conveyed five properties on 43 <sup>rd</sup> Avenue to Habitat for Humanity of Greater Sacramento. In addition, SHRA conveyed Housing Authority property on 46 <sup>th</sup> Street to Habitat for Humanity of Greater Sacramento and Mutual Housing for the development of a mix of single family homes and multifamily apartments. In 2019, Habitat Humanity closed loans on the five 43rd Avenue houses.	The objective was achieved for the planning period. The objective will be amended and the program will be continued.
<b>Sub-Strategy HE 5.3: Mixed Use Development in Infill Parcels, Commercial Corridors, Master Plans and Near Light Rail Stations in Order to Provide More Opportunities for Affordable Housing</b>				
<b>Policy HE 5.3.1: When feasible, 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.</b>				
E15. Mixed-Use Zone	HE 5.3.1	Approve the updated Zoning Code to establish a mixed use zone.	The Board of Supervisors adopted the updated Zoning Code on July 22, 2015. The Zoning Code includes three mixed use zones, one of which requires residential use. Several of the adopted corridor plans and Special Planning Areas (SPA), such as the Downtown Rio Linda SPA, also include mixed use zoning districts.  PER is also proposing a new infill program as a part of the 2021-2029 Housing Element.	The objective was achieved for the planning period. The program will be discontinued.
<b>Sub-Strategy HE 5.4: Ensuring that Services and Amenities are in Close Proximity to New and Existing Multifamily Housing and Low Income Areas.</b>				

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
<b>Policy HE 5.4.1: The County will encourage the locating of multiple-family projects near public transportation, shopping, recreation and other amenities.</b>				
<b>Policy HE 5.4.2: The County will encourage the provision of safe, convenient opportunities to purchase or grow fresh fruits and vegetables by ensuring that sources of healthy foods are accessible in all neighborhoods.</b>				
E16. Discouraging the Clustering of Multifamily Projects in Service-Deficient Areas	HE 5.4.1	Avoid clustering of multifamily projects in one area of a community where services are limited.	Multifamily areas in the draft land use plans for master plans in the Jackson Highway area are well integrated with other land uses, particularly land uses that will provide services to multifamily residents (parks, schools, neighborhood shopping centers).	The objective was achieved for the planning period and the program will discontinued.
<b>STRATEGY HE 6: PROMOTE THE EFFICIENT USE OF ENERGY IN RESIDENCES AND IMPROVE THE AIR QUALITY OF SACRAMENTO COUNTY</b>				
<b>Sub-Strategy 6.1: Promote the Efficient Use of Energy and Reduce the Long-Term Operational Cost of Housing</b>				
<b>HE Policy 6.1.1: Whenever feasible, incorporate energy-efficient site design, such as proper orientation to benefit from active and/or passive solar heating and cooling, into master planning efforts.</b>				
<b>HE Policy 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.</b>				
<b>HE Policy 6.1.3: The County will encourage owners of existing homes to retrofit their residences with energy efficient materials, equipment, and appliances.</b>				
F1. Include SMUD Staff in Project Review Committee (PRC) Process	HE 6.1.1, HE 6.1.2	Have SMUD staff participate in PRC meetings and in the preparation of master plans.	SMUD officials continue to participate in the Project Review Committee (PRC) process.	The objective was achieved for the planning period and

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
				the program will be continued.
F2. Distribute SMUD Information	HE 6.1.2, HE 6.1.3	Distribute SMUD information on energy efficiency and energy incentive programs and services at Downtown County permit counters and at County service centers	PER continues to distribute flyers from SMUD on energy efficiency incentive programs at the Building Assistance Center. The County's webpage also includes a link to this information.	The objective was achieved for the planning period and the program will be continued.
F3. Implementing Green Building Measures	HE 6.1.2, HE 6.1.3	Increase energy efficiency in existing and new residences.	<p>During the planning period, the State adopted more stringent CALGreen standards; therefore, the County did not need to require Tier 1 compliance for additional energy efficiency.</p> <p>The County continues to advertise green buildings on its Green Sacramento County webpage.</p> <p>On November 5, 2013, the Sacramento County Board of Supervisors adopted the Property Assessed Clean Energy (PACE) program for all commercial and residential property owners. In 2015, the County amended its PACE program to allow for an open competitive market for third party PACE Providers. As of 2019, there are nine PACE Providers authorized to operate in the unincorporated County. Between program inception and December 2018 there were 7,269 projects that were completed and/or funded through the PACE Program resulting in an estimated 110.42 million dollars in energy savings</p>	The objective was achieved for the planning period and the program will be amended and continued.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			and a 147 thousand metric Ton reduction in Greenhouse Gases (CO2).	
STRATEGY HE 7: PROMOTE THE HEALTH AND SAFETY OF RESIDENTS				
Sub-Strategy 7.1: Promote Public Health, Safety and Livability through Community Design and the Built Environment				
HE Policy 7.1.1: Advance a built environment that promotes and supports physical activity.				
HE Policy 7.1.2: Advance a built environment that promotes and supports improved air quality and multiple transportation modes.				
HE Policy 7.1.3: Advance a built environment that promotes and supports access to locally-grown fresh food, parks, schools, shopping, jobs, health care and community services.				
HE Policy 7.1.4: The County will continue to support walking, bicycling and transit use, reducing auto dependency in order improve the health of its citizens and improve the region's air quality.				
HE Policy 7.1.5: The County will continue to support walking and bicycling by requiring complete streets (bike lanes, and sidewalks separated from the roadway with tree planted landscaping) in transit priority areas and in new communities and developments wherever practicable.				
HE Policy 7.1.6: The County will endeavor to protect homes from major sources of outdoor air pollution and will mitigate for impacts by improving indoor air quality in residences, planting trees that help to filter particulates and other measures.				
HE Policy 7.1.7: The County will encourage the provision of safe, convenient opportunities to purchase local fresh fruits and vegetables by ensuring that sources of healthy foods are accessible to neighborhoods. In urbanized communities access should be within a half-mile of transit priority areas.				

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
<b>HE Policy 7.1.8: The County will advance residential subdivision and commercial building design that supports crime prevention by utilizing Crime Prevention through Environmental Design (CPTED) principles.</b>				
<b>HE Policy 7.1.9: The County will participate in the Healthy Sacramento Coalition, whose goal is to reduce tobacco use, obesity, death and disability due to chronic disease, reduce health disparities, build a safe and healthy physical environment, and improve the social and emotional well-being of Sacramento County residents.</b>				
G-1. Healthy Communities and Crime Reduction Measures	HE 7.1.1, HE 7.1.3, HE 7.1.7, HE 7.1.8	Incorporate Healthy Communities and crime reduction measures into the County's Design Review Guidelines.	The County's Design Review Guidelines that incorporated healthy communities and crime reduction measures were adopted by the County Board of Supervisors on July 22, 2015. The County has gained national recognition from the Center for Active Design.	The objective was achieved and the program will be discontinued.
G-2. Encourage Pedestrian and Bicycle Activity in Residential Areas	HE 7.1.1, HE 7.1.2, HE 7.1.3, HE 7.1.4	Provide and encourage walking, bicycling and use of transit in residential communities. Diminish auto dependency. Improve air quality and minimize environmental impacts.	<p>The County continues to support walking, bicycling, and transit use in order to minimize auto dependency and improve air quality. As of 2019, SacDOT is in the process of updating and consolidating the Bikeway Master Plan and the Pedestrian Master Plan into one Active Transportation Plan.</p> <p>The County has developed a comprehensive trails plan that includes all four of the master plans in the Jackson Highway area. The County has also conditioned these four master plan areas to fund a comprehensive transit system with 15 minute headways during peak hours (30 minute headways during other</p>	The objective was achieved and the program will be discontinued.



HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
			operating hours) in the Jackson Highway area.	
G-3. Fresh Produce Near Existing Neighborhoods	HE 7.1.3, HE 7.1.7	Encourage providers of fresh produce to locate near existing and new neighborhoods.	<p>The Office of Planning and Environmental Review prepared the Urban Farm Ordinance that allows the growing of fresh produce as a primary use in urban areas. The Ordinance also allows produce stands of up to 120 sq. ft. in urban areas with a temporary use permit (use permit to be heard by Zoning Administrator for produce stands larger than 120 sq. ft.). The ordinance was approved by the County Board of Supervisors on January 24, 2017.</p> <p>The Board of Supervisors adopted the Phase 2 Environmental Justice Element on December 17, 2019. As a result, this program was moved to the Environmental Justice Element. The Element includes other new policies and implementation measures intended to increase access to healthy foods, especially in Environmental Justice Communities.</p>	This program has been moved to the Environmental Justice Element.
G-4. Community Gardens Allowed in Multifamily Open Space Area	HE 7.1.3, HE 7.1.7	Amend the Zoning Code to include community gardens in multifamily projects.	The Board of Supervisors adopted the updated Zoning Code on July 22, 2015. The updated Zoning Code allows community gardens to be counted toward the open space requirements for multifamily projects.	The objective was achieved and the program will be discontinued.

HOUSING ELEMENT EVALUATION				
Program	Implements Which Policy(ies)	Objective	Achievements	Evaluation
G-5. The County will participate in the Healthy Sacramento Coalition, whose goal is to reduce tobacco use, obesity, death and disability due to chronic disease, reduce health disparities, build a safe and healthy physical environment, and improve the social and emotional well-being of Sacramento County residents.	HE 7.1.1, HE 7.1.3	Participate in the Healthy Sacramento Coalition.	Due to loss of funding, the Healthy Sacramento Coalition modified its goals away from those listed under program G-5 during the planning period. However, the County has continued to partner with other organizations to advance healthy communities. Partner organizations include Kaiser, San Francisco Federal Reserve Bank, California Endowment, California State Department of Public Health and Governor's Office of Planning and Research (OPR).	The objective was partially achieved during the planning period. This program will be discontinued because the Healthy Sacramento Coalition modified its goals.
G-6. Training in Reducing Crime Through Environmental Design	HE 7.2.1	Review of development plans to discourage crime.	The Sacramento County's Sheriff's Department has staff that are trained in CPTED that attend the County's Project Review Committee and Subdivision Review Committee meetings for the purposes of reviewing projects and to suggest changes to better address CPTED.	The objective was achieved. This program has been moved to the Environmental Justice Element.
G-7. Incorporate Reducing Crime Through Environmental Design (CPTED) in the County's Design Review Guidelines.	HE 7.2.1	Review of development plans and uses to discourage crime and increase safety.	The Board of Supervisors adopted the updated Zoning Code on July 22, 2015. The updated Zoning Code includes CPTED guidelines.	The objective was achieved. This program has been moved to the Environmental Justice Element.

## APPENDIX C: VACANT LAND INVENTORY

<b>TABLE C-1</b> <b>ZONING: AGRICULTURAL RESIDENTIAL 1 (AR-1)</b> <b>GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU)</b> <b>ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL</b>					
APN	Community	Zoning	Maximum Density	Acreage	Realistic Development Capacity
0620030004	Vineyard	AR-1	1.0	0.59	1
0620030015	Vineyard	AR-1	1.0	0.78	1
0620030028	Vineyard	AR-1	1.0	0.50	1
0630120012	Vineyard	AR-1	1.0	1.00	1
0630120024	Vineyard	AR-1	1.0	1.11	1
1210021001	Vineyard	AR-1	1.0	0.75	1
1210022001	Vineyard	AR-1	1.0	0.77	1
1220340001	Vineyard	AR-1	1.0	0.93	1
1220340012	Vineyard	AR-1	1.0	0.93	1
1420100110	Delta	AR-1	1.0	2.66	2
1480072007	Southeast	AR-1	1.0	12.12	12
1480072009	Southeast	AR-1	1.0	9.53	9
1480240002	Southeast	AR-1	1.0	9.77	9
1500042037	Southeast	AR-1	1.0	0.55	1
1500042063	Southeast	AR-1	1.0	0.55	1
1500060058	Southeast	AR-1	1.0	1.21	1
1500060075	Southeast	AR-1	1.0	0.12	1
1500060083	Southeast	AR-1	1.0	0.99	1
1500060084	Southeast	AR-1	1.0	0.99	1
1500371014	Southeast	AR-1	1.0	1.28	1
2030040007	Rio Linda/Elverta	AR-1	1.0	12.34	8
2030080038	Rio Linda/Elverta	AR-1	1.0	24.57	15
2030010016	Rio Linda/Elverta	AR-1	1.0	143.41	97

# Sacramento County Housing Element

2030080039	Rio Linda/Elverta	AR-1	1.0	6.88	5
2070012032	Rio Linda/Elverta	AR-1	1.0	1.74	1
2070012046	Rio Linda/Elverta	AR-1	1.0	1.09	1
2070012048	Rio Linda/Elverta	AR-1	1.0	0.64	1
2070012050	Rio Linda/Elverta	AR-1	1.0	1.44	1
2070012055	Rio Linda/Elverta	AR-1	1.0	2.19	2
2070051042	Rio Linda/Elverta	AR-1	1.0	1.25	1
2080121010	Rio Linda/Elverta	AR-1	1.0	0.57	1
2080121013	North Highlands/Foothill Farms	AR-1	1.0	1.00	1
2080121017	North Highlands/Foothill Farms	AR-1	1.0	10.00	10
2080122022	North Highlands/Foothill Farms	AR-1	1.0	0.78	1
2080133002	North Highlands/Foothill Farms	AR-1	1.0	5.00	5
2080134005	North Highlands/Foothill Farms	AR-1	1.0	1.00	1
2080141012	North Highlands/Foothill Farms	AR-1	1.0	3.74	3
2080141026	North Highlands/Foothill Farms	AR-1	1.0	1.70	1
2080154025	North Highlands/Foothill Farms	AR-1	1.0	11.90	11
2080161016	North Highlands/Foothill Farms	AR-1	1.0	1.44	1
2080162003	North Highlands/Foothill Farms	AR-1	1.0	3.62	3
2080162006	North Highlands/Foothill Farms	AR-1	1.0	6.37	6
2080172002	North Highlands/Foothill Farms	AR-1	1.0	1.91	1
2130014023	Orangevale	AR-1	1.0	1.00	1
2130014024	Orangevale	AR-1	1.0	1.00	1
2130014038	Orangevale	AR-1	1.0	0.85	1
2130014039	Orangevale	AR-1	1.0	0.85	1
2130031034	Orangevale	AR-1	1.0	2.04	2
2130051020	Orangevale	AR-1	1.0	2.38	2
2130081007	Orangevale	AR-1	1.0	2.06	2

# Sacramento County Housing Element

2130102030	Orangevale	AR-1	1.0	1.09	1
2130102031	Orangevale	AR-1	1.0	1.08	1
2130102032	Orangevale	AR-1	1.0	1.00	1
2130102038	Orangevale	AR-1	1.0	1.07	1
2130112041	Orangevale	AR-1	1.0	1.16	1
2130112042	Orangevale	AR-1	1.0	1.00	1
2130112018	Orangevale	AR-1	1.0	3.00	3
2130161019	Orangevale	AR-1	1.0	1.69	1
2130170024	Orangevale	AR-1	1.0	1.14	1
2130190039	Orangevale	AR-1	1.0	1.01	1
2130190040	Orangevale	AR-1	1.0	1.18	1
2130190041	Orangevale	AR-1	1.0	1.14	1
2130291030	Orangevale	AR-1	1.0	0.95	1
2130360031	Orangevale	AR-1	1.0	1.35	1
2130540013	Orangevale	AR-1	1.0	0.09	1
2150062006	Rio Linda/Elverta	AR-1	1.0	4.70	4
2150062029	Rio Linda/Elverta	AR-1	1.0	3.86	3
2150071010	Rio Linda/Elverta	AR-1	1.0	0.41	1
2190410009	North Highlands/Foothill Farms	AR-1	1.0	1.09	1
2250131006	Natomas	AR-1	1.0	1.42	1
2250131009	Natomas	AR-1	1.0	1.02	1
2250132003	Natomas	AR-1	1.0	1.06	1
2250132004	Natomas	AR-1	1.0	1.00	1
2270151023	Orangevale	AR-1	1.0	0.99	1
2270160025	Orangevale	AR-1	1.0	0.68	1
2270160023	Orangevale	AR-1	1.0	0.17	1
2460130067	Fair Oaks	AR-1	1.0	0.36	1
2460170004	Fair Oaks	AR-1	1.0	0.99	1
2460170044	Fair Oaks	AR-1	1.0	1.53	1
2460170075	Fair Oaks	AR-1	1.0	1.12	1
2460170076	Fair Oaks	AR-1	1.0	1.00	1

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2460182038	Fair Oaks	AR-1	1.0	1.06	1
2460182044	Fair Oaks	AR-1	1.0	0.84	1
2460182045	Fair Oaks	AR-1	1.0	2.06	2
2460390001	Fair Oaks	AR-1	1.0	0.95	1
2460390007	Fair Oaks	AR-1	1.0	1.01	1
2570200027	Orangevale	AR-1	1.0	1.06	1
2570210011	Orangevale	AR-1	1.0	1.43	1
2570220011	Orangevale	AR-1	1.0	1.52	1
		<b>Total</b>		<b>351.17</b>	<b>282</b>
				<b>Acres</b>	<b>Units</b>

<b>TABLE C-2</b> <b>ZONING: AGRICULTURAL RESIDENTIAL 2 (AR-2)</b> <b>GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU)</b> <b>ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL</b>					
APN	Community	Zoning	Maximum Density	Acreage	Realistic Development Capacity
0730090062	Cosumnes	AR-2	0.5	117.62	58
0730180027	Cosumnes	AR-2	0.5	202.71	101
0730180029	Cosumnes	AR-2	0.5	39.81	19
0730190047	Cosumnes	AR-2	0.5	9.48	4
0730460007	Cosumnes	AR-2	0.5	0.32	1
0730460014	Cosumnes	AR-2	0.5	17.93	8
0730790023	Cosumnes	AR-2	0.5	236.36	119
0730800003	Cosumnes	AR-2	0.5	218.03	109
0730800006	Cosumnes	AR-2	0.5	11.03	5
0730800007	Cosumnes	AR-2	0.5	3.01	1
0730800008	Cosumnes	AR-2	0.5	92.75	46
0730800009	Cosumnes	AR-2	0.5	65.08	32
1260070034	Cosumnes	AR-2	0.5	2.87	1
1260070047	Cosumnes	AR-2	0.5	3.05	1
1260070062	Cosumnes	AR-2	0.5	2.27	1
1260070063	Cosumnes	AR-2	0.5	2.27	1
1260070074	Cosumnes	AR-2	0.5	10.45	5
1260070086	Cosumnes	AR-2	0.5	0.08	1
1260070095	Cosumnes	AR-2	0.5	4.18	2
1260070097	Cosumnes	AR-2	0.5	2.47	1
1260070098	Cosumnes	AR-2	0.5	2.47	1
1260070101	Cosumnes	AR-2	0.5	2.46	1
1260070102	Cosumnes	AR-2	0.5	2.45	1
1260141007	Cosumnes	AR-2	0.5	2.19	1
1260141008	Cosumnes	AR-2	0.5	2.45	1

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1260220005	Cosumnes	AR-2	0.5	2.32	1
1260241004	Cosumnes	AR-2	0.5	7.16	3
1260500002	Cosumnes	AR-2	0.5	0.95	1
1260500004	Cosumnes	AR-2	0.5	1.07	1
1260540002	Cosumnes	AR-2	0.5	1.22	1
1320030080	Delta	AR-2	0.5	2.30	1
1340143005	Cosumnes	AR-2	0.5	3.70	1
1340160032	Cosumnes	AR-2	0.5	2.00	1
1340173007	Cosumnes	AR-2	0.5	2.44	1
1340322005	Cosumnes	AR-2	0.5	1.95	1
1360050057	Cosumnes	AR-2	0.5	1.78	1
1360060034	Cosumnes	AR-2	0.5	2.61	1
1360101041	Cosumnes	AR-2	0.5	3.99	1
1360101064	Cosumnes	AR-2	0.5	2.00	1
1360101067	Cosumnes	AR-2	0.5	3.00	1
1360110028	Cosumnes	AR-2	0.5	2.00	1
1360110100	Cosumnes	AR-2	0.5	1.33	1
1360170047	Cosumnes	AR-2	0.5	0.93	1
1360340005	Cosumnes	AR-2	0.5	3.11	1
1380041001	Southeast	AR-2	0.5	0.50	1
1380042016	Southeast	AR-2	0.5	0.14	1
1380043010	Southeast	AR-2	0.5	0.18	1
1380043011	Southeast	AR-2	0.5	0.14	1
1380043012	Southeast	AR-2	0.5	0.14	1
1380043013	Southeast	AR-2	0.5	0.14	1
1380043014	Southeast	AR-2	0.5	0.14	1
1380043015	Southeast	AR-2	0.5	0.14	1
1380043016	Southeast	AR-2	0.5	0.14	1
1380043017	Southeast	AR-2	0.5	0.14	1
1380043018	Southeast	AR-2	0.5	0.14	1
1380043019	Southeast	AR-2	0.5	0.28	1



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1380043022	Southeast	AR-2	0.5	0.20	1
1380054016	Southeast	AR-2	0.5	2.86	1
1380054017	Southeast	AR-2	0.5	3.14	1
1500071056	Southeast	AR-2	0.5	2.17	1
1500071057	Southeast	AR-2	0.5	2.18	1
1500071058	Southeast	AR-2	0.5	2.47	1
1520031016	Southeast	AR-2	0.5	0.15	1
1520190031	Southeast	AR-2	0.5	0.36	1
2240200015	Orangevale	AR-2	0.5	1.75	1
2240540034	Orangevale	AR-2	0.5	2.04	1
2240560042	Orangevale	AR-2	0.5	1.63	1
630060021	Vineyard	AR-2	0.5	1.00	1
1210030057	Vineyard	AR-2	0.5	1.07	1
1210130011	Vineyard	AR-2	0.5	2.33	1
1220030008	Vineyard	AR-2	0.5	3.30	1
1220040001	Vineyard	AR-2	0.5	1.97	1
1220070003	Vineyard	AR-2	0.5	2.38	1
1220070005	Vineyard	AR-2	0.5	2.38	1
1220070014	Vineyard	AR-2	0.5	3.65	1
1220070032	Vineyard	AR-2	0.5	2.36	1
1220100016	Vineyard	AR-2	0.5	2.04	1
1220140014	Vineyard	AR-2	0.5	3.11	1
1220140015	Vineyard	AR-2	0.5	3.11	1
1220140016	Vineyard	AR-2	0.5	3.11	1
1220160021	Vineyard	AR-2	0.5	3.13	1
1220170022	Vineyard	AR-2	0.5	3.02	1
1230090015	Vineyard	AR-2	0.5	1.53	1
1230200019	Vineyard	AR-2	0.5	2.00	1
1340190029	Cosumnes	AR-2	0.5	8.39	4
1340190030	Cosumnes	AR-2	0.5	9.67	4
1420100017	Delta	AR-2	0.5	0.66	1

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1420100052	Delta	AR-2	0.5	0.36	1
1460180007	Delta	AR-2	0.5	1.28	1
1480041006	Southeast	AR-2	0.5	9.93	4
1480041028	Southeast	AR-2	0.5	2.07	1
1480064026	Southeast	AR-2	0.5	2.27	1
1480113046	Southeast	AR-2	0.5	2.71	1
1480113049	Southeast	AR-2	0.5	1.56	1
1480115080	Southeast	AR-2	0.5	2.00	1
1480115081	Southeast	AR-2	0.5	2.00	1
1480115082	Southeast	AR-2	0.5	2.00	1
1480132058	Southeast	AR-2	0.5	10.95	5
1480152092	Southeast	AR-2	0.5	1.97	1
1480152093	Southeast	AR-2	0.5	2.00	1
1480152102	Southeast	AR-2	0.5	1.75	1
1480160033	Southeast	AR-2	0.5	12.92	6
1480160034	Southeast	AR-2	0.5	9.00	4
1480160068	Southeast	AR-2	0.5	5.20	2
1480180096	Southeast	AR-2	0.5	2.10	1
1480190026	Southeast	AR-2	0.5	19.34	9
1480190066	Southeast	AR-2	0.5	2.87	1
1480190067	Southeast	AR-2	0.5	2.00	1
1480190068	Southeast	AR-2	0.5	2.00	1
1480190071	Southeast	AR-2	0.5	2.42	1
1480212007	Southeast	AR-2	0.5	2.49	1
1480221003	Southeast	AR-2	0.5	2.00	1
1480240012	Southeast	AR-2	0.5	8.47	4
1480350007	Southeast	AR-2	0.5	1.85	1
1480730008	Southeast	AR-2	0.5	1.68	1
1480730010	Southeast	AR-2	0.5	1.52	1
1481100002	Southeast	AR-2	0.5	2.00	1
1560020038	Delta	AR-2	0.5	0.76	1

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1560080040	Delta	AR-2	0.5	0.33	1
1560080041	Delta	AR-2	0.5	0.61	1
1560080042	Delta	AR-2	0.5	1.12	1
1560080070	Delta	AR-2	0.5	2.06	1
1560220001	Delta	AR-2	0.5	1.40	1
1560220002	Delta	AR-2	0.5	1.25	1
1570100025	Delta	AR-2	0.5	0.59	1
1570100081	Delta	AR-2	0.5	3.51	1
1570100082	Delta	AR-2	0.5	2.64	1
1570100083	Delta	AR-2	0.5	3.63	1
2010093010	Natomas	AR-2	0.5	5.22	2
2010093011	Natomas	AR-2	0.5	0.23	1
2020010019	Rio Linda/Elverta	AR-2	0.5	2.55	1
2020010030	Rio Linda/Elverta	AR-2	0.5	15.92	7
2020020003	Rio Linda/Elverta	AR-2	0.5	4.00	2
2020020009	Rio Linda/Elverta	AR-2	0.5	4.65	2
2020020013	Rio Linda/Elverta	AR-2	0.5	1.20	1
2020020022	Rio Linda/Elverta	AR-2	0.5	1.66	1
2020121033	Rio Linda/Elverta	AR-2	0.5	2.40	1
2020121053	Rio Linda/Elverta	AR-2	0.5	2.00	1
2020121056	Rio Linda/Elverta	AR-2	0.5	1.98	1
2020121057	Rio Linda/Elverta	AR-2	0.5	2.97	1
2020121058	Rio Linda/Elverta	AR-2	0.5	2.96	1
2020131008	Rio Linda/Elverta	AR-2	0.5	0.82	1
2020132022	Rio Linda/Elverta	AR-2	0.5	0.60	1
2020132023	Rio Linda/Elverta	AR-2	0.5	0.77	1
2020132025	Rio Linda/Elverta	AR-2	0.5	1.43	1
2020132033	Rio Linda/Elverta	AR-2	0.5	0.25	1
2020133032	Rio Linda/Elverta	AR-2	0.5	1.81	1
2020145002	Rio Linda/Elverta	AR-2	0.5	8.37	4
2020170005	Rio Linda/Elverta	AR-2	0.5	3.30	1

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2020272010	Rio Linda/Elverta	AR-2	0.5	2.71	1
2020272011	Rio Linda/Elverta	AR-2	0.5	5.10	2
2020281004	Rio Linda/Elverta	AR-2	0.5	10.00	5
2020281005	Rio Linda/Elverta	AR-2	0.5	9.43	4
2020282017	Rio Linda/Elverta	AR-2	0.5	2.89	1
2020282018	Rio Linda/Elverta	AR-2	0.5	3.12	1
2020291001	Rio Linda/Elverta	AR-2	0.5	7.90	3
2020291011	Rio Linda/Elverta	AR-2	0.5	2.00	1
2020291012	Rio Linda/Elverta	AR-2	0.5	2.00	1
2020292004	Rio Linda/Elverta	AR-2	0.5	0.52	1
2020301015	Rio Linda/Elverta	AR-2	0.5	2.41	1
2020302005	Rio Linda/Elverta	AR-2	0.5	6.98	3
2020310010	Rio Linda/Elverta	AR-2	0.5	5.00	2
2020310030	Rio Linda/Elverta	AR-2	0.5	4.00	2
2020310036	Rio Linda/Elverta	AR-2	0.5	1.66	1
2020310038	Rio Linda/Elverta	AR-2	0.5	2.00	1
2020310039	Rio Linda/Elverta	AR-2	0.5	1.84	1
2020330036	Rio Linda/Elverta	AR-2	0.5	2.50	1
2030030003	Antelope	AR-2	0.5	0.45	1
2030030005	Antelope	AR-2	0.5	0.41	1
2030030007	Antelope	AR-2	0.5	0.80	1
2030030008	Antelope	AR-2	0.5	0.31	1
2030030009	Antelope	AR-2	0.5	0.15	1
2030120018	Antelope	AR-2	0.5	7.96	3
2030120048	Antelope	AR-2	0.5	2.00	1
2030120074	Antelope	AR-2	0.5	0.30	1
2030250010	Antelope	AR-2	0.5	4.70	2
2030250025	Antelope	AR-2	0.5	2.62	2
2030260019	Antelope	AR-2	0.5	11.70	5
2030260041	Antelope	AR-2	0.5	2.00	1
2030260052	Antelope	AR-2	0.5	2.01	1

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2030260053	Antelope	AR-2	0.5	2.00	1
2030260057	Antelope	AR-2	0.5	2.00	1
2030260064	Antelope	AR-2	0.5	3.95	1
2030270001	Antelope	AR-2	0.5	0.68	1
2030270002	Antelope	AR-2	0.5	0.36	1
2030270006	Antelope	AR-2	0.5	0.16	1
2030270007	Antelope	AR-2	0.5	0.16	1
2030460004	Antelope	AR-2	0.5	1.85	1
2032060004	Rio Linda/Elverta	AR-2	0.5	3.60	1
2060010008	Rio Linda/Elverta	AR-2	0.5	1.00	1
2060010016	Rio Linda/Elverta	AR-2	0.5	1.09	1
2060010023	Rio Linda/Elverta	AR-2	0.5	3.23	1
2060010031	Rio Linda/Elverta	AR-2	0.5	1.30	1
2060040035	Rio Linda/Elverta	AR-2	0.5	0.98	1
2060040045	Rio Linda/Elverta	AR-2	0.5	2.00	1
2060090038	Rio Linda/Elverta	AR-2	0.5	2.29	1
2060090041	Rio Linda/Elverta	AR-2	0.5	0.87	1
2060090042	Rio Linda/Elverta	AR-2	0.5	0.87	1
2060100012	Rio Linda/Elverta	AR-2	0.5	5.00	2
2060100019	Rio Linda/Elverta	AR-2	0.5	5.00	2
2060100024	Rio Linda/Elverta	AR-2	0.5	1.19	1
2060100028	Rio Linda/Elverta	AR-2	0.5	2.00	1
2060100029	Rio Linda/Elverta	AR-2	0.5	0.31	1
2060130026	Rio Linda/Elverta	AR-2	0.5	1.91	1
2060142020	Rio Linda/Elverta	AR-2	0.5	1.01	1
2060200003	Rio Linda/Elverta	AR-2	0.5	0.50	1
2060200008	Rio Linda/Elverta	AR-2	0.5	2.96	1
2060200060	Rio Linda/Elverta	AR-2	0.5	1.68	1
2060440002	Rio Linda/Elverta	AR-2	0.5	3.02	1
2070041021	Rio Linda/Elverta	AR-2	0.5	1.66	1
2070041023	Rio Linda/Elverta	AR-2	0.5	1.68	1

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2070170016	Rio Linda/Elverta	AR-2	0.5	12.50	6
2070170037	Rio Linda/Elverta	AR-2	0.5	6.88	3
2070180007	Rio Linda/Elverta	AR-2	0.5	1.52	1
2070221022	Rio Linda/Elverta	AR-2	0.5	9.55	4
2070230008	Rio Linda/Elverta	AR-2	0.5	0.46	1
2070230009	Rio Linda/Elverta	AR-2	0.5	2.66	1
2070230051	Rio Linda/Elverta	AR-2	0.5	0.96	1
2070240013	Rio Linda/Elverta	AR-2	0.5	5.00	2
2070240043	Rio Linda/Elverta	AR-2	0.5	5.84	2
2130180024	Orangevale	AR-2	0.5	9.93	4
2140010030	Rio Linda/Elverta	AR-2	0.5	2.06	1
2140010054	Rio Linda/Elverta	AR-2	0.5	2.70	1
2140010055	Rio Linda/Elverta	AR-2	0.5	2.00	1
2140021021	Rio Linda/Elverta	AR-2	0.5	2.31	1
2140021023	Rio Linda/Elverta	AR-2	0.5	2.31	1
2140021026	Rio Linda/Elverta	AR-2	0.5	2.17	1
2140021028	Rio Linda/Elverta	AR-2	0.5	1.41	1
2140022016	Rio Linda/Elverta	AR-2	0.5	0.76	1
2140080017	Rio Linda/Elverta	AR-2	0.5	0.57	1
2140080022	Rio Linda/Elverta	AR-2	0.5	0.92	1
2140092033	Rio Linda/Elverta	AR-2	0.5	0.45	1
2140101001	Rio Linda/Elverta	AR-2	0.5	4.19	2
2140101018	Rio Linda/Elverta	AR-2	0.5	3.18	1
2140102013	Rio Linda/Elverta	AR-2	0.5	1.88	1
2140111004	Rio Linda/Elverta	AR-2	0.5	10.00	5
2140112024	Rio Linda/Elverta	AR-2	0.5	2.41	1
2140112025	Rio Linda/Elverta	AR-2	0.5	2.41	1
2140121019	Rio Linda/Elverta	AR-2	0.5	0.04	1
2140123032	Rio Linda/Elverta	AR-2	0.5	1.50	1
2140123043	Rio Linda/Elverta	AR-2	0.5	2.00	1
2140130010	Rio Linda/Elverta	AR-2	0.5	1.49	1

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2140130021	Rio Linda/Elverta	AR-2	0.5	1.94	1
2140130024	Rio Linda/Elverta	AR-2	0.5	2.00	1
2140130025	Rio Linda/Elverta	AR-2	0.5	2.00	1
2140130026	Rio Linda/Elverta	AR-2	0.5	3.98	1
2140171022	Rio Linda/Elverta	AR-2	0.5	0.46	1
2140173008	Rio Linda/Elverta	AR-2	0.5	2.02	1
2140173010	Rio Linda/Elverta	AR-2	0.5	0.14	1
2140182018	Rio Linda/Elverta	AR-2	0.5	2.40	1
2140182022	Rio Linda/Elverta	AR-2	0.5	2.00	1
2140191009	Rio Linda/Elverta	AR-2	0.5	2.38	1
2140191019	Rio Linda/Elverta	AR-2	0.5	1.57	1
2140191026	Rio Linda/Elverta	AR-2	0.5	0.93	1
2140192026	Rio Linda/Elverta	AR-2	0.5	2.07	1
2140192027	Rio Linda/Elverta	AR-2	0.5	3.21	1
2140350002	Rio Linda/Elverta	AR-2	0.5	1.79	1
2140350003	Rio Linda/Elverta	AR-2	0.5	2.15	1
2140350004	Rio Linda/Elverta	AR-2	0.5	1.85	1
2150010005	Rio Linda/Elverta	AR-2	0.5	5.00	2
2150020066	Rio Linda/Elverta	AR-2	0.5	0.96	1
2150020069	Rio Linda/Elverta	AR-2	0.5	2.29	1
2150111010	Rio Linda/Elverta	AR-2	0.5	2.50	1
2150120002	Rio Linda/Elverta	AR-2	0.5	2.44	1
2150120007	Rio Linda/Elverta	AR-2	0.5	0.36	1
2150120016	Rio Linda/Elverta	AR-2	0.5	2.77	1
2150120061	Rio Linda/Elverta	AR-2	0.5	2.53	1
2150130053	Rio Linda/Elverta	AR-2	0.5	1.00	1
2150130054	Rio Linda/Elverta	AR-2	0.5	1.00	1
2150140003	Rio Linda/Elverta	AR-2	0.5	3.62	1
2150140004	Rio Linda/Elverta	AR-2	0.5	3.28	1
2150140021	Rio Linda/Elverta	AR-2	0.5	2.39	1
2150140022	Rio Linda/Elverta	AR-2	0.5	2.39	1

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2150140070	Rio Linda/Elverta	AR-2	0.5	0.43	1
2150140081	Rio Linda/Elverta	AR-2	0.5	1.40	1
2150140082	Rio Linda/Elverta	AR-2	0.5	0.91	1
2150161006	Rio Linda/Elverta	AR-2	0.5	5.30	2
2150201031	Rio Linda/Elverta	AR-2	0.5	2.69	1
2150202004	Rio Linda/Elverta	AR-2	0.5	2.17	1
2150202005	Rio Linda/Elverta	AR-2	0.5	2.17	1
2150212010	Rio Linda/Elverta	AR-2	0.5	0.70	1
2150212011	Rio Linda/Elverta	AR-2	0.5	0.57	1
2150212041	Rio Linda/Elverta	AR-2	0.5	0.46	1
2150220025	Rio Linda/Elverta	AR-2	0.5	4.08	2
2240200005	Orangevale	AR-2	0.5	11.65	5
2240200021	Orangevale	AR-2	0.5	2.43	1
2240200038	Orangevale	AR-2	0.5	2.19	1
2240290005	Orangevale	AR-2	0.5	1.29	1
2240290037	Orangevale	AR-2	0.5	0.66	1
2240760017	Orangevale	AR-2	0.5	7.41	3
2240760018	Orangevale	AR-2	0.5	7.01	3
2240760020	Orangevale	AR-2	0.5	5.00	2
2240760034	Orangevale	AR-2	0.5	5.17	2
2240760046	Orangevale	AR-2	0.5	2.00	1
2240770004	Orangevale	AR-2	0.5	1.46	1
2240770014	Orangevale	AR-2	0.5	2.00	1
2240800008	Orangevale	AR-2	0.5	2.00	1
2240800011	Orangevale	AR-2	0.5	1.61	1
2240800013	Orangevale	AR-2	0.5	2.01	1
2250121003	Natomas	AR-2	0.5	2.24	1
2270010002	Orangevale	AR-2	0.5	24.80	12
2270010041	Orangevale	AR-2	0.5	0.66	1
2270010042	Orangevale	AR-2	0.5	0.32	1
2270010043	Orangevale	AR-2	0.5	0.32	1



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2270010044	Orangevale	AR-2	0.5	0.32	1
2270010063	Orangevale	AR-2	0.5	1.46	1
2270020035	Orangevale	AR-2	0.5	1.18	1
2270020047	Orangevale	AR-2	0.5	1.72	1
2270032002	Orangevale	AR-2	0.5	2.00	1
2270040006	Orangevale	AR-2	0.5	0.67	1
2270040021	Orangevale	AR-2	0.5	0.41	1
2270040023	Orangevale	AR-2	0.5	2.10	1
2270050019	Orangevale	AR-2	0.5	2.60	1
2270050023	Orangevale	AR-2	0.5	0.38	1
2270050024	Orangevale	AR-2	0.5	2.54	1
2270050025	Orangevale	AR-2	0.5	1.75	1
2270050026	Orangevale	AR-2	0.5	1.53	1
2270050028	Orangevale	AR-2	0.5	1.74	1
2270050031	Orangevale	AR-2	0.5	1.34	1
2270080004	Orangevale	AR-2	0.5	1.00	1
2270080014	Orangevale	AR-2	0.5	0.86	1
2270080031	Orangevale	AR-2	0.5	2.58	1
2270110023	Orangevale	AR-2	0.5	1.27	1
2270110038	Orangevale	AR-2	0.5	0.48	1
2270110044	Orangevale	AR-2	0.5	1.03	1
2270110057	Orangevale	AR-2	0.5	1.14	1
2270110059	Orangevale	AR-2	0.5	0.50	1
2270120034	Orangevale	AR-2	0.5	1.91	1
2270142004	Orangevale	AR-2	0.5	0.92	1
2270152010	Orangevale	AR-2	0.5	2.63	1
2270170016	Orangevale	AR-2	0.5	0.27	1
2270170035	Orangevale	AR-2	0.5	1.21	1
2270170036	Orangevale	AR-2	0.5	0.35	1
2270170042	Orangevale	AR-2	0.5	2.88	1
2270180038	Orangevale	AR-2	0.5	2.30	1

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2270290003	Orangevale	AR-2	0.5	2.15	1
2740250010	Natomas	AR-2	0.5	0.60	1
2740250012	Natomas	AR-2	0.5	3.26	1
2740250014	Natomas	AR-2	0.5	1.86	1
2740250015	Natomas	AR-2	0.5	3.87	1
2740260005	Natomas	AR-2	0.5	2.62	1
2740260038	Natomas	AR-2	0.5	4.44	2
2740260039	Natomas	AR-2	0.5	5.57	2
		<b>Total</b>		<b>1886.54</b>	<b>956</b>
				<b>Acres</b>	<b>Units</b>

<b>TABLE C-3</b> <b>ZONING: AGRICULTURAL RESIDENTIAL 5 (AR-5)</b> <b>GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU)</b> <b>ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL</b>					
APN	Community	Zoning	Maximum Density	Acreage	Realistic Development Capacity
730131002	Cosumnes	A-5	0.2	5.02	1
730132001	Cosumnes	A-5	0.2	5.00	1
730132007	Cosumnes	A-5	0.2	8.48	1
730141006	Cosumnes	A-5	0.2	5.26	1
730142001	Cosumnes	A-5	0.2	7.50	1
730142012	Cosumnes	A-5	0.2	5.18	1
730142013	Cosumnes	A-5	0.2	0.31	1
730151002	Cosumnes	A-5	0.2	8.62	1
730152009	Cosumnes	A-5	0.2	4.85	1
730152010	Cosumnes	A-5	0.2	0.25	1
730152011	Cosumnes	A-5	0.2	4.77	1
730161001	Cosumnes	A-5	0.2	5.36	1
730161002	Cosumnes	A-5	0.2	5.40	1
730161004	Cosumnes	A-5	0.2	5.07	1
730172003	Cosumnes	A-5	0.2	6.53	1
1260131014	Cosumnes	A-5	0.2	4.76	1
1260131017	Cosumnes	A-5	0.2	5.52	1
1260173035	Cosumnes	A-5	0.2	1.16	1
1260173043	Cosumnes	A-5	0.2	6.72	1
1260210031	Cosumnes	A-5	0.2	4.21	1
1260270002	Cosumnes	A-5	0.2	9.31	1
1260270003	Cosumnes	A-5	0.2	9.31	1
1260270004	Cosumnes	A-5	0.2	9.31	1
1260290049	Cosumnes	A-5	0.2	11.98	2
1260290050	Cosumnes	A-5	0.2	4.81	1

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1260300027	Cosumnes	A-5	0.2	5.60	1
1260300029	Cosumnes	A-5	0.2	4.99	1
1260300060	Cosumnes	A-5	0.2	4.76	1
1260390008	Cosumnes	A-5	0.2	6.78	1
1260520001	Cosumnes	A-5	0.2	4.12	1
1280032030	Cosumnes	A-5	0.2	0.13	1
1280032051	Cosumnes	A-5	0.2	5.01	1
1280032058	Cosumnes	A-5	0.2	5.00	1
1280041022	Cosumnes	A-5	0.2	4.78	1
1280041029	Cosumnes	A-5	0.2	9.72	1
1280041069	Cosumnes	A-5	0.2	5.00	1
1280041084	Cosumnes	A-5	0.2	4.62	1
1280041088	Cosumnes	A-5	0.2	5.00	1
1280041089	Cosumnes	A-5	0.2	4.78	1
1280041091	Cosumnes	A-5	0.2	4.77	1
1280041092	Cosumnes	A-5	0.2	4.77	1
1280050008	Cosumnes	A-5	0.2	10.00	2
1280050011	Cosumnes	A-5	0.2	8.44	1
1280050012	Cosumnes	A-5	0.2	10.00	2
1280050050	Cosumnes	A-5	0.2	2.47	1
1280050107	Cosumnes	A-5	0.2	4.95	1
1280070070	Cosumnes	A-5	0.2	0.87	1
1280360002	Cosumnes	A-5	0.2	5.00	1
1280360003	Cosumnes	A-5	0.2	5.00	1
1340141014	Cosumnes	A-5	0.2	4.25	1
1340141019	Cosumnes	A-5	0.2	4.67	1
1340143028	Cosumnes	A-5	0.2	4.43	1
1340173045	Cosumnes	A-5	0.2	4.85	1
1340173048	Cosumnes	A-5	0.2	4.76	1
1340211037	Cosumnes	A-5	0.2	4.59	1
1340211038	Cosumnes	A-5	0.2	3.65	1

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1340322020	Cosumnes	A-5	0.2	6.15	1
1340324002	Cosumnes	A-5	0.2	10.00	2
1340324041	Cosumnes	A-5	0.2	10.00	2
1340331010	Cosumnes	A-5	0.2	8.54	1
1341040002	Cosumnes	A-5	0.2	5.00	1
1341070001	Cosumnes	A-5	0.2	4.35	1
1341070002	Cosumnes	A-5	0.2	5.00	1
1341070003	Cosumnes	A-5	0.2	4.57	1
1360010022	Cosumnes	A-5	0.2	5.00	1
1360010026	Cosumnes	A-5	0.2	9.23	1
1360010029	Cosumnes	A-5	0.2	4.66	1
1360020022	Cosumnes	A-5	0.2	4.77	1
1360020026	Cosumnes	A-5	0.2	4.75	1
1360060013	Cosumnes	A-5	0.2	10.18	2
1360060050	Cosumnes	A-5	0.2	1.33	1
1360060051	Cosumnes	A-5	0.2	1.12	1
1360060066	Cosumnes	A-5	0.2	4.53	1
1360070011	Cosumnes	A-5	0.2	10.00	2
1360080065	Cosumnes	A-5	0.2	4.68	1
1360110006	Cosumnes	A-5	0.2	3.00	1
1360110048	Cosumnes	A-5	0.2	18.30	3
1360110083	Cosumnes	A-5	0.2	3.00	1
1360130008	Cosumnes	A-5	0.2	10.00	2
1360130049	Cosumnes	A-5	0.2	5.97	1
1360130054	Cosumnes	A-5	0.2	4.24	1
1360130059	Cosumnes	A-5	0.2	4.43	1
1360141008	Cosumnes	A-5	0.2	7.97	1
1360141014	Cosumnes	A-5	0.2	5.04	1
1360142004	Cosumnes	A-5	0.2	4.73	1
1360150072	Cosumnes	A-5	0.2	4.55	1
1360150091	Cosumnes	A-5	0.2	5.00	1

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1360160042	Cosumnes	A-5	0.2	10.00	2
1360160045	Cosumnes	A-5	0.2	9.08	1
1360160048	Cosumnes	A-5	0.2	4.11	1
1360170009	Cosumnes	A-5	0.2	5.00	1
1360170037	Cosumnes	A-5	0.2	0.40	1
1360170043	Cosumnes	A-5	0.2	5.00	1
1360170049	Cosumnes	A-5	0.2	3.33	1
1360170070	Cosumnes	A-5	0.2	9.77	1
1360170086	Cosumnes	A-5	0.2	4.77	1
1360180015	Southeast	A-5	0.2	5.00	1
1360180040	Southeast	A-5	0.2	2.28	1
1360180041	Southeast	A-5	0.2	5.00	1
1360190005	Southeast	A-5	0.2	4.00	1
1360230020	Southeast	A-5	0.2	4.69	1
1360230054	Southeast	A-5	0.2	1.90	1
1360230075	Southeast	A-5	0.2	4.78	1
1360230076	Southeast	A-5	0.2	5.00	1
1360240021	Southeast	A-5	0.2	4.77	1
1360240025	Southeast	A-5	0.2	5.02	1
1360240029	Southeast	A-5	0.2	4.67	1
1360240030	Southeast	A-5	0.2	4.69	1
1360240031	Southeast	A-5	0.2	5.00	1
1360240032	Southeast	A-5	0.2	5.00	1
1360260004	Southeast	A-5	0.2	20.00	4
1360260005	Southeast	A-5	0.2	20.00	4
1360260015	Southeast	A-5	0.2	10.00	2
1360260018	Southeast	A-5	0.2	15.00	3
1360260022	Southeast	A-5	0.2	20.00	4
1360260023	Southeast	A-5	0.2	10.00	2
1360260035	Southeast	A-5	0.2	4.62	1
1360260038	Southeast	A-5	0.2	4.79	1

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1360271054	Southeast	A-5	0.2	5.00	1
1360300046	Southeast	A-5	0.2	4.59	1
1360310004	Cosumnes	A-5	0.2	5.43	1
1360340040	Cosumnes	A-5	0.2	4.68	1
1360340041	Cosumnes	A-5	0.2	4.68	1
1360340043	Cosumnes	A-5	0.2	4.68	1
1360340046	Cosumnes	A-5	0.2	4.68	1
1360340051	Cosumnes	A-5	0.2	4.80	1
1360340053	Cosumnes	A-5	0.2	7.74	1
1360400002	Cosumnes	A-5	0.2	4.55	1
1360410002	Cosumnes	A-5	0.2	5.78	1
1380020020	Southeast	A-5	0.2	4.76	1
1380020026	Southeast	A-5	0.2	5.02	1
1380070030	Southeast	A-5	0.2	10.86	2
1380070033	Southeast	A-5	0.2	17.71	3
1380070034	Southeast	A-5	0.2	9.84	2
1380090050	Southeast	A-5	0.2	2.30	1
1380123006	Southeast	A-5	0.2	0.47	1
1380123009	Southeast	A-5	0.2	0.90	1
1380123011	Southeast	A-5	0.2	0.20	1
1380123015	Southeast	A-5	0.2	0.85	1
1380123018	Southeast	A-5	0.2	0.29	1
1380123019	Southeast	A-5	0.2	0.19	1
1380123025	Southeast	A-5	0.2	0.20	1
1380123036	Southeast	A-5	0.2	0.20	1
1380123069	Southeast	A-5	0.2	0.79	1
1380123072	Southeast	A-5	0.2	2.45	1
1380140042	Southeast	A-5	0.2	0.23	1
1380240018	Southeast	A-5	0.2	10.00	2
1380240058	Southeast	A-5	0.2	5.36	1
1380240060	Southeast	A-5	0.2	9.77	1

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1380240072	Southeast	A-5	0.2	15.65	3
1380250036	Southeast	A-5	0.2	5.02	1
1400070013	Southeast	A-5	0.2	10.55	2
1400070014	Southeast	A-5	0.2	7.52	1
1400070019	Southeast	A-5	0.2	5.77	1
1400070021	Southeast	A-5	0.2	5.77	1
1400080042	Southeast	A-5	0.2	2.00	1
1400080043	Southeast	A-5	0.2	2.00	1
1400090044	Southeast	A-5	0.2	5.00	1
1400100040	Southeast	A-5	0.2	4.85	1
1400130004	Southeast	A-5	0.2	2.50	1
1400130008	Southeast	A-5	0.2	1.00	1
1400130016	Southeast	A-5	0.2	1.00	1
1400130029	Southeast	A-5	0.2	5.00	1
1400130036	Southeast	A-5	0.2	5.28	1
1400140009	Southeast	A-5	0.2	1.00	1
1400140018	Southeast	A-5	0.2	10.25	2
1520010010	Southeast	A-5	0.2	10.00	2
1520010015	Southeast	A-5	0.2	10.20	2
1520010050	Southeast	A-5	0.2	4.94	1
1520010051	Southeast	A-5	0.2	4.94	1
1520010071	Southeast	A-5	0.2	0.92	1
1520080069	Southeast	A-5	0.2	9.23	1
1520230014	Southeast	A-5	0.2	7.09	1
1520230017	Southeast	A-5	0.2	7.52	1
1520270029	Southeast	A-5	0.2	5.43	1
1540020017	Southeast	A-5	0.2	3.97	1
<b>Total</b>				<b>1003.61</b>	<b>211</b>
				<b>Acres</b>	<b>Units</b>



<b>TABLE C-4</b> <b>ZONING: AGRICULTURAL RESIDENTIAL 5 (AR-5)</b> <b>GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU)</b> <b>ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL</b>					
APN	Community	Zoning	Maximum Density	Acreage	Realistic Development Capacity
650041015	South Sacramento	AR-5	0.2	4.86	1
650042028	South Sacramento	AR-5	0.2	4.91	1
650042043	South Sacramento	AR-5	0.2	5.30	1
650042045	South Sacramento	AR-5	0.2	5.29	1
650160011	South Sacramento	AR-5	0.2	5.00	1
1220040009	Vineyard	AR-5	0.2	2.50	1
1220040010	Vineyard	AR-5	0.2	5.00	1
1220090021	Vineyard	AR-5	0.2	4.81	1
1220160003	Vineyard	AR-5	0.2	5.16	1
1230230001	Vineyard	AR-5	0.2	1.44	1
1260440002	Cosumnes	AR-5	0.2	3.97	1
1260440005	Cosumnes	AR-5	0.2	4.76	1
1260440007	Cosumnes	AR-5	0.2	6.31	1
1260440012	Cosumnes	AR-5	0.2	4.72	1
1320331003	Delta	AR-5	0.2	9.60	1
1340141031	Cosumnes	AR-5	0.2	15.03	3
1360091042	Cosumnes	AR-5	0.2	5.00	1
1360091043	Cosumnes	AR-5	0.2	5.00	1
1360091044	Cosumnes	AR-5	0.2	4.55	1
1360091056	Cosumnes	AR-5	0.2	1.67	1
1360091064	Cosumnes	AR-5	0.2	4.44	1
1360091065	Cosumnes	AR-5	0.2	4.66	1
1360170073	Cosumnes	AR-5	0.2	4.77	1
1360170074	Cosumnes	AR-5	0.2	4.77	1

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1360190028	Southeast	AR-5	0.2	6.25	1
1360250051	Southeast	AR-5	0.2	5.00	1
1360330003	Cosumnes	AR-5	0.2	4.77	1
1380020007	Southeast	AR-5	0.2	5.42	1
1420100082	Delta	AR-5	0.2	0.94	1
1480033009	Southeast	AR-5	0.2	9.22	1
1480033010	Southeast	AR-5	0.2	14.22	2
1480042041	Southeast	AR-5	0.2	11.42	2
1480042049	Southeast	AR-5	0.2	4.99	1
1480042059	Southeast	AR-5	0.2	5.01	1
1480042060	Southeast	AR-5	0.2	5.01	1
1480042062	Southeast	AR-5	0.2	4.59	1
1480051005	Southeast	AR-5	0.2	20.00	4
1480051016	Southeast	AR-5	0.2	58.00	11
1480051058	Southeast	AR-5	0.2	5.00	1
1480051059	Southeast	AR-5	0.2	5.00	1
1480051060	Southeast	AR-5	0.2	5.00	1
1480051077	Southeast	AR-5	0.2	4.79	1
1480052001	Southeast	AR-5	0.2	10.01	2
1480052002	Southeast	AR-5	0.2	10.01	2
1480052003	Southeast	AR-5	0.2	20.00	4
1480052004	Southeast	AR-5	0.2	20.00	4
1480065002	Southeast	AR-5	0.2	5.52	1
1480065005	Southeast	AR-5	0.2	4.71	1
1480065007	Southeast	AR-5	0.2	4.57	1
1480090054	Southeast	AR-5	0.2	9.73	1
1480114006	Southeast	AR-5	0.2	5.80	1
1500060064	Southeast	AR-5	0.2	4.42	1
1500060081	Southeast	AR-5	0.2	6.06	1
1500060082	Southeast	AR-5	0.2	5.52	1
1520161011	Southeast	AR-5	0.2	4.77	1

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1520260131	Southeast	AR-5	0.2	5.00	1
1520300002	Southeast	AR-5	0.2	4.84	1
1520300003	Southeast	AR-5	0.2	4.84	1
2020070002	Rio Linda/Elverta	AR-5	0.2	51.00	10
2020070006	Rio Linda/Elverta	AR-5	0.2	78.00	15
2020070013	Rio Linda/Elverta	AR-5	0.2	20.00	4
2020070019	Rio Linda/Elverta	AR-5	0.2	3.76	1
2020070020	Rio Linda/Elverta	AR-5	0.2	24.08	4
2020070034	Rio Linda/Elverta	AR-5	0.2	44.00	8
2020070036	Rio Linda/Elverta	AR-5	0.2	10.00	2
2020080007	Rio Linda/Elverta	AR-5	0.2	18.10	3
2020080010	Rio Linda/Elverta	AR-5	0.2	1.25	1
2020080034	Rio Linda/Elverta	AR-5	0.2	1.85	1
2020080042	Rio Linda/Elverta	AR-5	0.2	18.75	3
2020080043	Rio Linda/Elverta	AR-5	0.2	1.23	1
2020080051	Rio Linda/Elverta	AR-5	0.2	0.53	1
2020170019	Rio Linda/Elverta	AR-5	0.2	79.80	15
2020170024	Rio Linda/Elverta	AR-5	0.2	165.70	33
2030010001	Rio Linda/Elverta	AR-5	0.2	20.81	4
2030010003	Rio Linda/Elverta	AR-5	0.2	19.16	3
2030010015	Rio Linda/Elverta	AR-5	0.2	87.17	17
2030020012	Rio Linda/Elverta	AR-5	0.2	0.93	1
2030020013	Rio Linda/Elverta	AR-5	0.2	9.70	1
2030040004	Rio Linda/Elverta	AR-5	0.2	4.51	1
2030040008	Rio Linda/Elverta	AR-5	0.2	5.19	1
2030040015	Rio Linda/Elverta	AR-5	0.2	1.00	1
2030040016	Rio Linda/Elverta	AR-5	0.2	10.00	2
2030040022	Rio Linda/Elverta	AR-5	0.2	0.86	1
2030090043	Antelope	AR-5	0.2	4.94	1
2030090044	Antelope	AR-5	0.2	4.85	1
2030040023	Rio Linda/Elverta	AR-5	0.2	19.14	3

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2030080027	Rio Linda/Elverta	AR-5	0.2	5.86	1
2030080044	Rio Linda/Elverta	AR-5	0.2	5.23	1
2250122001	Natomas	AR-5	0.2	5.49	1
2270050030	Orangevale	AR-5	0.2	3.49	1
2270070005	Orangevale	AR-5	0.2	5.50	1
2270070006	Orangevale	AR-5	0.2	7.60	1
2270070007	Orangevale	AR-5	0.2	15.60	3
2270070008	Orangevale	AR-5	0.2	15.50	3
2270070009	Orangevale	AR-5	0.2	7.42	1
2270070010	Orangevale	AR-5	0.2	7.30	1
		<b>Total</b>		<b>1209.25</b>	<b>236</b>
				<b>Acres</b>	<b>Units</b>

<b>TABLE C-5</b> <b>ZONING: AGRICULTURAL RESIDENTIAL 10 (A-10)</b> <b>GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU)</b> <b>ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL</b>					
APN	Community	Zoning	Maximum Density	Acreage	Realistic Development Capacity
640072008	South Sacramento	A-10	0.1	11.76	1
640072019	South Sacramento	A-10	0.1	0.84	1
640072024	South Sacramento	A-10	0.1	11.56	1
640072032	South Sacramento	A-10	0.1	0.94	1
650042031	South Sacramento	A-10	0.1	12.26	1
650042040	South Sacramento	A-10	0.1	10.12	1
650042041	South Sacramento	A-10	0.1	10.12	1
650042042	South Sacramento	A-10	0.1	16.33	1
650042062	South Sacramento	A-10	0.1	6.63	1
650070021	South Sacramento	A-10	0.1	21.45	2
720270133	Cosumnes	A-10	0.1	11.86	1
730111002	Cosumnes	A-10	0.1	10.10	1
730111003	Cosumnes	A-10	0.1	10.14	1
730111004	Cosumnes	A-10	0.1	10.81	1
730111010	Cosumnes	A-10	0.1	10.45	1
730111011	Cosumnes	A-10	0.1	10.39	1
730112004	Cosumnes	A-10	0.1	12.87	1
730112006	Cosumnes	A-10	0.1	11.24	1
730113004	Cosumnes	A-10	0.1	10.40	1
730114008	Cosumnes	A-10	0.1	11.45	1
730114012	Cosumnes	A-10	0.1	11.60	1
730115003	Cosumnes	A-10	0.1	2.05	1

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730122006	Cosumnes	A-10	0.1	10.60	1
1150091012	Vineyard	A-10	0.1	2.50	1
1150091022	Vineyard	A-10	0.1	8.25	1
1150091032	Vineyard	A-10	0.1	2.55	1
1150091037	Vineyard	A-10	0.1	0.19	1
1150091057	Vineyard	A-10	0.1	17.75	1
1150091067	Vineyard	A-10	0.1	3.18	1
1150091074	Vineyard	A-10	0.1	3.13	1
1150091078	Vineyard	A-10	0.1	4.00	1
1150091088	Vineyard	A-10	0.1	5.69	1
1150092003	Vineyard	A-10	0.1	2.50	1
1150092005	Vineyard	A-10	0.1	2.50	1
1260060009	Cosumnes	A-10	0.1	21.26	2
1260160023	Cosumnes	A-10	0.1	5.12	1
1260160024	Cosumnes	A-10	0.1	11.02	1
1260190008	Cosumnes	A-10	0.1	11.02	1
1260190009	Cosumnes	A-10	0.1	11.01	1
1260270043	Cosumnes	A-10	0.1	9.33	1
1260270045	Cosumnes	A-10	0.1	15.55	1
1260290001	Cosumnes	A-10	0.1	10.63	1
1260290002	Cosumnes	A-10	0.1	10.61	1
1260290018	Cosumnes	A-10	0.1	4.13	1
1260290023	Cosumnes	A-10	0.1	1.46	1
1280172005	Cosumnes	A-10	0.1	9.93	1
1280172006	Cosumnes	A-10	0.1	10.33	1
1280172008	Cosumnes	A-10	0.1	9.70	1
1280173001	Cosumnes	A-10	0.1	9.76	1
1280174001	Cosumnes	A-10	0.1	15.84	1
1280174010	Cosumnes	A-10	0.1	10.79	1
1320222005	Delta	A-10	0.1	0.72	1
1320222007	Delta	A-10	0.1	8.79	1

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1340141011	Cosumnes	A-10	0.1	8.42	1
1340171005	Cosumnes	A-10	0.1	12.12	1
1340171009	Cosumnes	A-10	0.1	10.00	1
1340171010	Cosumnes	A-10	0.1	16.25	1
1340171011	Cosumnes	A-10	0.1	12.57	1
1340174004	Cosumnes	A-10	0.1	4.84	1
1360020032	Cosumnes	A-10	0.1	9.59	1
1360091048	Cosumnes	A-10	0.1	10.00	1
1360102002	Cosumnes	A-10	0.1	9.46	1
1360102005	Cosumnes	A-10	0.1	8.65	1
1360102006	Cosumnes	A-10	0.1	12.67	1
1360102007	Cosumnes	A-10	0.1	10.00	1
1360102008	Cosumnes	A-10	0.1	10.00	1
1360102011	Cosumnes	A-10	0.1	13.28	1
1360102012	Cosumnes	A-10	0.1	10.00	1
1360102020	Cosumnes	A-10	0.1	9.84	1
1360102021	Cosumnes	A-10	0.1	15.83	1
1360130011	Cosumnes	A-10	0.1	10.00	1
1360130016	Cosumnes	A-10	0.1	10.00	1
1360130027	Cosumnes	A-10	0.1	2.04	1
1360130029	Cosumnes	A-10	0.1	7.82	1
1360130057	Cosumnes	A-10	0.1	5.08	1
1360130058	Cosumnes	A-10	0.1	5.08	1
1360150001	Cosumnes	A-10	0.1	9.24	1
1360170007	Cosumnes	A-10	0.1	10.00	1
1360170013	Cosumnes	A-10	0.1	10.00	1
1360170020	Cosumnes	A-10	0.1	5.00	1
1360170022	Cosumnes	A-10	0.1	5.00	1
1360260008	Southeast	A-10	0.1	10.00	1
1360300018	Southeast	A-10	0.1	10.00	1
1360300028	Southeast	A-10	0.1	12.60	1

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1360300037	Southeast	A-10	0.1	9.94	1
1360300038	Southeast	A-10	0.1	9.89	1
1360300049	Southeast	A-10	0.1	10.14	1
1360320019	Cosumnes	A-10	0.1	10.00	1
1360320032	Cosumnes	A-10	0.1	6.00	1
1380020008	Southeast	A-10	0.1	10.17	1
1380112003	Southeast	A-10	0.1	0.19	1
1380112004	Southeast	A-10	0.1	0.19	1
1380112008	Southeast	A-10	0.1	0.38	1
1380112021	Southeast	A-10	0.1	0.22	1
1380112023	Southeast	A-10	0.1	0.40	1
1380112026	Southeast	A-10	0.1	0.20	1
1380112027	Southeast	A-10	0.1	0.20	1
1380112033	Southeast	A-10	0.1	0.21	1
1380112034	Southeast	A-10	0.1	0.21	1
1380112035	Southeast	A-10	0.1	0.21	1
1380112036	Southeast	A-10	0.1	0.21	1
1380112046	Southeast	A-10	0.1	0.20	1
1380112047	Southeast	A-10	0.1	0.20	1
1380112048	Southeast	A-10	0.1	0.20	1
1380112049	Southeast	A-10	0.1	0.20	1
1380112066	Southeast	A-10	0.1	0.20	1
1380112076	Southeast	A-10	0.1	0.19	1
1380112077	Southeast	A-10	0.1	0.19	1
1380112078	Southeast	A-10	0.1	0.19	1
1380112087	Southeast	A-10	0.1	0.41	1
1380112088	Southeast	A-10	0.1	0.39	1
1380121012	Southeast	A-10	0.1	0.38	1
1380121013	Southeast	A-10	0.1	0.21	1
1380121014	Southeast	A-10	0.1	0.35	1
1380121015	Southeast	A-10	0.1	0.31	1



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1380121018	Southeast	A-10	0.1	0.21	1
1380121021	Southeast	A-10	0.1	0.21	1
1380121026	Southeast	A-10	0.1	0.64	1
1380121036	Southeast	A-10	0.1	0.21	1
1380121037	Southeast	A-10	0.1	0.58	1
1380121040	Southeast	A-10	0.1	10.09	1
1380150024	Southeast	A-10	0.1	2.00	1
1380150084	Southeast	A-10	0.1	16.00	1
1380200033	Southeast	A-10	0.1	2.50	1
1380200034	Southeast	A-10	0.1	2.52	1
1380200056	Southeast	A-10	0.1	4.99	1
1380210016	Southeast	A-10	0.1	3.00	1
1380210024	Southeast	A-10	0.1	20.00	2
1380210033	Southeast	A-10	0.1	12.00	1
1380210049	Southeast	A-10	0.1	12.00	1
1380210067	Southeast	A-10	0.1	2.14	1
1380210075	Southeast	A-10	0.1	10.00	1
1380220012	Southeast	A-10	0.1	1.00	1
1380220016	Southeast	A-10	0.1	2.00	1
1380230009	Southeast	A-10	0.1	4.00	1
1380230010	Southeast	A-10	0.1	2.00	1
1380230019	Southeast	A-10	0.1	2.00	1
1380230021	Southeast	A-10	0.1	5.00	1
1380230061	Southeast	A-10	0.1	9.48	1
1380230062	Southeast	A-10	0.1	18.16	1
1380230072	Southeast	A-10	0.1	9.67	1
1520050005	Southeast	A-10	0.1	11.78	1
1520080065	Southeast	A-10	0.1	10.00	1
1520090008	Southeast	A-10	0.1	10.00	1
1520090015	Southeast	A-10	0.1	10.00	1
1520110007	Southeast	A-10	0.1	10.00	1

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1520110052	Southeast	A-10	0.1	10.24	1
1520120012	Southeast	A-10	0.1	10.00	1
1520120028	Southeast	A-10	0.1	18.89	1
1520120036	Southeast	A-10	0.1	10.00	1
1520120045	Southeast	A-10	0.1	10.92	1
1520130010	Southeast	A-10	0.1	5.00	1
1520130014	Southeast	A-10	0.1	10.00	1
1520130054	Southeast	A-10	0.1	5.23	1
1540010002	Southeast	A-10	0.1	2.31	1
1540010008	Southeast	A-10	0.1	2.00	1
1540020017	Southeast	A-10	0.1	6.02	1
1540020023	Southeast	A-10	0.1	10.00	1
1540030030	Southeast	A-10	0.1	6.00	1
1540050015	Southeast	A-10	0.1	16.00	1
1540050016	Southeast	A-10	0.1	4.00	1
1540070022	Southeast	A-10	0.1	2.00	1
1540070023	Southeast	A-10	0.1	2.00	1
1540070024	Southeast	A-10	0.1	2.00	1
1540070026	Southeast	A-10	0.1	2.00	1
1540070027	Southeast	A-10	0.1	2.00	1
1540070028	Southeast	A-10	0.1	2.00	1
1540070029	Southeast	A-10	0.1	2.00	1
1540070031	Southeast	A-10	0.1	2.00	1
1540070032	Southeast	A-10	0.1	2.14	1
1540070033	Southeast	A-10	0.1	2.20	1
1540070034	Southeast	A-10	0.1	2.25	1
<b>Total</b>				<b>1186.35</b>	<b>175</b>
				<b>Acres</b>	<b>Units</b>

<b>TABLE C-6</b> <b>ZONING: AGRICULTURAL RESIDENTIAL 10 (AR-10)</b> <b>GENERAL PLAN DESIGNATION: AGRICULTURAL RESIDENTIAL (1-10 AC/DU)</b> <b>ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL</b>					
APN	Community	Zoning	Maximum Density	Acreage	Realistic Development Capacity
0650051008	Vineyard	AR-10	0.1	5.00	1
0650051009	Vineyard	AR-10	0.1	5.00	1
0650051018	Vineyard	AR-10	0.1	9.82	1
0650051021	Vineyard	AR-10	0.1	12.83	1
0650051022	Vineyard	AR-10	0.1	0.68	1
0650051024	Vineyard	AR-10	0.1	0.47	1
0650051025	Vineyard	AR-10	0.1	3.83	1
0650051030	Vineyard	AR-10	0.1	10.00	1
0650051032	Vineyard	AR-10	0.1	10.00	1
0650051045	Vineyard	AR-10	0.1	13.18	1
0650051047	Vineyard	AR-10	0.1	9.89	1
0650052013	Vineyard	AR-10	0.1	4.90	1
0650052028	Vineyard	AR-10	0.1	12.83	1
0650080034	Vineyard	AR-10	0.1	9.63	1
0650290001	Vineyard	AR-10	0.1	2.43	1
0650290003	Vineyard	AR-10	0.1	0.64	1
0650290006	Vineyard	AR-10	0.1	0.91	1
0650290010	Vineyard	AR-10	0.1	0.55	1
0650290011	Vineyard	AR-10	0.1	7.41	1
0650290017	Vineyard	AR-10	0.1	4.59	1
0650290019	Vineyard	AR-10	0.1	1.01	1
0660090015	Vineyard	AR-10	0.1	0.15	1
0660100091	Vineyard	AR-10	0.1	10.02	1
0660100102	Vineyard	AR-10	0.1	9.80	1
0660110006	Vineyard	AR-10	0.1	9.47	1

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0660110007	Vineyard	AR-10	0.1	10.12	1
0660110008	Vineyard	AR-10	0.1	10.10	1
0660110009	Vineyard	AR-10	0.1	9.47	1
0660110010	Vineyard	AR-10	0.1	9.47	1
0660110011	Vineyard	AR-10	0.1	10.10	1
0660110012	Vineyard	AR-10	0.1	10.12	1
0660110013	Vineyard	AR-10	0.1	10.13	1
0660110020	Vineyard	AR-10	0.1	10.15	1
1150142002	South Sacramento	AR-10	0.1	1.04	1
1150142012	South Sacramento	AR-10	0.1	0.81	1
1210010015	Vineyard	AR-10	0.1	6.93	1
1210010030	Vineyard	AR-10	0.1	10.40	1
1210010051	Vineyard	AR-10	0.1	36.09	3
1210040016	Vineyard	AR-10	0.1	9.94	1
1210040017	Vineyard	AR-10	0.1	9.94	1
1210040019	Vineyard	AR-10	0.1	9.95	1
1210040020	Vineyard	AR-10	0.1	9.94	1
1210050001	Vineyard	AR-10	0.1	1.96	1
1210050013	Vineyard	AR-10	0.1	13.87	1
1210050021	Vineyard	AR-10	0.1	12.98	1
1210050024	Vineyard	AR-10	0.1	3.91	1
1210050043	Vineyard	AR-10	0.1	2.60	1
1210050044	Vineyard	AR-10	0.1	4.59	1
1210050046	Vineyard	AR-10	0.1	1.16	1
1210050049	Vineyard	AR-10	0.1	4.84	1
1210050050	Vineyard	AR-10	0.1	5.94	1
1210050054	Vineyard	AR-10	0.1	13.69	1
1210060020	Vineyard	AR-10	0.1	2.07	1
1210060022	Vineyard	AR-10	0.1	17.42	1
1210070005	Vineyard	AR-10	0.1	3.13	1

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1210070007	Vineyard	AR-10	0.1	1.55	1
1210070008	Vineyard	AR-10	0.1	1.53	1
1210070018	Vineyard	AR-10	0.1	0.90	1
1210070022	Vineyard	AR-10	0.1	3.20	1
1210080002	Vineyard	AR-10	0.1	4.90	1
1210080004	Vineyard	AR-10	0.1	9.83	1
1210080006	Vineyard	AR-10	0.1	2.98	1
1210080007	Vineyard	AR-10	0.1	5.08	1
1210080008	Vineyard	AR-10	0.1	13.00	1
1210080023	Vineyard	AR-10	0.1	9.60	1
1210080028	Vineyard	AR-10	0.1	19.60	1
1220010011	Vineyard	AR-10	0.1	9.55	1
1220010013	Vineyard	AR-10	0.1	10.17	1
1220010014	Vineyard	AR-10	0.1	9.83	1
1220020009	Vineyard	AR-10	0.1	14.30	1
1220020013	Vineyard	AR-10	0.1	8.16	1
1220050033	Vineyard	AR-10	0.1	9.71	1
1220080001	Vineyard	AR-10	0.1	9.47	1
1220080010	Vineyard	AR-10	0.1	10.00	1
1220100001	Vineyard	AR-10	0.1	9.96	1
1220790002	Vineyard	AR-10	0.1	0.45	1
1320181023	Delta	AR-10	0.1	1.30	1
1320181024	Delta	AR-10	0.1	3.63	1
1320261008	Delta	AR-10	0.1	9.75	1
1320261009	Delta	AR-10	0.1	9.65	1
1320261010	Delta	AR-10	0.1	9.61	1
1320261011	Delta	AR-10	0.1	9.66	1
1480041001	Southeast	AR-10	0.1	20.83	2
1480041004	Southeast	AR-10	0.1	10.00	1
1480041026	Southeast	AR-10	0.1	13.02	1
1480042006	Southeast	AR-10	0.1	9.56	1

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1480042024	Southeast	AR-10	0.1	14.85	1
1480064002	Southeast	AR-10	0.1	20.00	1
1480064003	Southeast	AR-10	0.1	9.18	1
1480064004	Southeast	AR-10	0.1	9.47	1
1480064009	Southeast	AR-10	0.1	10.00	1
1480064012	Southeast	AR-10	0.1	9.36	1
1480065013	Southeast	AR-10	0.1	17.68	1
1520280003	Southeast	AR-10	0.1	4.73	1
1520280005	Southeast	AR-10	0.1	12.91	1
2010110024	Rio Linda/Elverta	AR-10	0.1	13.39	1
2020010025	Rio Linda/Elverta	AR-10	0.1	9.85	1
2020010026	Rio Linda/Elverta	AR-10	0.1	9.65	1
2020010027	Rio Linda/Elverta	AR-10	0.1	5.65	1
2020010034	Rio Linda/Elverta	AR-10	0.1	4.69	1
2020010047	Rio Linda/Elverta	AR-10	0.1	1.07	1
2020030030	Rio Linda/Elverta	AR-10	0.1	5.00	1
		<b>Total</b>		<b>836.16</b>	<b>105</b>
				<b>Acres</b>	<b>Units</b>

<b>TABLE C-7</b> <b>ZONING: RESIDENTIAL DENSITY 1 (RD-1)</b> <b>GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)</b> <b>ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL</b>					
<b>APN</b>	<b>Community</b>	<b>Zoning</b>	<b>Maximum Density</b>	<b>Acreage</b>	<b>Realistic Development Capacity</b>
1150112026	South Sacramento	RD-1	1.0	1.96	1
1420080061	Delta	RD-1	1.0	1.08	1
1420080092	Delta	RD-1	1.0	0.65	1
1580060001	Delta	RD-1	1.0	1.00	1
1580060011	Delta	RD-1	1.0	0.22	1
1580060013	Delta	RD-1	1.0	0.46	1
1580060014	Delta	RD-1	1.0	0.22	1
1580060025	Delta	RD-1	1.0	0.23	1
1580060038	Delta	RD-1	1.0	0.46	1
1580060047	Delta	RD-1	1.0	0.47	1
2360070018	Carmichael & Old Foothill Farms	RD-1	1.0	0.92	1
2460121027	Fair Oaks	RD-1	1.0	0.43	1
2600120070	Carmichael & Old Foothill Farms	RD-1	1.0	0.96	1
2600120071	Carmichael & Old Foothill Farms	RD-1	1.0	0.93	1
2600120072	Carmichael & Old Foothill Farms	RD-1	1.0	1.20	1
2600410011	Carmichael & Old Foothill Farms	RD-1	1.0	0.48	1
2600410013	Carmichael & Old Foothill Farms	RD-1	1.0	1.17	1
2600410021	Carmichael & Old Foothill Farms	RD-1	1.0	0.22	1
2600460003	Carmichael & Old Foothill Farms	RD-1	1.0	1.02	1
2710193002	Arden Arcade	RD-1	1.0	0.34	1
2730030048	Carmichael & Old Foothill Farms	RD-1	1.0	1.14	1
2730250048	Carmichael & Old Foothill Farms	RD-1	1.0	1.18	1

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2730400002	Carmichael & Old Foothill Farms	RD-1	1.0	1.00	1
2730030048	Carmichael & Old Foothill Farms	RD-1	1.0	1.14	1
2740220063	Natomas	RD-1	1.0	1.13	1
2740220065	Natomas	RD-1	1.0	0.81	1
2920200078	Arden Arcade	RD-1	1.0	0.42	1
		<b>Total</b>		<b>21.24</b>	<b>27</b>
				<b>Acres</b>	<b>Units</b>



<b>TABLE C-8</b> <b>ZONING: RESIDENTIAL DENSITY 2 (RD-2)</b> <b>GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)</b> <b>ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL</b>					
APN	Community	Zoning	Maximum Density	Acreage	Realistic Development Capacity
0500301044	South Sacramento	RD-2	2.0	0.53	1
0510062026	South Sacramento	RD-2	2.0	1.10	2
0510062028	South Sacramento	RD-2	2.0	0.69	1
0510071008	South Sacramento	RD-2	2.0	0.23	1
0510111021	South Sacramento	RD-2	2.0	0.50	1
0510111039	South Sacramento	RD-2	2.0	0.32	1
1420180014	Delta	RD-2	2.0	0.91	1
1420180019	Delta	RD-2	2.0	0.49	1
1500333022	Southeast	RD-2	2.0	0.88	1
1500333023	Southeast	RD-2	2.0	0.87	1
1570081024	Delta	RD-2	2.0	3.08	4
1570081017	Delta	RD-2	2.0	2.62	4
1570211006	Delta	RD-2	2.0	1.06	1
1570212001	Delta	RD-2	2.0	0.17	1
1570212006	Delta	RD-2	2.0	0.29	1
1570221001	Delta	RD-2	2.0	1.06	1
1570221002	Delta	RD-2	2.0	0.30	1
1570221004	Delta	RD-2	2.0	0.50	1
1570222007	Delta	RD-2	2.0	0.45	1
1570222013	Delta	RD-2	2.0	0.23	1
1570222014	Delta	RD-2	2.0	0.25	1
2010250004	Natomas	RD-2	2.0	0.49	1
2010250005	Natomas	RD-2	2.0	1.34	2
2010250031	Natomas	RD-2	2.0	0.51	1
2010260017	Natomas	RD-2	2.0	0.70	1

2010260033	Natomas	RD-2	2.0	0.74	1
2010260035	Natomas	RD-2	2.0	0.55	1
2010260038	Natomas	RD-2	2.0	0.69	1
2010270026	Natomas	RD-2	2.0	2.06	3
2010270061	Natomas	RD-2	2.0	1.00	1
2010280067	Natomas	RD-2	2.0	1.00	1
2010330021	Natomas	RD-2	2.0	2.40	4
2010330023	Natomas	RD-2	2.0	1.49	2
2010330025	Natomas	RD-2	2.0	0.54	1
2010330040	Natomas	RD-2	2.0	1.23	2
2020101023	Rio Linda/Elverta	RD-2	2.0	5.58	9
2020111040	Rio Linda/Elverta	RD-2	2.0	1.08	1
2020141015	Rio Linda/Elverta	RD-2	2.0	0.49	1
2020141022	Rio Linda/Elverta	RD-2	2.0	0.46	1
2020170024	Rio Linda/Elverta	RD-2	2.0	8.23	8
2020360001	Rio Linda/Elverta	RD-2	2.0	1.00	1
2020360003	Rio Linda/Elverta	RD-2	2.0	1.00	1
2130201080	Orangevale	RD-2	2.0	0.91	1
2130211001	Orangevale	RD-2	2.0	2.00	3
2130211020	Orangevale	RD-2	2.0	1.01	1
2130211031	Orangevale	RD-2	2.0	1.54	2
2130211033	Orangevale	RD-2	2.0	2.82	4
2130212011	Orangevale	RD-2	2.0	0.67	1
2130241034	Orangevale	RD-2	2.0	0.47	1
2130241035	Orangevale	RD-2	2.0	0.50	1
2130253042	Orangevale	RD-2	2.0	0.50	1
2130373061	Orangevale	RD-2	2.0	0.43	1
2130430015	Orangevale	RD-2	2.0	0.25	1
2130450039	Orangevale	RD-2	2.0	2.49	4
2130450043	Orangevale	RD-2	2.0	0.47	1
2130450044	Orangevale	RD-2	2.0	0.47	1

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2130450045	Orangevale	RD-2	2.0	0.56	1
2130450046	Orangevale	RD-2	2.0	0.46	1
2130450047	Orangevale	RD-2	2.0	0.46	1
2130460055	Orangevale	RD-2	2.0	0.46	1
2130470046	Orangevale	RD-2	2.0	0.46	1
2200023004	Carmichael & Old Foothill Farms	RD-2	2.0	0.51	1
2200023005	Carmichael & Old Foothill Farms	RD-2	2.0	0.50	1
2200023006	Carmichael & Old Foothill Farms	RD-2	2.0	0.53	1
2200032049	Carmichael & Old Foothill Farms	RD-2	2.0	0.55	1
2200032050	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1
2200032060	Carmichael & Old Foothill Farms	RD-2	2.0	0.66	1
2230012008	Orangevale	RD-2	2.0	0.53	1
2230030037	Orangevale	RD-2	2.0	1.44	2
2230042030	Orangevale	RD-2	2.0	1.15	2
2230042066	Orangevale	RD-2	2.0	0.55	1
2230091010	Orangevale	RD-2	2.0	0.87	1
2230092028	Orangevale	RD-2	2.0	2.18	3
2230092031	Orangevale	RD-2	2.0	2.05	3
2230092040	Orangevale	RD-2	2.0	1.00	1
2230101047	Orangevale	RD-2	2.0	0.56	1
2230690005	Orangevale	RD-2	2.0	0.51	1
2250090047	Natomas	RD-2	2.0	1.03	1
2250090048	Natomas	RD-2	2.0	1.10	1
2250190010	Natomas	RD-2	2.0	1.16	1
2250200012	Natomas	RD-2	2.0	0.64	1
2250210032	Natomas	RD-2	2.0	0.77	1
2250210036	Natomas	RD-2	2.0	0.73	1
2250210046	Natomas	RD-2	2.0	1.35	2
2250210047	Natomas	RD-2	2.0	1.32	2

2250210048	Natomas	RD-2	2.0	1.44	2
2250260002	Natomas	RD-2	2.0	0.70	1
2250260006	Natomas	RD-2	2.0	0.68	1
2250260008	Natomas	RD-2	2.0	0.76	1
2250260009	Natomas	RD-2	2.0	0.86	1
2250360003	Natomas	RD-2	2.0	0.83	1
2250360013	Natomas	RD-2	2.0	1.17	1
2300041009	Carmichael & Old Foothill Farms	RD-2	2.0	1.22	2
2300091043	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1
2300092003	Carmichael & Old Foothill Farms	RD-2	2.0	2.51	4
2300092023	Carmichael & Old Foothill Farms	RD-2	2.0	1.47	2
2300203026	Carmichael & Old Foothill Farms	RD-2	2.0	0.50	1
2300203027	Carmichael & Old Foothill Farms	RD-2	2.0	0.50	1
2300211010	Carmichael & Old Foothill Farms	RD-2	2.0	0.92	1
2300211016	Carmichael & Old Foothill Farms	RD-2	2.0	1.23	2
2300230011	Carmichael & Old Foothill Farms	RD-2	2.0	0.30	1
2300321033	Carmichael & Old Foothill Farms	RD-2	2.0	0.34	1
2300474013	Carmichael & Old Foothill Farms	RD-2	2.0	0.89	1
2300880004	Carmichael & Old Foothill Farms	RD-2	2.0	0.44	1
2400081002	Carmichael & Old Foothill Farms	RD-2	2.0	0.78	1
2400084009	Carmichael & Old Foothill Farms	RD-2	2.0	0.41	1
2400111012	Carmichael & Old Foothill Farms	RD-2	2.0	1.02	1
2400111024	Carmichael & Old Foothill Farms	RD-2	2.0	1.07	1
2400111075	Carmichael & Old Foothill Farms	RD-2	2.0	0.47	1
2400111084	Carmichael & Old Foothill Farms	RD-2	2.0	0.48	1

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2400131104	Carmichael & Old Foothill Farms	RD-2	2.0	0.35	1
2400131105	Carmichael & Old Foothill Farms	RD-2	2.0	0.44	1
2400222002	Carmichael & Old Foothill Farms	RD-2	2.0	1.24	2
2400222015	Carmichael & Old Foothill Farms	RD-2	2.0	0.48	1
2400222034	Carmichael & Old Foothill Farms	RD-2	2.0	1.06	1
2400222057	Carmichael & Old Foothill Farms	RD-2	2.0	0.67	1
2400223036	Carmichael & Old Foothill Farms	RD-2	2.0	0.34	1
2400223037	Carmichael & Old Foothill Farms	RD-2	2.0	0.23	1
2400223042	Carmichael & Old Foothill Farms	RD-2	2.0	0.51	1
2400223046	Carmichael & Old Foothill Farms	RD-2	2.0	0.58	1
2400262042	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1
2400262044	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1
2400262045	Carmichael & Old Foothill Farms	RD-2	2.0	0.45	1
2400262046	Carmichael & Old Foothill Farms	RD-2	2.0	0.34	1
2400312016	Carmichael & Old Foothill Farms	RD-2	2.0	0.27	1
2400320010	Carmichael & Old Foothill Farms	RD-2	2.0	0.71	1
2400320051	Carmichael & Old Foothill Farms	RD-2	2.0	0.24	1
2400320076	Carmichael & Old Foothill Farms	RD-2	2.0	0.45	1
2400512003	Carmichael & Old Foothill Farms	RD-2	2.0	0.87	1
2400560085	Carmichael & Old Foothill Farms	RD-2	2.0	0.27	1
2400560086	Carmichael & Old Foothill Farms	RD-2	2.0	1.90	3
2400560094	Carmichael & Old Foothill Farms	RD-2	2.0	2.72	4
2400560095	Carmichael & Old Foothill Farms	RD-2	2.0	0.73	1

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2400560096	Carmichael & Old Foothill Farms	RD-2	2.0	0.60	1
2400560098	Carmichael & Old Foothill Farms	RD-2	2.0	0.87	1
2400560099	Carmichael & Old Foothill Farms	RD-2	2.0	1.36	2
2400630001	Carmichael & Old Foothill Farms	RD-2	2.0	0.31	1
2400680007	Carmichael & Old Foothill Farms	RD-2	2.0	0.57	1
2400690022	Carmichael & Old Foothill Farms	RD-2	2.0	0.45	1
2400690023	Carmichael & Old Foothill Farms	RD-2	2.0	0.41	1
2400690024	Carmichael & Old Foothill Farms	RD-2	2.0	0.41	1
2420172005	Fair Oaks	RD-2	2.0	1.26	2
2420175015	Fair Oaks	RD-2	2.0	0.66	1
2420175018	Fair Oaks	RD-2	2.0	1.92	3
2420175025	Fair Oaks	RD-2	2.0	0.99	1
2420221024	Fair Oaks	RD-2	2.0	0.34	1
2420221042	Fair Oaks	RD-2	2.0	0.95	1
2420222037	Fair Oaks	RD-2	2.0	0.53	1
2420222038	Fair Oaks	RD-2	2.0	0.53	1
2420251025	Fair Oaks	RD-2	2.0	1.83	3
2420364017	Fair Oaks	RD-2	2.0	0.85	1
2420460017	Fair Oaks	RD-2	2.0	0.55	1
2420460018	Fair Oaks	RD-2	2.0	0.47	1
2420590004	Fair Oaks	RD-2	2.0	0.92	1
2440110044	Fair Oaks	RD-2	2.0	0.65	1
2440110047	Fair Oaks	RD-2	2.0	0.37	1
2450121010	Carmichael & Old Foothill Farms	RD-2	2.0	0.49	1
2450132030	Carmichael & Old Foothill Farms	RD-2	2.0	0.41	1
2450140019	Carmichael & Old Foothill Farms	RD-2	2.0	0.28	1
2450240008	Carmichael & Old Foothill Farms	RD-2	2.0	2.49	4

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2450240009	Carmichael & Old Foothill Farms	RD-2	2.0	0.44	1
2460030023	Fair Oaks	RD-2	2.0	0.54	1
2460080055	Fair Oaks	RD-2	2.0	0.55	1
2460093030	Fair Oaks	RD-2	2.0	0.33	1
2460111011	Fair Oaks	RD-2	2.0	1.15	1
2460111015	Fair Oaks	RD-2	2.0	0.17	1
2460111035	Fair Oaks	RD-2	2.0	0.52	1
2460111057	Fair Oaks	RD-2	2.0	2.50	4
2460130100	Fair Oaks	RD-2	2.0	0.49	1
2460142023	Fair Oaks	RD-2	2.0	0.74	1
2460142030	Fair Oaks	RD-2	2.0	0.30	1
2460152008	Fair Oaks	RD-2	2.0	0.52	1
2460170057	Fair Oaks	RD-2	2.0	4.77	8
2460170075	Fair Oaks	RD-2	2.0	0.23	1
2460170076	Fair Oaks	RD-2	2.0	0.14	1
2460192087	Fair Oaks	RD-2	2.0	0.43	1
2460192088	Fair Oaks	RD-2	2.0	0.63	1
2460192090	Fair Oaks	RD-2	2.0	0.55	1
2460192096	Fair Oaks	RD-2	2.0	0.46	1
2460192097	Fair Oaks	RD-2	2.0	0.56	1
2460200116	Fair Oaks	RD-2	2.0	0.45	1
2460212020	Fair Oaks	RD-2	2.0	0.47	1
2460221019	Fair Oaks	RD-2	2.0	0.64	1
2460233019	Fair Oaks	RD-2	2.0	0.46	1
2460312027	Fair Oaks	RD-2	2.0	0.77	1
2460402033	Fair Oaks	RD-2	2.0	0.51	1
2460441004	Fair Oaks	RD-2	2.0	0.56	1
2460441020	Fair Oaks	RD-2	2.0	1.30	2
2460441027	Fair Oaks	RD-2	2.0	0.16	1
2460580005	Fair Oaks	RD-2	2.0	0.76	1
2460650016	Fair Oaks	RD-2	2.0	0.48	1

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2460770007	Fair Oaks	RD-2	2.0	0.68	1
2460770013	Fair Oaks	RD-2	2.0	0.52	1
2470171009	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1
2470220026	Carmichael & Old Foothill Farms	RD-2	2.0	0.55	1
2470232031	Carmichael & Old Foothill Farms	RD-2	2.0	0.35	1
2470232033	Carmichael & Old Foothill Farms	RD-2	2.0	0.26	1
2470240040	Carmichael & Old Foothill Farms	RD-2	2.0	1.53	2
2480020029	Fair Oaks	RD-2	2.0	0.72	1
2480020057	Fair Oaks	RD-2	2.0	8.06	13
2490170046	Fair Oaks	RD-2	2.0	0.56	1
2490170048	Fair Oaks	RD-2	2.0	0.85	1
2490170050	Fair Oaks	RD-2	2.0	0.79	1
2530210059	Fair Oaks	RD-2	2.0	3.26	5
2530360005	Fair Oaks	RD-2	2.0	0.62	1
2560360016	Carmichael & Old Foothill Farms	RD-2	2.0	0.88	1
2580130070	Carmichael & Old Foothill Farms	RD-2	2.0	0.88	1
2590250054	Orangevale	RD-2	2.0	1.09	1
2590250062	Orangevale	RD-2	2.0	0.51	1
2590250063	Orangevale	RD-2	2.0	0.51	1
2590291026	Orangevale	RD-2	2.0	0.51	1
2590340006	Orangevale	RD-2	2.0	0.51	1
2590380008	Orangevale	RD-2	2.0	0.52	1
2600031034	Carmichael & Old Foothill Farms	RD-2	2.0	0.67	1
2600113032	Carmichael & Old Foothill Farms	RD-2	2.0	0.56	1
2600113037	Carmichael & Old Foothill Farms	RD-2	2.0	0.49	1
2600120002	Carmichael & Old Foothill Farms	RD-2	2.0	1.16	1
2600120055	Carmichael & Old Foothill Farms	RD-2	2.0	0.83	1



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2600120073	Carmichael & Old Foothill Farms	RD-2	2.0	0.50	1
2600200045	Carmichael & Old Foothill Farms	RD-2	2.0	0.57	1
2600200049	Carmichael & Old Foothill Farms	RD-2	2.0	0.49	1
2600200050	Carmichael & Old Foothill Farms	RD-2	2.0	0.51	1
2600200051	Carmichael & Old Foothill Farms	RD-2	2.0	0.45	1
2600250041	Carmichael & Old Foothill Farms	RD-2	2.0	0.36	1
2600250067	Carmichael & Old Foothill Farms	RD-2	2.0	1.47	2
2600250070	Carmichael & Old Foothill Farms	RD-2	2.0	0.37	1
2600250077	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1
2600270028	Carmichael & Old Foothill Farms	RD-2	2.0	0.39	1
2600340014	Carmichael & Old Foothill Farms	RD-2	2.0	0.29	1
2600400008	Carmichael & Old Foothill Farms	RD-2	2.0	1.29	2
2610040007	Fair Oaks	RD-2	2.0	0.42	1
2610160030	Orangevale	RD-2	2.0	0.40	1
2610170077	Orangevale	RD-2	2.0	0.46	1
2610210001	Orangevale	RD-2	2.0	1.17	1
2610220001	Orangevale	RD-2	2.0	0.46	1
2610320013	Fair Oaks	RD-2	2.0	1.16	1
2730030010	Carmichael & Old Foothill Farms	RD-2	2.0	0.40	1
2730051042	Carmichael & Old Foothill Farms	RD-2	2.0	0.57	1
2730142028	Carmichael & Old Foothill Farms	RD-2	2.0	0.55	1
2730150004	Carmichael & Old Foothill Farms	RD-2	2.0	0.43	1
2730170049	Carmichael & Old Foothill Farms	RD-2	2.0	1.00	1
2730170051	Carmichael & Old Foothill Farms	RD-2	2.0	1.40	2
2730170080	Carmichael & Old Foothill Farms	RD-2	2.0	0.52	1

2730170092	Carmichael & Old Foothill Farms	RD-2	2.0	0.66	1
2730183032	Carmichael & Old Foothill Farms	RD-2	2.0	0.71	1
2730220031	Carmichael & Old Foothill Farms	RD-2	2.0	0.48	1
2730220039	Carmichael & Old Foothill Farms	RD-2	2.0	0.28	1
2730230029	Carmichael & Old Foothill Farms	RD-2	2.0	0.76	1
2730284022	Carmichael & Old Foothill Farms	RD-2	2.0	0.91	1
2730284039	Carmichael & Old Foothill Farms	RD-2	2.0	1.06	1
2730370001	Carmichael & Old Foothill Farms	RD-2	2.0	0.48	1
2730370002	Carmichael & Old Foothill Farms	RD-2	2.0	0.53	1
2740021007	Natomas	RD-2	2.0	1.36	2
2740250029	Natomas	RD-2	2.0	0.58	1
2740690002	Natomas	RD-2	2.0	0.92	1
2810222028	Arden Arcade	RD-2	2.0	1.23	2
2810281006	Arden Arcade	RD-2	2.0	1.00	1
2810281008	Arden Arcade	RD-2	2.0	0.28	1
2810292019	Arden Arcade	RD-2	2.0	1.00	1
2830090011	Carmichael & Old Foothill Farms	RD-2	2.0	0.22	1
2830090029	Carmichael & Old Foothill Farms	RD-2	2.0	0.80	1
2830090068	Carmichael & Old Foothill Farms	RD-2	2.0	0.55	1
2830242003	Carmichael & Old Foothill Farms	RD-2	2.0	0.73	1
2830242005	Carmichael & Old Foothill Farms	RD-2	2.0	0.59	1
2830321019	Carmichael & Old Foothill Farms	RD-2	2.0	0.31	1
2830570003	Carmichael & Old Foothill Farms	RD-2	2.0	0.45	1
2830570004	Carmichael & Old Foothill Farms	RD-2	2.0	0.46	1
2830570007	Carmichael & Old Foothill Farms	RD-2	2.0	0.82	1

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2890042005	Carmichael & Old Foothill Farms	RD-2	2.0	0.72	1
2890140022	Arden Arcade	RD-2	2.0	0.46	1
2940031008	Arden Arcade	RD-2	2.0	0.71	1
29400470040000	Arden Arcade	RD-2	2.0	0.62	1
2890162013	Arden Arcade	RD-2	2.0	1.03	1
		<b>Total</b>		<b>234.55</b>	<b>375</b>
				<b>Acres</b>	<b>Units</b>

<b>TABLE C-9</b> <b>ZONING: RESIDENTIAL DENSITY 3 (RD-3)</b> <b>GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)</b> <b>ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL</b>					
APN	Community	Zoning	Maximum Density	Acreage	Realistic Development Capacity
0660080009	Vineyard	RD-3	3.0	9.88	25
0660100024	Vineyard	RD-3	3.0	21.27	54
0730190047	Cosumnes	RD-3	3.0	6.42	16
1220040012	Vineyard	RD-3	3.0	5.04	12
1220770001	Vineyard	RD-3	3.0	0.23	1
1220770002	Vineyard	RD-3	3.0	0.23	1
1220770003	Vineyard	RD-3	3.0	0.23	1
1220770004	Vineyard	RD-3	3.0	0.23	1
1220770005	Vineyard	RD-3	3.0	0.23	1
1220770006	Vineyard	RD-3	3.0	0.23	1
1220770007	Vineyard	RD-3	3.0	0.26	1
1220770008	Vineyard	RD-3	3.0	0.26	1
1220770009	Vineyard	RD-3	3.0	0.26	1
1220770010	Vineyard	RD-3	3.0	0.25	1
1220770011	Vineyard	RD-3	3.0	0.41	1
1220770012	Vineyard	RD-3	3.0	0.42	1
1220770013	Vineyard	RD-3	3.0	0.33	1
1220770014	Vineyard	RD-3	3.0	0.36	1
1220770015	Vineyard	RD-3	3.0	0.37	1
1220770016	Vineyard	RD-3	3.0	0.44	1
1220770017	Vineyard	RD-3	3.0	0.24	1
1220770018	Vineyard	RD-3	3.0	0.24	1
1220770019	Vineyard	RD-3	3.0	0.24	1
1220770020	Vineyard	RD-3	3.0	0.24	1
1220770021	Vineyard	RD-3	3.0	0.38	1

1220770022	Vineyard	RD-3	3.0	0.45	1
1220770023	Vineyard	RD-3	3.0	0.38	1
1220770024	Vineyard	RD-3	3.0	0.23	1
1220770025	Vineyard	RD-3	3.0	0.25	1
1420140003	Delta	RD-3	3.0	0.29	1
1420140024	Delta	RD-3	3.0	0.35	1
1420140028	Delta	RD-3	3.0	0.33	1
2030700022	Rio Linda/Elverta	RD-3	3.0	0.43	1
2130201063	Orangevale	RD-3	3.0	0.40	1
2130260050	Orangevale	RD-3	3.0	1.01	2
2130271004	Orangevale	RD-3	3.0	0.13	1
2130343025	Orangevale	RD-3	3.0	0.27	1
2130343026	Orangevale	RD-3	3.0	0.28	1
2130343027	Orangevale	RD-3	3.0	0.51	1
2130460003	Orangevale	RD-3	3.0	0.35	1
2130460016	Orangevale	RD-3	3.0	0.25	1
2130460018	Orangevale	RD-3	3.0	0.25	1
2130460066	Orangevale	RD-3	3.0	0.22	1
2130460016	Orangevale	RD-3	3.0	0.25	1
2130460018	Orangevale	RD-3	3.0	0.25	1
213046020	Orangevale	RD-3	3.0	0.25	1
2130460077	Orangevale	RD-3	3.0	0.03	1
2131060001	Orangevale	RD-3	3.0	0.64	1
2131060002	Orangevale	RD-3	3.0	0.24	1
2131060004	Orangevale	RD-3	3.0	0.32	1
2230042003	Orangevale	RD-3	3.0	0.58	1
2300201051	Carmichael & Old Foothill Farms	RD-3	3.0	0.31	1
2300870024	Carmichael & Old Foothill Farms	RD-3	3.0	0.36	1
2350640017	Fair Oaks	RD-3	3.0	0.35	1
2390113007	Carmichael & Old Foothill Farms	RD-3	3.0	0.44	1

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2400700005	Arden Arcade	RD-3	3.0	0.43	1
2460200117	Fair Oaks	RD-3	3.0	0.46	1
2460321016	Fair Oaks	RD-3	3.0	0.21	1
2460402038	Fair Oaks	RD-3	3.0	0.19	1
2460511021	Fair Oaks	RD-3	3.0	0.32	1
2460530016	Fair Oaks	RD-3	3.0	0.52	1
2490142071	Fair Oaks	RD-3	3.0	0.28	1
2490142075	Fair Oaks	RD-3	3.0	0.36	1
2490150001	Fair Oaks	RD-3	3.0	0.34	1
2490170032	Fair Oaks	RD-3	3.0	1.11	2
2490360008	Fair Oaks	RD-3	3.0	1.10	2
2490360010	Fair Oaks	RD-3	3.0	1.03	2
2530160066	Fair Oaks	RD-3	3.0	0.35	1
2530172077	Fair Oaks	RD-3	3.0	0.23	1
2530172085	Fair Oaks	RD-3	3.0	0.28	1
2530172087	Fair Oaks	RD-3	3.0	0.35	1
2530182049	Fair Oaks	RD-3	3.0	0.26	1
2530182051	Fair Oaks	RD-3	3.0	0.34	1
2530182053	Fair Oaks	RD-3	3.0	0.78	1
2530220044	Fair Oaks	RD-3	3.0	0.31	1
2530233037	Fair Oaks	RD-3	3.0	0.23	1
2530250041	Fair Oaks	RD-3	3.0	0.39	1
2530250043	Fair Oaks	RD-3	3.0	0.26	1
2530250044	Fair Oaks	RD-3	3.0	0.30	1
2530390001	Fair Oaks	RD-3	3.0	0.32	1
2530390002	Fair Oaks	RD-3	3.0	0.32	1
2530390003	Fair Oaks	RD-3	3.0	0.32	1
2530390004	Fair Oaks	RD-3	3.0	0.40	1
2540241037	Arden Arcade	RD-3	3.0	0.33	1
2600063059	Carmichael & Old Foothill Farms	RD-3	3.0	0.44	1

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2600303002	Carmichael & Old Foothill Farms	RD-3	3.0	0.34	1
2680104039	Arden Arcade	RD-3	3.0	0.31	1
2680104040	Arden Arcade	RD-3	3.0	0.43	1
2730220058	Carmichael & Old Foothill Farms	RD-3	3.0	0.28	1
2730350008	Carmichael & Old Foothill Farms	RD-3	3.0	0.18	1
2790183009	Arden Arcade	RD-3	3.0	0.56	1
2880010012	Arden Arcade	RD-3	3.0	0.14	1
2890171010	Arden Arcade	RD-3	3.0	0.33	1
2890210032	Carmichael & Old Foothill Farms	RD-3	3.0	0.36	1
2920111022	Arden Arcade	RD-3	3.0	0.46	1
		<b>Total</b>		<b>75.05</b>	<b>202</b>
				<b>Acres</b>	<b>Units</b>

<b>TABLE C-10</b> <b>ZONING: RESIDENTIAL DENSITY 4 (RD-4)</b> <b>GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)</b> <b>ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL</b>					
APN	Community	Zoning	Maximum Density	Acreage	Realistic Development Capacity
0640072034	Vineyard	RD-4	4.0	1.50	7
0640071045	Vineyard	RD-4	4.0	14.90	84
0650070007	Vineyard	RD-4	4.0	15.40	52
0730790044	Cosumnes	RD-4	4.0	23.37	79
1220040012	Vineyard	RD-4	4.0	4.75	16
1220120045	Vineyard	RD-4	4.0	7.70	26
1220150062	Vineyard	RD-4	4.0	0.19	1
1220150063	Vineyard	RD-4	4.0	0.19	1
1220150064	Vineyard	RD-4	4.0	0.18	1
1220150065	Vineyard	RD-4	4.0	0.21	1
1220150066	Vineyard	RD-4	4.0	0.21	1
1220150067	Vineyard	RD-4	4.0	0.21	1
1220150068	Vineyard	RD-4	4.0	0.21	1
1220150069	Vineyard	RD-4	4.0	0.21	1
1220150070	Vineyard	RD-4	4.0	0.20	1
1220150071	Vineyard	RD-4	4.0	0.21	1
1220150072	Vineyard	RD-4	4.0	0.24	1
1220150073	Vineyard	RD-4	4.0	0.21	1
1220150074	Vineyard	RD-4	4.0	0.21	1
1220150075	Vineyard	RD-4	4.0	0.21	1
1220150076	Vineyard	RD-4	4.0	0.21	1
1220150077	Vineyard	RD-4	4.0	0.21	1
1220150078	Vineyard	RD-4	4.0	0.22	1
1220150079	Vineyard	RD-4	4.0	0.22	1
1220150080	Vineyard	RD-4	4.0	0.17	1



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1220690022	Vineyard	RD-4	4.0	0.40	1
1220790007	Vineyard	RD-4	4.0	0.44	1
1220790008	Vineyard	RD-4	4.0	7.89	26
1220790009	Vineyard	RD-4	4.0	14.07	47
1220790010	Vineyard	RD-4	4.0	8.68	29
1220790011	Vineyard	RD-4	4.0	3.22	10
1220790017	Vineyard	RD-4	4.0	0.48	1
1220790018	Vineyard	RD-4	4.0	7.48	25
2230232039	Orangevale	RD-4	4.0	0.40	1
2350180079	Fair Oaks	RD-4	4.0	0.29	1
2350180080	Fair Oaks	RD-4	4.0	0.29	1
2350180081	Fair Oaks	RD-4	4.0	0.27	1
2350180082	Fair Oaks	RD-4	4.0	0.31	1
2350180083	Fair Oaks	RD-4	4.0	0.34	1
2400092044	North Highlands/Foothill Farms	RD-4	4.0	0.28	1
2490410001	Fair Oaks	RD-4	4.0	0.25	1
2490410002	Fair Oaks	RD-4	4.0	0.24	1
2490410003	Fair Oaks	RD-4	4.0	0.20	1
2490410004	Fair Oaks	RD-4	4.0	0.20	1
2490410005	Fair Oaks	RD-4	4.0	0.20	1
2490410006	Fair Oaks	RD-4	4.0	0.20	1
2490410007	Fair Oaks	RD-4	4.0	0.20	1
2490410008	Fair Oaks	RD-4	4.0	0.20	1
2490410009	Fair Oaks	RD-4	4.0	0.20	1
2490410010	Fair Oaks	RD-4	4.0	0.20	1
2490410011	Fair Oaks	RD-4	4.0	0.20	1
2490410012	Fair Oaks	RD-4	4.0	0.20	1
2490410013	Fair Oaks	RD-4	4.0	0.20	1
2490410014	Fair Oaks	RD-4	4.0	0.20	1
2490410015	Fair Oaks	RD-4	4.0	0.20	1
2490410016	Fair Oaks	RD-4	4.0	0.20	1

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2490410017	Fair Oaks	RD-4	4.0	0.20	1
2490410018	Fair Oaks	RD-4	4.0	0.20	1
2490410019	Fair Oaks	RD-4	4.0	0.20	1
2490410020	Fair Oaks	RD-4	4.0	0.20	1
2490410021	Fair Oaks	RD-4	4.0	0.20	1
2490410022	Fair Oaks	RD-4	4.0	0.20	1
2490410023	Fair Oaks	RD-4	4.0	0.20	1
2490410024	Fair Oaks	RD-4	4.0	0.20	1
2490410025	Fair Oaks	RD-4	4.0	0.20	1
2490410026	Fair Oaks	RD-4	4.0	0.20	1
2490410027	Fair Oaks	RD-4	4.0	0.20	1
2490410028	Fair Oaks	RD-4	4.0	0.20	1
2490410029	Fair Oaks	RD-4	4.0	0.20	1
2490410030	Fair Oaks	RD-4	4.0	0.20	1
2490410031	Fair Oaks	RD-4	4.0	0.20	1
2490410032	Fair Oaks	RD-4	4.0	0.20	1
2490410033	Fair Oaks	RD-4	4.0	0.20	1
2490410034	Fair Oaks	RD-4	4.0	0.20	1
2490410035	Fair Oaks	RD-4	4.0	0.20	1
2490410036	Fair Oaks	RD-4	4.0	0.20	1
2490410037	Fair Oaks	RD-4	4.0	0.20	1
2490410038	Fair Oaks	RD-4	4.0	0.20	1
2490410039	Fair Oaks	RD-4	4.0	0.20	1
2490410040	Fair Oaks	RD-4	4.0	0.20	1
2490410041	Fair Oaks	RD-4	4.0	0.20	1
2490410042	Fair Oaks	RD-4	4.0	0.20	1
2490410043	Fair Oaks	RD-4	4.0	0.20	1
2490410044	Fair Oaks	RD-4	4.0	0.20	1
2490410045	Fair Oaks	RD-4	4.0	0.20	1
2490410046	Fair Oaks	RD-4	4.0	0.20	1
2490410047	Fair Oaks	RD-4	4.0	0.20	1

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2490410048	Fair Oaks	RD-4	4.0	0.20	1
2490410049	Fair Oaks	RD-4	4.0	0.20	1
2490410050	Fair Oaks	RD-4	4.0	0.20	1
2490410051	Fair Oaks	RD-4	4.0	0.20	1
2490410052	Fair Oaks	RD-4	4.0	0.20	1
2490410053	Fair Oaks	RD-4	4.0	0.20	1
2490410054	Fair Oaks	RD-4	4.0	0.20	1
2490410055	Fair Oaks	RD-4	4.0	0.20	1
2490410056	Fair Oaks	RD-4	4.0	0.20	1
2490410057	Fair Oaks	RD-4	4.0	0.20	1
2490410058	Fair Oaks	RD-4	4.0	0.20	1
2490410059	Fair Oaks	RD-4	4.0	0.20	1
2490410060	Fair Oaks	RD-4	4.0	0.20	1
2490410061	Fair Oaks	RD-4	4.0	0.20	1
2490410062	Fair Oaks	RD-4	4.0	0.20	1
2490410063	Fair Oaks	RD-4	4.0	0.20	1
2490410064	Fair Oaks	RD-4	4.0	0.20	1
2490410065	Fair Oaks	RD-4	4.0	0.20	1
2490410066	Fair Oaks	RD-4	4.0	0.20	1
249041067	Fair Oaks	RD-4	4.0	0.20	1
2490410068	Fair Oaks	RD-4	4.0	0.20	1
2490410069	Fair Oaks	RD-4	4.0	0.20	1
2490410070	Fair Oaks	RD-4	4.0	0.20	1
2490410071	Fair Oaks	RD-4	4.0	0.20	1
2490410072	Fair Oaks	RD-4	4.0	0.20	1
2490410073	Fair Oaks	RD-4	4.0	0.20	1
2490410074	Fair Oaks	RD-4	4.0	0.20	1
2490410075	Fair Oaks	RD-4	4.0	0.20	1
2490410076	Fair Oaks	RD-4	4.0	0.20	1
2490410077	Fair Oaks	RD-4	4.0	0.24	1
2490410078	Fair Oaks	RD-4	4.0	0.25	1

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2490410079	Fair Oaks	RD-4	4.0	0.23	1
2490420001	Fair Oaks	RD-4	4.0	0.19	1
2490420002	Fair Oaks	RD-4	4.0	0.19	1
2490420003	Fair Oaks	RD-4	4.0	0.19	1
2490420004	Fair Oaks	RD-4	4.0	0.19	1
2490420005	Fair Oaks	RD-4	4.0	0.19	1
2490420006	Fair Oaks	RD-4	4.0	0.19	1
2490420007	Fair Oaks	RD-4	4.0	0.19	1
2490420008	Fair Oaks	RD-4	4.0	0.19	1
2490420009	Fair Oaks	RD-4	4.0	0.19	1
2490420010	Fair Oaks	RD-4	4.0	0.19	1
2490420011	Fair Oaks	RD-4	4.0	0.19	1
2490420012	Fair Oaks	RD-4	4.0	0.19	1
2490420013	Fair Oaks	RD-4	4.0	0.19	1
2490420014	Fair Oaks	RD-4	4.0	0.19	1
2490420015	Fair Oaks	RD-4	4.0	0.19	1
2490420016	Fair Oaks	RD-4	4.0	0.19	1
2490420017	Fair Oaks	RD-4	4.0	0.19	1
2490420018	Fair Oaks	RD-4	4.0	0.19	1
2490420019	Fair Oaks	RD-4	4.0	0.19	1
2490420020	Fair Oaks	RD-4	4.0	0.19	1
2490420021	Fair Oaks	RD-4	4.0	0.19	1
2490420022	Fair Oaks	RD-4	4.0	0.20	1
2490420023	Fair Oaks	RD-4	4.0	0.20	1
2490420024	Fair Oaks	RD-4	4.0	0.20	1
2490420025	Fair Oaks	RD-4	4.0	0.20	1
2490420026	Fair Oaks	RD-4	4.0	0.20	1
2490420027	Fair Oaks	RD-4	4.0	0.20	1
2490420028	Fair Oaks	RD-4	4.0	0.20	1
2490420029	Fair Oaks	RD-4	4.0	0.20	1
2490420030	Fair Oaks	RD-4	4.0	0.20	1

2490420031	Fair Oaks	RD-4	4.0	0.20	1
2490420032	Fair Oaks	RD-4	4.0	0.20	1
2490420033	Fair Oaks	RD-4	4.0	0.20	1
2490420034	Fair Oaks	RD-4	4.0	0.20	1
2490420035	Fair Oaks	RD-4	4.0	0.20	1
2490420036	Fair Oaks	RD-4	4.0	0.20	1
2490420037	Fair Oaks	RD-4	4.0	0.20	1
2490420038	Fair Oaks	RD-4	4.0	0.20	1
2490420039	Fair Oaks	RD-4	4.0	0.20	1
2490420040	Fair Oaks	RD-4	4.0	0.20	1
2490420041	Fair Oaks	RD-4	4.0	0.20	1
2490420042	Fair Oaks	RD-4	4.0	0.20	1
2490420043	Fair Oaks	RD-4	4.0	0.20	1
2490420044	Fair Oaks	RD-4	4.0	0.20	1
2490420045	Fair Oaks	RD-4	4.0	0.20	1
2490420046	Fair Oaks	RD-4	4.0	0.20	1
2490420047	Fair Oaks	RD-4	4.0	0.20	1
2490420048	Fair Oaks	RD-4	4.0	0.20	1
2490420049	Fair Oaks	RD-4	4.0	0.20	1
2490420050	Fair Oaks	RD-4	4.0	0.20	1
2490420051	Fair Oaks	RD-4	4.0	0.20	1
2490420052	Fair Oaks	RD-4	4.0	0.20	1
2490420053	Fair Oaks	RD-4	4.0	0.20	1
2490420054	Fair Oaks	RD-4	4.0	0.20	1
2490420055	Fair Oaks	RD-4	4.0	0.20	1
2490420056	Fair Oaks	RD-4	4.0	0.20	1
2490420057	Fair Oaks	RD-4	4.0	0.20	1
2490420058	Fair Oaks	RD-4	4.0	0.20	1
2490420059	Fair Oaks	RD-4	4.0	0.20	1
2490420060	Fair Oaks	RD-4	4.0	0.20	1
2490380001	Fair Oaks	RD-4	4.0	0.21	1

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2490380002	Fair Oaks	RD-4	4.0	0.19	1
2490380003	Fair Oaks	RD-4	4.0	0.19	1
2490380004	Fair Oaks	RD-4	4.0	0.19	1
2490380005	Fair Oaks	RD-4	4.0	0.19	1
2490380006	Fair Oaks	RD-4	4.0	0.21	1
2490380007	Fair Oaks	RD-4	4.0	0.19	1
2490380008	Fair Oaks	RD-4	4.0	0.19	1
2490380009	Fair Oaks	RD-4	4.0	0.21	1
2490380010	Fair Oaks	RD-4	4.0	0.23	1
2490380011	Fair Oaks	RD-4	4.0	0.21	1
2490380012	Fair Oaks	RD-4	4.0	0.21	1
2490380013	Fair Oaks	RD-4	4.0	0.24	1
2490380014	Fair Oaks	RD-4	4.0	0.21	1
2490380015	Fair Oaks	RD-4	4.0	0.21	1
2490380016	Fair Oaks	RD-4	4.0	0.21	1
2490380017	Fair Oaks	RD-4	4.0	0.21	1
2490380018	Fair Oaks	RD-4	4.0	0.20	1
2490380019	Fair Oaks	RD-4	4.0	0.34	1
2490380020	Fair Oaks	RD-4	4.0	0.28	1
2490380021	Fair Oaks	RD-4	4.0	0.23	1
2490380022	Fair Oaks	RD-4	4.0	0.20	1
2490380023	Fair Oaks	RD-4	4.0	0.19	1
2490380024	Fair Oaks	RD-4	4.0	0.21	1
2490380025	Fair Oaks	RD-4	4.0	0.34	1
2490380026	Fair Oaks	RD-4	4.0	0.21	1
2490380027	Fair Oaks	RD-4	4.0	0.20	1
2490380028	Fair Oaks	RD-4	4.0	0.21	1
2490380029	Fair Oaks	RD-4	4.0	0.22	1
2490380030	Fair Oaks	RD-4	4.0	0.22	1
2490380031	Fair Oaks	RD-4	4.0	0.21	1
2490380032	Fair Oaks	RD-4	4.0	0.24	1

2490380033	Fair Oaks	RD-4	4.0	0.21	1
2490380034	Fair Oaks	RD-4	4.0	0.20	1
2490380035	Fair Oaks	RD-4	4.0	0.20	1
2490380036	Fair Oaks	RD-4	4.0	0.19	1
2490380037	Fair Oaks	RD-4	4.0	0.20	1
2530072004	Fair Oaks	RD-4	4.0	0.33	1
2550082046	Arden Arcade	RD-4	4.0	0.17	1
2550082051	Arden Arcade	RD-4	4.0	0.36	1
2550091100	Arden Arcade	RD-4	4.0	0.20	1
2550205010	Arden Arcade	RD-4	4.0	0.34	1
2550355010	Arden Arcade	RD-4	4.0	0.48	1
2560031076	Carmichael & Old Foothill Farms	RD-4	4.0	0.35	1
2560031079	Carmichael & Old Foothill Farms	RD-4	4.0	0.23	1
2560080042	Arden Arcade	RD-4	4.0	0.98	3
2560080044	Arden Arcade	RD-4	4.0	0.70	2
2560102019	Carmichael & Old Foothill Farms	RD-4	4.0	0.46	1
2560211026	Arden Arcade	RD-4	4.0	0.41	1
2560211027	Arden Arcade	RD-4	4.0	0.36	1
2610250040	Orangevale	RD-4	4.0	0.26	1
2610270023	Orangevale	RD-4	4.0	0.83	2
2710141018	Carmichael & Old Foothill Farms	RD-4	4.0	0.33	1
2890150024	Carmichael & Old Foothill Farms	RD-4	4.0	0.19	1
2890210038	Arden Arcade	RD-4	4.0	0.40	1
2890210037	Arden Arcade	RD-4	4.0	0.43	1
2890440043	Arden Arcade	RD-4	4.0	0.47	1
2890472010	Carmichael & Old Foothill Farms	RD-4	4.0	0.23	1
2890600012	Carmichael & Old Foothill Farms	RD-4	4.0	0.26	1
2920210033	Arden Arcade	RD-4	4.0	0.35	1
2920342003	Arden Arcade	RD-4	4.0	0.34	1

# Sacramento County Housing Element

2920374001	Arden Arcade	RD-4	4.0	0.39	1
2920580007	Arden Arcade	RD-4	4.0	0.33	1
1220790009	Vineyard	RD-4	4.0	0.39	1
2920580016	Arden Arcade	RD-4	4.0	0.16	1
		<b>Total</b>		<b>162.91</b>	<b>638</b>
				<b>Acres</b>	<b>Units</b>



<b>TABLE C-11</b> <b>ZONING: RESIDENTIAL (RD-5)</b> <b>GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)</b> <b>ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL</b>					
<b>APN</b>	<b>Community</b>	<b>Zoning</b>	<b>Maximum Density</b>	<b>Acreage</b>	<b>Realistic Development Capacity</b>
0200081013	South Sacramento	RD-5	5.0	0.11	1
0200081015	South Sacramento	RD-5	5.0	0.11	1
0200081016	South Sacramento	RD-5	5.0	0.11	1
0200081017	South Sacramento	RD-5	5.0	0.11	1
0200082015	South Sacramento	RD-5	5.0	0.11	1
0200083016	South Sacramento	RD-5	5.0	0.10	1
0200085018	South Sacramento	RD-5	5.0	0.12	1
0200086007	South Sacramento	RD-5	5.0	0.12	1
0200088002	South Sacramento	RD-5	5.0	0.08	1
0200102005	South Sacramento	RD-5	5.0	0.10	1
0200103006	South Sacramento	RD-5	5.0	0.10	1
0200151004	South Sacramento	RD-5	5.0	0.11	1
0200155005	South Sacramento	RD-5	5.0	0.12	1
0200159001	South Sacramento	RD-5	5.0	0.12	1
0200159006	South Sacramento	RD-5	5.0	0.12	1
0200159017	South Sacramento	RD-5	5.0	0.12	1
0200191005	South Sacramento	RD-5	5.0	0.11	1
0200192016	South Sacramento	RD-5	5.0	0.16	1
0200192017	South Sacramento	RD-5	5.0	0.12	1
0200193003	South Sacramento	RD-5	5.0	0.09	1
0200194008	South Sacramento	RD-5	5.0	0.20	1
0200194024	South Sacramento	RD-5	5.0	0.17	1
0200301003	South Sacramento	RD-5	5.0	0.49	2
0200301011	South Sacramento	RD-5	5.0	0.24	1
0200301013	South Sacramento	RD-5	5.0	0.16	1

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0200302002	South Sacramento	RD-5	5.0	0.19	1
0200302009	South Sacramento	RD-5	5.0	0.12	1
0220041007	South Sacramento	RD-5	5.0	0.11	1
0220043019	South Sacramento	RD-5	5.0	0.21	1
0220043029	South Sacramento	RD-5	5.0	0.17	1
0220111012	South Sacramento	RD-5	5.0	0.23	1
0220111026	South Sacramento	RD-5	5.0	0.12	1
0220113006	South Sacramento	RD-5	5.0	0.22	1
0220113033	South Sacramento	RD-5	5.0	0.12	1
0220122001	South Sacramento	RD-5	5.0	0.19	1
0220171004	South Sacramento	RD-5	5.0	0.13	1
0220172023	South Sacramento	RD-5	5.0	0.23	1
0220172024	South Sacramento	RD-5	5.0	0.18	1
0220173011	South Sacramento	RD-5	5.0	0.11	1
0220181006	South Sacramento	RD-5	5.0	0.23	1
0220182009	South Sacramento	RD-5	5.0	0.23	1
0220193008	South Sacramento	RD-5	5.0	0.30	1
0260021046	South Sacramento	RD-5	5.0	0.17	1
0260021047	South Sacramento	RD-5	5.0	0.17	1
0260021048	South Sacramento	RD-5	5.0	0.18	1
0260095013	South Sacramento	RD-5	5.0	0.16	1
0260163015	South Sacramento	RD-5	5.0	0.08	1
0260163022	South Sacramento	RD-5	5.0	0.10	1
0260164030	South Sacramento	RD-5	5.0	0.15	1
0260164031	South Sacramento	RD-5	5.0	0.23	1
0260164032	South Sacramento	RD-5	5.0	0.19	1
0260164033	South Sacramento	RD-5	5.0	0.17	1
0260206030	South Sacramento	RD-5	5.0	0.55	2
0260223015	South Sacramento	RD-5	5.0	0.15	1
0370025003	South Sacramento	RD-5	5.0	0.07	1
0370025004	South Sacramento	RD-5	5.0	0.11	1

# Sacramento County Housing Element

0370061041	South Sacramento	RD-5	5.0	0.19	1
0370061042	South Sacramento	RD-5	5.0	0.13	1
0370061043	South Sacramento	RD-5	5.0	0.18	1
0370071012	South Sacramento	RD-5	5.0	3.36	14
0370141016	South Sacramento	RD-5	5.0	0.53	2
0370151058	South Sacramento	RD-5	5.0	0.76	3
0370322015	South Sacramento	RD-5	5.0	0.17	1
0390011013	South Sacramento	RD-5	5.0	3.16	13
0390242009	South Sacramento	RD-5	5.0	0.10	1
0420032006	South Sacramento	RD-5	5.0	0.07	1
0420042014	South Sacramento	RD-5	5.0	0.06	1
0430011004	South Sacramento	RD-5	5.0	1.10	4
0430032001	South Sacramento	RD-5	5.0	0.06	1
0430033039	South Sacramento	RD-5	5.0	0.23	1
0430191001	South Sacramento	RD-5	5.0	0.14	1
0500301006	South Sacramento	RD-5	5.0	2.50	10
0500301034	South Sacramento	RD-5	5.0	0.26	1
0500301035	South Sacramento	RD-5	5.0	0.54	2
0500301036	South Sacramento	RD-5	5.0	0.26	1
0500301044	South Sacramento	RD-5	5.0	0.45	1
0500311031	South Sacramento	RD-5	5.0	0.17	1
0500600014	South Sacramento	RD-5	5.0	0.21	1
0500600015	South Sacramento	RD-5	5.0	0.16	1
0500600016	South Sacramento	RD-5	5.0	0.21	1
0500600013	South Sacramento	RD-5	5.0	0.23	1
0500600019	South Sacramento	RD-5	5.0	0.16	1
0500600020	South Sacramento	RD-5	5.0	0.16	1
0500600021	South Sacramento	RD-5	5.0	0.17	1
0500600017	South Sacramento	RD-5	5.0	0.16	1
0500600018	South Sacramento	RD-5	5.0	0.18	1
0500322049	South Sacramento	RD-5	5.0	0.23	1

# Sacramento County Housing Element

0500322050	South Sacramento	RD-5	5.0	0.13	1
0500322051	South Sacramento	RD-5	5.0	0.13	1
0500322052	South Sacramento	RD-5	5.0	0.15	1
0500331002	South Sacramento	RD-5	5.0	2.35	9
0500331003	South Sacramento	RD-5	5.0	2.35	9
0500331022	South Sacramento	RD-5	5.0	0.51	2
0500331023	South Sacramento	RD-5	5.0	0.96	4
0500331024	South Sacramento	RD-5	5.0	1.46	6
0500331025	South Sacramento	RD-5	5.0	0.96	4
0500331026	South Sacramento	RD-5	5.0	2.44	10
0500331059	South Sacramento	RD-5	5.0	0.15	1
0500331060	South Sacramento	RD-5	5.0	0.15	1
0500331061	South Sacramento	RD-5	5.0	0.75	3
0500351017	South Sacramento	RD-5	5.0	0.33	1
0500351030	South Sacramento	RD-5	5.0	0.15	1
0500351031	South Sacramento	RD-5	5.0	0.16	1
0500351032	South Sacramento	RD-5	5.0	0.12	1
0500391006	South Sacramento	RD-5	5.0	1.10	4
0500401002	South Sacramento	RD-5	5.0	1.10	4
0500401008	South Sacramento	RD-5	5.0	1.55	6
0500401009	South Sacramento	RD-5	5.0	1.10	4
0500500085	South Sacramento	RD-5	5.0	0.68	2
0500500088	South Sacramento	RD-5	5.0	0.37	1
0500500089	South Sacramento	RD-5	5.0	0.93	3
0500500090	South Sacramento	RD-5	5.0	0.50	2
0500600001	South Sacramento	RD-5	5.0	0.18	1
0500600002	South Sacramento	RD-5	5.0	0.12	1
0500600008	South Sacramento	RD-5	5.0	0.19	1
0500600012	South Sacramento	RD-5	5.0	0.31	1
0500620001	South Sacramento	RD-5	5.0	0.22	1
0500620002	South Sacramento	RD-5	5.0	0.17	1

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0500620003	South Sacramento	RD-5	5.0	0.24	1
0500620004	South Sacramento	RD-5	5.0	0.53	2
0510120035	South Sacramento	RD-5	5.0	2.15	9
0510150091	South Sacramento	RD-5	5.0	0.36	1
0600290056	Cordova	RD-5	5.0	0.25	1
0600290066	Cordova	RD-5	5.0	0.28	1
0600400001	Cordova	RD-5	5.0	0.13	1
0640072040	Vineyard	RD-5	5.0	28.80	122
0650310004	Vineyard	RD-5	5.0	1.98	8
0650060022	South Sacramento	RD-5	5.0	15.86	67
0650290022	Vineyard	RD-5	5.0	4.60	22
0650260018	Vineyard	RD-5	5.0	7.50	32
0650260017	Vineyard	RD-5	5.0	9.50	40
0650080109	Vineyard	RD-5	5.0	36.86	152
0650111007	Vineyard	RD-5	5.0	0.29	1
0650260005	Vineyard	RD-5	5.0	1.98	9
0650260006	Vineyard	RD-5	5.0	2.86	13
0650260015	Vineyard	RD-5	5.0	9.73	41
0650270020	Vineyard	RD-5	5.0	5.35	23
0650350081	Vineyard	RD-5	5.0	0.23	1
0650350080	Vineyard	RD-5	5.0	0.13	1
0650360027	Vineyard	RD-5	5.0	0.15	1
0650360026	Vineyard	RD-5	5.0	0.14	1
0660070018	Vineyard	RD-5	5.0	9.70	41
0660070049	Vineyard	RD-5	5.0	21.20	90
0660070050	Vineyard	RD-5	5.0	13.44	57
0670090005	Cordova	RD-5	5.0	41.50	150
0670090019	Cordova	RD-5	5.0	87.30	455
0670090021	Cordova	RD-5	5.0	71.80	379
0670030072, 074, 076	Cordova	RD-5	5.0	29.80	158

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0670030072, 074, 076	Cordova	RD-5	5.0	21.85	127
0670030072, 074, 076	Cordova	RD-5	5.0	16.74	116
0670030072, 074, 076	Cordova	RD-5	5.0	19.38	112
0670030072, 074, 076	Cordova	RD-5	5.0	19.37	128
0670030072, 074, 076	Cordova	RD-5	5.0	20.50	102
0660100024	Vineyard	RD-5	5.0	10.03	42
0730190025	Cosumnes	RD-5	5.0	13.80	58
0730410022	Cosumnes	RD-5	5.0	0.06	1
0730530038	Cosumnes	RD-5	5.0	0.12	1
0730530039	Cosumnes	RD-5	5.0	0.12	1
0730540012	Cosumnes	RD-5	5.0	0.27	1
0730540057	Cosumnes	RD-5	5.0	0.09	1
0730620058	Cosumnes	RD-5	5.0	0.08	1
0730640016	Cosumnes	RD-5	5.0	0.15	1
0730690019	Cosumnes	RD-5	5.0	0.15	1
0730690021	Cosumnes	RD-5	5.0	0.15	1
0730710012	Cosumnes	RD-5	5.0	0.30	1
0730820011	Cosumnes	RD-5	5.0	2.59	11
0730820016	Cosumnes	RD-5	5.0	0.36	1
0730820017	Cosumnes	RD-5	5.0	0.43	1
0730820025	Cosumnes	RD-5	5.0	0.33	1
0730820032	Cosumnes	RD-5	5.0	0.39	1
0730830007	Cosumnes	RD-5	5.0	0.49	2
0730830010	Cosumnes	RD-5	5.0	0.38	1
0730830028	Cosumnes	RD-5	5.0	0.31	1
0730830033	Cosumnes	RD-5	5.0	0.42	1
0730860019	Cosumnes	RD-5	5.0	0.34	1
0730870011	Cosumnes	RD-5	5.0	0.28	1
0730870018	Cosumnes	RD-5	5.0	0.36	1

# Sacramento County Housing Element

0740300056	Cordova	RD-5	5.0	0.26	1
0740316024	Cordova	RD-5	5.0	1.89	8
0750010087	Cordova	RD-5	5.0	0.28	1
0750010088	Cordova	RD-5	5.0	0.20	1
0750010089	Cordova	RD-5	5.0	0.87	1
1150020013	South Sacramento	RD-5	5.0	1.00	4
1150020014	South Sacramento	RD-5	5.0	1.00	4
1150020015	South Sacramento	RD-5	5.0	1.00	4
1150020016	South Sacramento	RD-5	5.0	1.00	4
1150020017	South Sacramento	RD-5	5.0	2.00	8
1150020018	South Sacramento	RD-5	5.0	2.00	8
1150040080	Vineyard	RD-5	5.0	0.82	3
1150061006	South Sacramento	RD-5	5.0	1.22	5
1150061007	South Sacramento	RD-5	5.0	1.22	5
1150061025	South Sacramento	RD-5	5.0	0.84	3
1150061034	South Sacramento	RD-5	5.0	0.61	2
1150062023	South Sacramento	RD-5	5.0	0.30	1
1150062024	South Sacramento	RD-5	5.0	0.14	1
1150062025	South Sacramento	RD-5	5.0	0.14	1
1150062026	South Sacramento	RD-5	5.0	3.08	13
1150073001	South Sacramento	RD-5	5.0	1.78	7
1150073010	South Sacramento	RD-5	5.0	0.73	3
1150073011	South Sacramento	RD-5	5.0	0.84	3
1150073012	South Sacramento	RD-5	5.0	0.94	3
1150073013	South Sacramento	RD-5	5.0	1.87	7
1150091014	Vineyard	RD-5	5.0	8.84	50
1150091016	Vineyard	RD-5	5.0	4.77	20
1150091017	Vineyard	RD-5	5.0	5.00	20
1150120017	Vineyard	RD-5	5.0	2.46	11
1150120024	Vineyard	RD-5	5.0	4.19	18
1150120025	Vineyard	RD-5	5.0	4.09	17

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1150191005	South Sacramento	RD-5	5.0	0.27	1
1151810046	South Sacramento	RD-5	5.0	0.19	1
1151810048	South Sacramento	RD-5	5.0	0.99	4
1151950018	South Sacramento	RD-5	5.0	0.26	1
1151950019	South Sacramento	RD-5	5.0	0.26	1
1150201008	South Sacramento	RD-5	5.0	0.69	2
1150201011	South Sacramento	RD-5	5.0	0.31	1
1150201018	South Sacramento	RD-5	5.0	6.98	29
1150202008	South Sacramento	RD-5	5.0	0.51	2
1150202019	South Sacramento	RD-5	5.0	0.50	2
1150210003	South Sacramento	RD-5	5.0	2.00	8
1150210004	South Sacramento	RD-5	5.0	1.04	4
1150210010	South Sacramento	RD-5	5.0	4.13	17
1150210018	South Sacramento	RD-5	5.0	1.04	4
1150210019	South Sacramento	RD-5	5.0	1.34	5
1150210020	South Sacramento	RD-5	5.0	1.02	4
1150210021	South Sacramento	RD-5	5.0	1.05	4
1150210035	South Sacramento	RD-5	5.0	1.25	5
1150261001	Vineyard	RD-5	5.0	0.15	1
1150112050	South Sacramento	RD-5	5.0	0.85	3
1151890009	South Sacramento	RD-5	5.0	13.18	56
1151970001	South Sacramento	RD-5	5.0	0.25	1
1151970003	South Sacramento	RD-5	5.0	0.31	1
1151970004	South Sacramento	RD-5	5.0	1.00	4
1190030016	Delta	RD-5	5.0	0.11	1
1210070014	Vineyard	RD-5	5.0	8.70	37
1211250001	Vineyard	RD-5	5.0	0.18	1
1211250002	Vineyard	RD-5	5.0	0.16	1
1211250003	Vineyard	RD-5	5.0	0.16	1
1211250004	Vineyard	RD-5	5.0	0.15	1
1211250005	Vineyard	RD-5	5.0	0.15	1



1211250006	Vineyard	RD-5	5.0	0.15	1
1211250007	Vineyard	RD-5	5.0	0.15	1
1211250008	Vineyard	RD-5	5.0	0.14	1
1211250009	Vineyard	RD-5	5.0	0.21	1
1211250010	Vineyard	RD-5	5.0	0.26	1
1211250011	Vineyard	RD-5	5.0	0.21	1
1211250012	Vineyard	RD-5	5.0	0.20	1
1211250013	Vineyard	RD-5	5.0	0.18	1
1211250014	Vineyard	RD-5	5.0	0.17	1
1211250015	Vineyard	RD-5	5.0	0.18	1
1211250016	Vineyard	RD-5	5.0	0.18	1
1211250017	Vineyard	RD-5	5.0	0.18	1
1211250018	Vineyard	RD-5	5.0	0.18	1
1211250019	Vineyard	RD-5	5.0	0.18	1
1211250020	Vineyard	RD-5	5.0	0.18	1
1211250021	Vineyard	RD-5	5.0	0.19	1
1211250022	Vineyard	RD-5	5.0	0.19	1
1211250023	Vineyard	RD-5	5.0	0.13	1
1211250024	Vineyard	RD-5	5.0	0.13	1
1211250025	Vineyard	RD-5	5.0	0.13	1
1211250026	Vineyard	RD-5	5.0	0.13	1
1211250027	Vineyard	RD-5	5.0	0.13	1
1211250028	Vineyard	RD-5	5.0	0.13	1
1211250029	Vineyard	RD-5	5.0	0.14	1
1211250030	Vineyard	RD-5	5.0	0.25	1
1211250031	Vineyard	RD-5	5.0	0.13	1
1211250032	Vineyard	RD-5	5.0	0.13	1
1211250033	Vineyard	RD-5	5.0	0.14	1
1211250034	Vineyard	RD-5	5.0	0.16	1
1211250035	Vineyard	RD-5	5.0	0.17	1
1211250036	Vineyard	RD-5	5.0	0.17	1

1211250037	Vineyard	RD-5	5.0	0.20	1
1211250038	Vineyard	RD-5	5.0	0.16	1
1211250039	Vineyard	RD-5	5.0	0.15	1
1211250040	Vineyard	RD-5	5.0	0.15	1
1211250041	Vineyard	RD-5	5.0	0.23	1
1211250042	Vineyard	RD-5	5.0	0.24	1
1211250043	Vineyard	RD-5	5.0	0.16	1
1211250044	Vineyard	RD-5	5.0	0.17	1
1211250045	Vineyard	RD-5	5.0	0.17	1
1211250046	Vineyard	RD-5	5.0	0.16	1
1211250047	Vineyard	RD-5	5.0	0.18	1
1211260001	Vineyard	RD-5	5.0	0.19	1
1211260002	Vineyard	RD-5	5.0	0.18	1
1211260003	Vineyard	RD-5	5.0	0.18	1
1211260004	Vineyard	RD-5	5.0	0.24	1
1211260005	Vineyard	RD-5	5.0	0.18	1
1211260006	Vineyard	RD-5	5.0	0.18	1
1211260007	Vineyard	RD-5	5.0	0.39	1
1211260008	Vineyard	RD-5	5.0	0.20	1
1211260009	Vineyard	RD-5	5.0	0.20	1
1211260010	Vineyard	RD-5	5.0	0.18	1
1211260011	Vineyard	RD-5	5.0	0.15	1
1211260012	Vineyard	RD-5	5.0	0.14	1
1211260013	Vineyard	RD-5	5.0	0.21	1
1211260014	Vineyard	RD-5	5.0	0.25	1
1211260015	Vineyard	RD-5	5.0	0.20	1
1211260016	Vineyard	RD-5	5.0	0.17	1
1211260017	Vineyard	RD-5	5.0	0.13	1
1211260018	Vineyard	RD-5	5.0	0.13	1
1211260019	Vineyard	RD-5	5.0	0.13	1
1211260020	Vineyard	RD-5	5.0	0.13	1

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1211260021	Vineyard	RD-5	5.0	0.13	1
1211260022	Vineyard	RD-5	5.0	0.13	1
1211260023	Vineyard	RD-5	5.0	0.13	1
1211260024	Vineyard	RD-5	5.0	0.13	1
1211260025	Vineyard	RD-5	5.0	0.13	1
1211260026	Vineyard	RD-5	5.0	0.13	1
1211260027	Vineyard	RD-5	5.0	0.13	1
1211260028	Vineyard	RD-5	5.0	0.13	1
1211260029	Vineyard	RD-5	5.0	0.14	1
1211260030	Vineyard	RD-5	5.0	0.25	1
1211260031	Vineyard	RD-5	5.0	0.13	1
1211260032	Vineyard	RD-5	5.0	0.13	1
1211260033	Vineyard	RD-5	5.0	0.14	1
1211260034	Vineyard	RD-5	5.0	0.16	1
1210110061	Vineyard	RD-5	5.0	3.50	14
1210290088	Vineyard	RD-5	5.0	0.16	1
1211050043	Vineyard	RD-5	5.0	0.12	1
1220050018	Vineyard	RD-5	5.0	4.00	17
1220120010	Vineyard	RD-5	5.0	1.37	5
1220690066	Vineyard	RD-5	5.0	0.51	2
1220700088	Vineyard	RD-5	5.0	0.23	1
1220790003	Vineyard	RD-5	5.0	5.18	22
1220790004	Vineyard	RD-5	5.0	2.97	12
1220790005	Vineyard	RD-5	5.0	14.96	63
1220790006	Vineyard	RD-5	5.0	8.60	36
1220790007	Vineyard	RD-5	5.0	6.52	27
1220790008	Vineyard	RD-5	5.0	4.86	20
1220790012	Vineyard	RD-5	5.0	10.79	45
1220790013	Vineyard	RD-5	5.0	5.75	24
1280230045	Cosumnes	RD-5	5.0	0.44	1
1280260049	Cosumnes	RD-5	5.0	0.29	1

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1320093011	Delta	RD-5	5.0	0.11	1
1320093012	Delta	RD-5	5.0	0.09	1
1320093013	Delta	RD-5	5.0	0.10	1
1320093014	Delta	RD-5	5.0	0.09	1
1320094004	Delta	RD-5	5.0	0.14	1
1320094007	Delta	RD-5	5.0	0.13	1
1320094024	Delta	RD-5	5.0	0.19	1
1320095006	Delta	RD-5	5.0	0.10	1
1320095019	Delta	RD-5	5.0	0.20	1
1320101002	Delta	RD-5	5.0	0.09	1
1320101014	Delta	RD-5	5.0	0.15	1
1320101018	Delta	RD-5	5.0	0.15	1
1320102002	Delta	RD-5	5.0	0.11	1
1320102003	Delta	RD-5	5.0	0.11	1
1320102013	Delta	RD-5	5.0	0.09	1
1320102016	Delta	RD-5	5.0	0.15	1
1320104008	Delta	RD-5	5.0	0.15	1
1320104011	Delta	RD-5	5.0	0.09	1
1320104015	Delta	RD-5	5.0	0.15	1
1320104021	Delta	RD-5	5.0	0.24	1
1320112006	Delta	RD-5	5.0	3.76	16
1320106007	Delta	RD-5	5.0	3.76	16
1320112006	Delta	RD-5	5.0	2.00	8
1320113005	Delta	RD-5	5.0	0.11	1
1320113006	Delta	RD-5	5.0	0.16	1
1320162019	Delta	RD-5	5.0	0.30	1
1320162020	Delta	RD-5	5.0	0.26	1
1320175003	Delta	RD-5	5.0	0.13	1
1420092018	Delta	RD-5	5.0	0.17	1
1420092025	Delta	RD-5	5.0	0.25	1
1420172011	Delta	RD-5	5.0	0.23	1

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1420172017	Delta	RD-5	5.0	0.20	1
1420173051	Delta	RD-5	5.0	0.25	1
2020070015	Rio Linda/Elverta	RD-5	5.0	22.30	73
2020080038	Rio Linda/Elverta	RD-5	5.0	17.00	72
2020080047	Rio Linda/Elverta	RD-5	5.0	45.00	105
2020080048	Rio Linda/Elverta	RD-5	5.0	22.20	94
2020112005	Rio Linda/Elverta	RD-5	5.0	0.34	1
2020112021	Rio Linda/Elverta	RD-5	5.0	0.67	3
2020112034	Rio Linda/Elverta	RD-5	5.0	0.24	1
2020114003	Rio Linda/Elverta	RD-5	5.0	0.41	1
2020114004	Rio Linda/Elverta	RD-5	5.0	0.39	1
2020114005	Rio Linda/Elverta	RD-5	5.0	0.34	1
2020114006	Rio Linda/Elverta	RD-5	5.0	0.30	1
2020114007	Rio Linda/Elverta	RD-5	5.0	0.26	1
2020114011	Rio Linda/Elverta	RD-5	5.0	0.24	1
2020114012	Rio Linda/Elverta	RD-5	5.0	0.24	1
2020114013	Rio Linda/Elverta	RD-5	5.0	0.24	1
2020115002	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115003	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115016	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115018	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115019	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115020	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115021	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115022	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020115025	Rio Linda/Elverta	RD-5	5.0	0.54	2
2020115030	Rio Linda/Elverta	RD-5	5.0	0.11	1
2020115032	Rio Linda/Elverta	RD-5	5.0	0.67	2
2020116006	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020116011	Rio Linda/Elverta	RD-5	5.0	0.35	1
2860370002	Arden Arcade	RD-5	5.0	0.25	1

2860300080	Arden Arcade	RD-5	5.0	0.21	1
2860300079	Arden Arcade	RD-5	5.0	0.24	1
2860300062	Arden Arcade	RD-5	5.0	0.23	1
2860180037	Arden Arcade	RD-5	5.0	0.21	1
2860180036	Arden Arcade	RD-5	5.0	0.21	1
2860092020	Arden Arcade	RD-5	5.0	0.25	1
2830300076	Arden Arcade	RD-5	5.0	0.32	1
2830300075	Carmichael & Old Foothill Farms	RD-5	5.0	0.96	4
2830272027	Carmichael & Old Foothill Farms	RD-5	5.0	1.66	7
2830221009	Carmichael & Old Foothill Farms	RD-5	5.0	0.22	1
2830102012	Carmichael & Old Foothill Farms	RD-5	5.0	0.26	1
2830090055	Carmichael & Old Foothill Farms	RD-5	5.0	0.28	1
2830090054	Carmichael & Old Foothill Farms	RD-5	5.0	0.18	1
2830081009	Carmichael & Old Foothill Farms	RD-5	5.0	0.38	1
2820211047	Carmichael & Old Foothill Farms	RD-5	5.0	0.23	1
2820211045	Carmichael & Old Foothill Farms	RD-5	5.0	0.2	1
2820211044	Carmichael & Old Foothill Farms	RD-5	5.0	0.17	1
2820141013	Carmichael & Old Foothill Farms	RD-5	5.0	0.5	1
2820062028	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2810051003	Arden Arcade	RD-5	5.0	0.19	1
2790203007	Arden Arcade	RD-5	5.0	0.56	2
2790201032	Arden Arcade	RD-5	5.0	0.24	1
2790191024	Arden Arcade	RD-5	5.0	0.3	1
2790122020	Arden Arcade	RD-5	5.0	0.23	1
2790122019	Arden Arcade	RD-5	5.0	0.23	1
2790122018	Arden Arcade	RD-5	5.0	0.23	1
2790122017	Arden Arcade	RD-5	5.0	0.25	1

2790110071	Arden Arcade	RD-5	5.0	0.18	1
2780182036	Arden Arcade	RD-5	5.0	0.21	1
2780182035	Arden Arcade	RD-5	5.0	0.21	1
2780111006	Arden Arcade	RD-5	5.0	0.16	1
2730311085	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2730311056	Carmichael & Old Foothill Farms	RD-5	5.0	0.34	1
2730091078	Carmichael & Old Foothill Farms	RD-5	5.0	0.27	1
2730070029	Carmichael & Old Foothill Farms	RD-5	5.0	0.18	1
2730030028	Carmichael & Old Foothill Farms	RD-5	5.0	0.27	1
2730030024	Carmichael & Old Foothill Farms	RD-5	5.0	0.27	1
2720271031	Carmichael & Old Foothill Farms	RD-5	5.0	0.16	1
2720220051	Carmichael & Old Foothill Farms	RD-5	5.0	0.2	1
2720210095	Carmichael & Old Foothill Farms	RD-5	5.0	0.21	1
2720210094	Carmichael & Old Foothill Farms	RD-5	5.0	0.21	1
2720210093	Carmichael & Old Foothill Farms	RD-5	5.0	0.21	1
2720210092	Carmichael & Old Foothill Farms	RD-5	5.0	0.23	1
2720190034	Carmichael & Old Foothill Farms	RD-5	5.0	0.34	1
2720171027	Carmichael & Old Foothill Farms	RD-5	5.0	0.99	4
2720171024	Carmichael & Old Foothill Farms	RD-5	5.0	0.84	3
2720130067	Carmichael & Old Foothill Farms	RD-5	5.0	0.16	1
2720130065	Carmichael & Old Foothill Farms	RD-5	5.0	0.21	1
2720130064	Carmichael & Old Foothill Farms	RD-5	5.0	0.16	1
2720130063	Carmichael & Old Foothill Farms	RD-5	5.0	0.15	1
2720130023	Carmichael & Old Foothill Farms	RD-5	5.0	0.2	1

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2720121062	Carmichael & Old Foothill Farms	RD-5	5.0	0.26	1
2720121050	Carmichael & Old Foothill Farms	RD-5	5.0	0.16	1
2720090128	Carmichael & Old Foothill Farms	RD-5	5.0	0.15	1
2720070060	Carmichael & Old Foothill Farms	RD-5	5.0	0.37	1
2720020116	Carmichael & Old Foothill Farms	RD-5	5.0	0.15	1
2720020111	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2720020055	Carmichael & Old Foothill Farms	RD-5	5.0	0.14	1
2710313073	Carmichael & Old Foothill Farms	RD-5	5.0	0.18	1
2710033077	Carmichael & Old Foothill Farms	RD-5	5.0	0.12	1
2710033076	Carmichael & Old Foothill Farms	RD-5	5.0	0.17	1
2710033075	Carmichael & Old Foothill Farms	RD-5	5.0	0.15	1
2710033074	Carmichael & Old Foothill Farms	RD-5	5.0	0.17	1
2610470017	Orangevale	RD-5	5.0	0.24	1
2610470001	Orangevale	RD-5	5.0	0.27	1
2600500003	Carmichael & Old Foothill Farms	RD-5	5.0	0.14	1
2600500002	Carmichael & Old Foothill Farms	RD-5	5.0	0.13	1
2600370026	Carmichael & Old Foothill Farms	RD-5	5.0	0.28	1
2600360058	Carmichael & Old Foothill Farms	RD-5	5.0	0.14	1
2600360057	Carmichael & Old Foothill Farms	RD-5	5.0	0.15	1
2600350052	Carmichael & Old Foothill Farms	RD-5	5.0	0.21	1
2600212019	Carmichael & Old Foothill Farms	RD-5	5.0	0.29	1
2600164004	Carmichael & Old Foothill Farms	RD-5	5.0	0.24	1
2600163045	Carmichael & Old Foothill Farms	RD-5	5.0	0.33	1
2590113030	Orangevale	RD-5	5.0	0.25	1



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2580212077	Carmichael & Old Foothill Farms	RD-5	5.0	0.23	1
2580110052	Carmichael & Old Foothill Farms	RD-5	5.0	1.14	4
2580110036	Carmichael & Old Foothill Farms	RD-5	5.0	1.58	6
2580091036	Carmichael & Old Foothill Farms	RD-5	5.0	0.42	1
2580091026	Carmichael & Old Foothill Farms	RD-5	5.0	0.29	1
2580091008	Carmichael & Old Foothill Farms	RD-5	5.0	0.3	1
2580052012	Carmichael & Old Foothill Farms	RD-5	5.0	1.15	4
2550290029	Arden Arcade	RD-5	5.0	0.12	1
2550182032	Arden Arcade	RD-5	5.0	0.16	1
2540123005	Arden Arcade	RD-5	5.0	0.34	1
2530310043	Fair Oaks	RD-5	5.0	0.81	3
2480140012	Fair Oaks	RD-5	5.0	0.25	1
2480140003	Fair Oaks	RD-5	5.0	0.11	1
2480072007	Fair Oaks	RD-5	5.0	0.42	1
2480011043	Fair Oaks	RD-5	5.0	0.83	3
2480011010	Fair Oaks	RD-5	5.0	0.94	3
2470260019	Carmichael & Old Foothill Farms	RD-5	5.0	0.45	1
2470060038	Carmichael & Old Foothill Farms	RD-5	5.0	0.4	1
2460250020	Fair Oaks	RD-5	5.0	0.92	3
2460213024	Fair Oaks	RD-5	5.0	0.37	1
2450232015	Carmichael & Old Foothill Farms	RD-5	5.0	0.17	1
2440302018	Fair Oaks	RD-5	5.0	1.25	5
2440301002	Fair Oaks	RD-5	5.0	0.29	1
2440293015	Fair Oaks	RD-5	5.0	0.45	1
2440283012	Fair Oaks	RD-5	5.0	0.2	1
2440283011	Fair Oaks	RD-5	5.0	0.18	1
2440283008	Fair Oaks	RD-5	5.0	0.13	1
2440283007	Fair Oaks	RD-5	5.0	0.5	1

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2440282024	Fair Oaks	RD-5	5.0	0.49	1
2440282023	Fair Oaks	RD-5	5.0	0.46	1
2440275020	Fair Oaks	RD-5	5.0	0.76	3
2440274003	Fair Oaks	RD-5	5.0	0.87	3
2440271009	Fair Oaks	RD-5	5.0	0.64	2
2440263026	Fair Oaks	RD-5	5.0	0.33	1
2440263008	Fair Oaks	RD-5	5.0	0.48	2
2440262018	Fair Oaks	RD-5	5.0	0.57	2
2440242011	Fair Oaks	RD-5	5.0	0.26	1
2440242007	Fair Oaks	RD-5	5.0	0.26	1
2440241033	Fair Oaks	RD-5	5.0	0.25	1
2440220026	Fair Oaks	RD-5	5.0	1.36	5
2440220017	Fair Oaks	RD-5	5.0	0.24	1
2440215018	Fair Oaks	RD-5	5.0	0.3	1
2440190017	Fair Oaks	RD-5	5.0	0.61	2
2440190014	Fair Oaks	RD-5	5.0	0.51	2
2440190013	Fair Oaks	RD-5	5.0	0.37	1
2440183017	Fair Oaks	RD-5	5.0	0.42	1
2440182008	Fair Oaks	RD-5	5.0	0.23	1
2440174035	Fair Oaks	RD-5	5.0	0.12	1
2440142005	Fair Oaks	RD-5	5.0	0.11	1
2440141018	Fair Oaks	RD-5	5.0	0.21	1
2440092030	Fair Oaks	RD-5	5.0	0.14	1
2440082009	Fair Oaks	RD-5	5.0	1.46	6
2440041039	Fair Oaks	RD-5	5.0	0.14	1
2440041025	Fair Oaks	RD-5	5.0	0.15	1
2440022017	Fair Oaks	RD-5	5.0	0.27	1
2420640004	Fair Oaks	RD-5	5.0	0.54	2
2420640001	Fair Oaks	RD-5	5.0	0.65	2
2420630002	Fair Oaks	RD-5	5.0	0.28	1
2420480021	Fair Oaks	RD-5	5.0	0.23	1

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2420450031	Fair Oaks	RD-5	5.0	0.28	1
2420450025	Fair Oaks	RD-5	5.0	0.22	1
2420440023	Fair Oaks	RD-5	5.0	0.26	1
2420410077	Fair Oaks	RD-5	5.0	0.18	1
2420410076	Fair Oaks	RD-5	5.0	0.23	1
2420400013	Fair Oaks	RD-5	5.0	0.3	1
2420372002	Fair Oaks	RD-5	5.0	0.26	1
2420321009	Fair Oaks	RD-5	5.0	0.2	1
2420310009	Fair Oaks	RD-5	5.0	0.34	1
2420273009	Fair Oaks	RD-5	5.0	0.59	2
2420440023	Fair Oaks	RD-5	5.0	0.26	1
2420410077	Fair Oaks	RD-5	5.0	0.18	1
2420410076	Fair Oaks	RD-5	5.0	0.23	1
2420400013	Fair Oaks	RD-5	5.0	0.3	1
2420372002	Fair Oaks	RD-5	5.0	0.26	1
2420321009	Fair Oaks	RD-5	5.0	0.2	1
2420310009	Fair Oaks	RD-5	5.0	0.34	1
2420273005	Fair Oaks	RD-5	5.0	0.43	1
2420273004	Fair Oaks	RD-5	5.0	0.51	1
2420273001	Fair Oaks	RD-5	5.0	0.26	1
2420231062	Fair Oaks	RD-5	5.0	0.67	2
2420203019	Fair Oaks	RD-5	5.0	1	4
2420195011	Fair Oaks	RD-5	5.0	0.85	3
2420195004	Fair Oaks	RD-5	5.0	0.47	2
2420193041	Fair Oaks	RD-5	5.0	0.29	1
2420193037	Fair Oaks	RD-5	5.0	0.47	2
2420182017	Fair Oaks	RD-5	5.0	0.81	3
2420181036	Fair Oaks	RD-5	5.0	1.29	5
2420173051	Fair Oaks	RD-5	5.0	0.27	1
2420173018	Fair Oaks	RD-5	5.0	0.48	2
2420102030	Fair Oaks	RD-5	5.0	0.71	3

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2420101044	Fair Oaks	RD-5	5.0	0.2	1
2420095068	Fair Oaks	RD-5	5.0	0.27	1
2420042027	Fair Oaks	RD-5	5.0	0.27	1
2400240011	Carmichael & Old Foothill Farms	RD-5	5.0	9.44	40
2400062089	Carmichael & Old Foothill Farms	RD-5	5.0	0.45	1
2400050052	Carmichael & Old Foothill Farms	RD-5	5.0	0.22	1
2400050051	Carmichael & Old Foothill Farms	RD-5	5.0	0.22	1
2400050050	Carmichael & Old Foothill Farms	RD-5	5.0	0.22	1
2390330008	Carmichael & Old Foothill Farms	RD-5	5.0	0.31	1
2390330007	Carmichael & Old Foothill Farms	RD-5	5.0	0.41	1
2390081034	Carmichael & Old Foothill Farms	RD-5	5.0	1.47	6
2390070042	Carmichael & Old Foothill Farms	RD-5	5.0	0.3	1
2360281019	Carmichael & Old Foothill Farms	RD-5	5.0	0.29	1
2360060022	Carmichael & Old Foothill Farms	RD-5	5.0	1.18	5
2360051073	Carmichael & Old Foothill Farms	RD-5	5.0	1.33	5
2360022001	Carmichael & Old Foothill Farms	RD-5	5.0	0.26	1
2350490037	Orangevale	RD-5	5.0	0.47	2
2350261050	Orangevale	RD-5	5.0	0.17	1
2350261049	Orangevale	RD-5	5.0	0.18	1
2350212029	Fair Oaks	RD-5	5.0	0.2	1
2350191057	Fair Oaks	RD-5	5.0	0.69	2
2350091031	Orangevale	RD-5	5.0	0.34	1
2350034065	Orangevale	RD-5	5.0	0.18	1
2350034018	Orangevale	RD-5	5.0	0.29	1
2330690007	Fair Oaks	RD-5	5.0	0.23	1
2330142066	Fair Oaks	RD-5	5.0	0.79	3

2300532017	Carmichael & Old Foothill Farms	RD-5	5.0	1.29	5
2300491001	Carmichael & Old Foothill Farms	RD-5	5.0	0.6	2
2300134029	Carmichael & Old Foothill Farms	RD-5	5.0	0.49	2
2300134028	Carmichael & Old Foothill Farms	RD-5	5.0	0.24	1
2300021009	Carmichael & Old Foothill Farms	RD-5	5.0	0.07	1
2280670017	North Highlands/Foothill Farms	RD-5	5.0	0.12	1
2280670016	North Highlands/Foothill Farms	RD-5	5.0	0.15	1
2280460076	Carmichael & Old Foothill Farms	RD-5	5.0	0.3	1
2280480043	Carmichael & Old Foothill Farms	RD-5	5.0	1.78	4
2280431040	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2280431038	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2280402022	North Highlands/Foothill Farms	RD-5	5.0	0.14	1
2280402020	North Highlands/Foothill Farms	RD-5	5.0	0.15	1
2280402019	North Highlands/Foothill Farms	RD-5	5.0	0.26	1
2280393003	North Highlands/Foothill Farms	RD-5	5.0	0.14	1
2280332019	North Highlands/Foothill Farms	RD-5	5.0	0.18	1
2280252029	North Highlands/Foothill Farms	RD-5	5.0	0.93	1
2280233006	Carmichael & Old Foothill Farms	RD-5	5.0	0.3	1
2280233005	Carmichael & Old Foothill Farms	RD-5	5.0	0.25	1
2230012083	Orangevale	RD-5	5.0	0.29	1

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2230012082	Orangevale	RD-5	5.0	0.25	1
2230012060	Orangevale	RD-5	5.0	0.27	1
2230012053	Orangevale	RD-5	5.0	3.85	16
2230012047	Orangevale	RD-5	5.0	1.7	7
2200414016	North Highlands/Foothill Farms	RD-5	5.0	0.45	1
2200025002	Carmichael & Old Foothill Farms	RD-5	5.0	1.8	7
2190051010	North Highlands/Foothill Farms	RD-5	5.0	0.17	1
2180262001	North Highlands/Foothill Farms	RD-5	5.0	0.24	1
2140280009	Rio Linda/Elverta	RD-5	5.0	0.24	1
2140092001	Rio Linda/Elverta	RD-5	5.0	0.41	1
2140062040	Rio Linda/Elverta	RD-5	5.0	4.86	20
2140061040	Rio Linda/Elverta	RD-5	5.0	2.35	9
2070279004	Rio Linda/Elverta	RD-5	5.0	0.14	1
2070100020	Rio Linda/Elverta	RD-5	5.0	0.6	2
2070100016	Rio Linda/Elverta	RD-5	5.0	0.39	1
2070080066	Rio Linda/Elverta	RD-5	5.0	4.84	20
2070070029	Rio Linda/Elverta	RD-5	5.0	0.46	1
2070070028	Rio Linda/Elverta	RD-5	5.0	0.3	1
2070070003	Rio Linda/Elverta	RD-5	5.0	0.95	4
2070030012	Rio Linda/Elverta	RD-5	5.0	0.45	1
2070030006	Rio Linda/Elverta	RD-5	5.0	0.52	2
2070022009	Rio Linda/Elverta	RD-5	5.0	1.5	6
2060450003	Rio Linda/Elverta	RD-5	5.0	0.25	1
2060450002	Rio Linda/Elverta	RD-5	5.0	0.29	1
2060430002	Rio Linda/Elverta	RD-5	5.0	0.15	1
2060430001	Rio Linda/Elverta	RD-5	5.0	0.18	1
2060420009	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060420002	Rio Linda/Elverta	RD-5	5.0	0.13	1

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2060410060	Rio Linda/Elverta	RD-5	5.0	0.18	1
2060410059	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410058	Rio Linda/Elverta	RD-5	5.0	0.18	1
2060410057	Rio Linda/Elverta	RD-5	5.0	0.2	1
2060410056	Rio Linda/Elverta	RD-5	5.0	0.17	1
2060410055	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410054	Rio Linda/Elverta	RD-5	5.0	0.15	1
2060410053	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410052	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410051	Rio Linda/Elverta	RD-5	5.0	0.18	1
2060410050	Rio Linda/Elverta	RD-5	5.0	0.19	1
2060410049	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410048	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410047	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410046	Rio Linda/Elverta	RD-5	5.0	0.15	1
2060410045	Rio Linda/Elverta	RD-5	5.0	0.16	1
2060410044	Rio Linda/Elverta	RD-5	5.0	0.16	1
2060410043	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410042	Rio Linda/Elverta	RD-5	5.0	0.16	1
2060410041	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410040	Rio Linda/Elverta	RD-5	5.0	0.19	1
2060410039	Rio Linda/Elverta	RD-5	5.0	0.2	1
2060410038	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410037	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410036	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410035	Rio Linda/Elverta	RD-5	5.0	0.13	1
2060410034	Rio Linda/Elverta	RD-5	5.0	0.14	1
2060410033	Rio Linda/Elverta	RD-5	5.0	0.19	1
2060360078	Rio Linda/Elverta	RD-5	5.0	0.16	1
2060360077	Rio Linda/Elverta	RD-5	5.0	0.16	1
2060360076	Rio Linda/Elverta	RD-5	5.0	0.29	1

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2060304023	Rio Linda/Elverta	RD-5	5.0	0.11	1
2060304022	Rio Linda/Elverta	RD-5	5.0	0.09	1
2060304019	Rio Linda/Elverta	RD-5	5.0	0.3	1
2060291013	Rio Linda/Elverta	RD-5	5.0	0.43	1
2060291005	Rio Linda/Elverta	RD-5	5.0	2.32	9
2060271053	Rio Linda/Elverta	RD-5	5.0	0.5	2
2060271043	Rio Linda/Elverta	RD-5	5.0	0.56	2
2060253022	Rio Linda/Elverta	RD-5	5.0	0.26	1
2060210052	Rio Linda/Elverta	RD-5	5.0	0.48	2
2060070022	Rio Linda/Elverta	RD-5	5.0	0.24	1
2060061015	Rio Linda/Elverta	RD-5	5.0	0.46	1
2060050008	Rio Linda/Elverta	RD-5	5.0	0.21	1
2060050007	Rio Linda/Elverta	RD-5	5.0	0.21	1
2060050006	Rio Linda/Elverta	RD-5	5.0	0.21	1
2060050005	Rio Linda/Elverta	RD-5	5.0	2.22	9
2060036032	Rio Linda/Elverta	RD-5	5.0	0.18	1
2060036031	Rio Linda/Elverta	RD-5	5.0	0.12	1
2060036030	Rio Linda/Elverta	RD-5	5.0	0.12	1
2060036027	Rio Linda/Elverta	RD-5	5.0	0.19	1
2060036026	Rio Linda/Elverta	RD-5	5.0	0.21	1
2060035061	Rio Linda/Elverta	RD-5	5.0	3.56	15
2060035002	Rio Linda/Elverta	RD-5	5.0	3	12
2031590119	Antelope	RD-5	5.0	0.18	1
2030392045	Rio Linda/Elverta	RD-5	5.0	0.19	1
2030100085	Antelope	RD-5	5.0	0.36	1
2030080039	Rio Linda/Elverta	RD-5	5.0	49.53	143
2030080038	Rio Linda/Elverta	RD-5	5.0	53.16	45
2030080021	Rio Linda/Elverta	RD-5	5.0	1.15	4
2030040008	Rio Linda/Elverta	RD-5	5.0	4.96	48
2030040007	Rio Linda/Elverta	RD-5	5.0	42.32	91
2030010014	Rio Linda/Elverta	RD-5	5.0	77.83	275



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2020261003	Rio Linda/Elverta	RD-5	5.0	0.3	1
2020261002	Rio Linda/Elverta	RD-5	5.0	0.3	1
2020261001	Rio Linda/Elverta	RD-5	5.0	0.32	1
2020170025	Rio Linda/Elverta	RD-5	5.0	33.21	141
2020170024	Rio Linda/Elverta	RD-5	5.0	143.17	391
2020170019	Rio Linda/Elverta	RD-5	5.0	69.4	227
2020123013	Rio Linda/Elverta	RD-5	5.0	0.75	3
2020122031	Rio Linda/Elverta	RD-5	5.0	0.25	1
2020122030	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020122029	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020122021	Rio Linda/Elverta	RD-5	5.0	0.34	1
2020122020	Rio Linda/Elverta	RD-5	5.0	0.36	1
2020122019	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020118016	Rio Linda/Elverta	RD-5	5.0	0.33	1
2020116018	Rio Linda/Elverta	RD-5	5.0	0.3	1
		<b>Total</b>		<b>1517.71</b>	<b>6010</b>
				<b>Acres</b>	<b>Units</b>

<b>TABLE C-12</b> <b>ZONING: RESIDENTIAL (A-2)</b> <b>GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)</b> <b>ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL</b>					
<b>APN</b>	<b>Community</b>	<b>Zoning</b>	<b>Maximum Density</b>	<b>Acreage</b>	<b>Realistic Development Capacity</b>
0730090062	Cosumnes	A-2	0.5	117.62	58
0730180027	Cosumnes	A-2	0.5	202.71	101
0730180029	Cosumnes	A-2	0.5	39.81	19
0730190047	Cosumnes	A-2	0.5	9.48	4
0730460007	Cosumnes	A-2	0.5	0.32	1
0730460014	Cosumnes	A-2	0.5	17.93	8
0730790023	Cosumnes	A-2	0.5	238.36	119
0730800003	Cosumnes	A-2	0.5	218.03	109
0730800006	Cosumnes	A-2	0.5	11.03	5
0730800007	Cosumnes	A-2	0.5	3.01	1
0730800008	Cosumnes	A-2	0.5	92.75	46
0730800009	Cosumnes	A-2	0.5	65.08	32
1260070005	Cosumnes	A-2	0.5	10	5
1260070034	Cosumnes	A-2	0.5	2.87	1
1260070047	Cosumnes	A-2	0.5	3.05	1
1260070062	Cosumnes	A-2	0.5	2.27	1
1260070063	Cosumnes	A-2	0.5	2.27	1
1260070074	Cosumnes	A-2	0.5	10.45	5
1260070095	Cosumnes	A-2	0.5	4.18	2
1260070097	Cosumnes	A-2	0.5	2.47	1
1260070098	Cosumnes	A-2	0.5	2.47	1
1260070101	Cosumnes	A-2	0.5	2.46	1
1260070102	Cosumnes	A-2	0.5	2.45	1
1260070103	Cosumnes	A-2	0.5	2.04	1
1260141007	Cosumnes	A-2	0.5	2.19	1

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1260141008	Cosumnes	A-2	0.5	2.45	1
1260220005	Cosumnes	A-2	0.5	2.32	1
1260230001	Cosumnes	A-2	0.5	3.65	1
1260230008	Cosumnes	A-2	0.5	0.18	1
1260241004	Cosumnes	A-2	0.5	7.16	3
1260500002	Cosumnes	A-2	0.5	0.95	1
1260500004	Cosumnes	A-2	0.5	1.07	1
1260540002	Cosumnes	A-2	0.5	1.22	1
1320030080	Delta	A-2	0.5	2.33	1
1340143005	Cosumnes	A-2	0.5	3.7	1
1340143008	Cosumnes	A-2	0.5	1.43	1
1340160032	Cosumnes	A-2	0.5	2	1
1340173007	Cosumnes	A-2	0.5	2.44	1
1340322005	Cosumnes	A-2	0.5	1.95	1
1360060034	Cosumnes	A-2	0.5	2.61	1
1360101041	Cosumnes	A-2	0.5	3.99	1
1360101067	Cosumnes	A-2	0.5	3	1
1360110028	Cosumnes	A-2	0.5	2	1
1360110100	Cosumnes	A-2	0.5	1.33	1
1360170047	Cosumnes	A-2	0.5	0.93	1
1360340005	Cosumnes	A-2	0.5	3.11	1
1380041001	Southeast	A-2	0.5	0.5	1
1380042016	Southeast	A-2	0.5	0.14	1
1380043010	Southeast	A-2	0.5	0.18	1
1380043011	Southeast	A-2	0.5	0.14	1
1380043012	Southeast	A-2	0.5	0.14	1
1380043013	Southeast	A-2	0.5	0.14	1
1380043014	Southeast	A-2	0.5	0.14	1
1380043015	Southeast	A-2	0.5	0.14	1
1380043016	Southeast	A-2	0.5	0.14	1
1380043017	Southeast	A-2	0.5	0.14	1

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1380043018	Southeast	A-2	0.5	0.14	1
1380043019	Southeast	A-2	0.5	0.28	1
1380043022	Southeast	A-2	0.5	0.2	1
1380054016	Southeast	A-2	0.5	2.86	1
1380054017	Southeast	A-2	0.5	3.14	1
1500071056	Southeast	A-2	0.5	2.17	1
1500071057	Southeast	A-2	0.5	2.18	1
1500071058	Southeast	A-2	0.5	2.47	1
1520031016	Southeast	A-2	0.5	0.15	1
1520190031	Southeast	A-2	0.5	0.36	1
1520190032	Southeast	A-2	0.5	0.42	1
2240200015	Orangevale	A-2	0.5	1.75	1
2240540034	Orangevale	A-2	0.5	2.04	1
2240560042	Orangevale	A-2	0.5	1.63	1
		<b>Total</b>		<b>1136.71</b>	<b>572</b>
				<b>Acres</b>	<b>Units</b>

<b>TABLE C-13</b> <b>ZONING: RESIDENTIAL DENSITY 7 (RD-7)</b> <b>GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)</b> <b>ASSUMED LAND USE: SINGLE FAMILY RESIDENTIAL</b>					
<b>APN</b>	<b>Community</b>	<b>Zoning</b>	<b>Maximum Density</b>	<b>Acreage</b>	<b>Realistic Development Capacity</b>
0500500053	South Sacramento	RD-7	7.0	0.54	3
0640072003	Vineyard	RD-7	7.0	10.50	83
0650070061	Vineyard	RD-7	7.0	19.64	117
0650070006	Vineyard	RD-7	7.0	9.80	62
0660070017	Vineyard	RD-7	7.0	8.44	50
0660070051	Vineyard	RD-7	7.0	17.32	103
0660200003	Vineyard	RD-7	7.0	13.92	82
0650042042	Vineyard	RD-7	7.0	14.90	89
1220050017	Vineyard	RD-7	7.0	9.92	59
1220050018	Vineyard	RD-7	7.0	6.12	36
1220050032	Vineyard	RD-7	7.0	5.82	34
1220050033	Vineyard	RD-7	7.0	0.43	2
1220790021	Vineyard	RD-7	7.0	7.00	42
1220790013	Vineyard	RD-7	7.0	0.42	2
2020070013	Rio Linda/Elverta	RD-7	7.0	20.00	119
2020080005	Rio Linda/Elverta	RD-7	7.0	31.16	126
2020080007	Rio Linda/Elverta	RD-7	7.0	6.40	31
2020080019	Rio Linda/Elverta	RD-7	7.0	10.00	59
2020080020	Rio Linda/Elverta	RD-7	7.0	10.00	59
2020080053	Rio Linda/Elverta	RD-7	7.0	20.00	91
2020080056	Rio Linda/Elverta	RD-7	7.0	9.55	56
2020080058	Rio Linda/Elverta	RD-7	7.0	5.00	25
2020080059	Rio Linda/Elverta	RD-7	7.0	9.36	55
2030100108	Antelope	RD-7	7.0	16.07	96
2030100105	Antelope	RD-7	7.0	8.41	50

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2030100106	Antelope	RD-7	7.0	7.04	42
2030110064	Antelope	RD-7	7.0	0.63	3
2030260016	Antelope	RD-7	7.0	3.00	17
2030260064	Antelope	RD-7	7.0	23.01	136
2030720074	Antelope	RD-7	7.0	0.59	3
2030730073	Antelope	RD-7	7.0	0.02	1
2031270108	Antelope	RD-7	7.0	0.16	1
2031350061	Antelope	RD-7	7.0	1.60	9
2032010004	Antelope	RD-7	7.0	0.11	1
2080122001	North Highlands/Foothill Farms	RD-7	7.0	5.94	35
0670030072, 074, 076	Cordova	RD-7	7.0	16.95	125
0670030072, 074, 076	Cordova	RD-7	7.0	15.08	121
0670030072, 074, 076	Cordova	RD-7	7.0	15.38	123
0670030072, 074, 076	Cordova	RD-7	7.0	28.07	208
1220010014	Vineyard	RD-7	7.0	0.37	1
2440275006	Fair Oaks	RD-7	7.0	0.28	1
		<b>Total</b>		<b>388.93</b>	<b>2358</b>
				<b>Acres</b>	<b>Units</b>

TABLE C-14

**ZONING: RESIDENTIAL 10 (RD-10)**  
**GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)**  
**ASSUMED LAND USE: MODERATE INVENTORY-SINGLE FAMILY RESIDENTIAL**

Community	APN	Zoning	Maximum Density	Acreage	Realistic Development Capacity
South Sacramento	0200083003	RD-10	10.0	0.25	2
South Sacramento	0200313026	RD-10	10.0	0.13	1
South Sacramento	0220033010	RD-10	10.0	0.23	2
South Sacramento	0220104031	RD-10	10.0	0.33	2
South Sacramento	0260021023	RD-10	10.0	0.22	2
South Sacramento	0260021039	RD-10	10.0	0.22	2
South Sacramento	0260021040	RD-10	10.0	0.19	2
South Sacramento	0260041009	RD-10	10.0	0.44	3
South Sacramento	0260041010	RD-10	10.0	0.22	2
South Sacramento	0260094003	RD-10	10.0	0.26	2
South Sacramento	0260300038	RD-10	10.0	1.60	13

South Sacramento	0370011055	RD-10	10.0	2.04	17
South Sacramento	0370011080	RD-10	10.0	0.76	6
South Sacramento	0370011006	RD-10	10.0	0.23	2
South Sacramento	0370011008	RD-10	10.0	0.49	3
South Sacramento	0370171016	RD-10	10.0	0.16	2
South Sacramento	0370231002	RD-10	10.0	4.75	40
South Sacramento	0390052027	RD-10	10.0	0.83	7
South Sacramento	0390072002	RD-10	10.0	1.88	15
South Sacramento	0390091006	RD-10	10.0	0.86	7
South Sacramento	0390233033	RD-10	10.0	0.18	2
South Sacramento	400320041	RD-10	10.0	0.65	6
South Sacramento	0430042028	RD-10	10.0	0.21	2
South Sacramento	0430061016	RD-10	10.0	0.26	2
South Sacramento	0430062021	RD-10	10.0	0.34	3



South Sacramento	0430062022	RD-10	10.0	0.31	2
South Sacramento	0500292003	RD-10	10.0	0.23	2
South Sacramento	0500292005	RD-10	10.0	0.22	2
South Sacramento	0500293005	RD-10	10.0	0.23	2
South Sacramento	0500341007	RD-10	10.0	0.62	5
South Sacramento	0500341011	RD-10	10.0	0.28	2
South Sacramento	0500492025	RD-10	10.0	0.21	2
South Sacramento	0510160005	RD-10	10.0	1.36	11
South Sacramento	05100030012	SPA RD-10	10.0	5.89	41
South Sacramento	0510352018	RD-10	10.0	0.17	2
Vineyard	0650310006	RD-10	10.0	5.42	46
Vineyard	0660090010	RD-10	10.0	3.10	26
Vineyard	0660100034	RD-10	10.0	5.00	42

Vineyard	0660100035	RD-10	10.0	4.61	39
Cordova	0720231092, 093, 099 (Glenborough)	RD-10	10.0	77.90	662
South Sacramento	1150330042	RD-10	10.0	0.29	2
Vineyard	1211150030	RD-10	10.0	0.07	1
Vineyard	1211150029	RD-10	10.0	0.06	1
Vineyard	1211150028	RD-10	10.0	0.05	1
Vineyard	1211240060	RD-10	10.0	0.42	4
Vineyard	1211240009	RD-10	10.0	0.06	1
Vineyard	1211240008	RD-10	10.0	0.06	1
Vineyard	1211240001	RD-10	10.0	0.08	1
Vineyard	1211240002	RD-10	10.0	0.06	1
Vineyard	1211240003	RD-10	10.0	0.06	1
Vineyard	1211240004	RD-10	10.0	0.06	1
Vineyard	0660100005	RD-10	10.0	0.06	1

Vineyard	1211240006	RD-10	10.0	0.06	1
Vineyard	1211240007	RD-10	10.0	0.06	1
Vineyard	1211240049	RD-10	10.0	0.06	1
Vineyard	1211240050	RD-10	10.0	0.05	1
Vineyard	1211240051	RD-10	10.0	0.05	1
Vineyard	1211240052	RD-10	10.0	0.05	1
Vineyard	1211240053	RD-10	10.0	0.05	1
Vineyard	1211240054	RD-10	10.0	0.05	1
Vineyard	1211240055	RD-10	10.0	0.05	1
Vineyard	1211240056	RD-10	10.0	0.05	1
Vineyard	1211240057	RD-10	10.0	0.05	1
Vineyard	1211240058	RD-10	10.0	0.05	1
Vineyard	1211240059	RD-10	10.0	0.06	1
Vineyard	1211240027	RD-10	10.0	0.06	1

Vineyard	1211240028	RD-10	10.0	0.05	1
Delta	1460160037	RD-10	10.0	0.60	5
Delta	1460170069	RD-10	10.0	2.59	22
Delta	1460170068	RD-10	10.0	5.00	42
Delta	1460180042	RD-10	10.0	0.86	7
Delta	1460180044	RD-10	10.0	8.17	69
Delta	1460180063	RD-10	10.0	0.42	3
Delta	1460180075	RD-10	10.0	3.28	27
Delta	1460180071	RD-10	10.0	0.50	4
Delta	1460340013	RD-10	10.0	0.10	1
Delta	1460340048	RD-10	10.0	0.44	3
Delta	1460340049	RD-10	10.0	0.37	3
Delta	1460350014	RD-10	10.0	0.15	1
Delta	1460360069	RD-10	10.0	0.07	1

Delta	1460360070	RD-10	10.0	0.40	1
Delta	1460360075	RD-10	10.0	0.03	1
Delta	1460360084	RD-10	10.0	0.05	1
Delta	1460360088	RD-10	10.0	0.05	1
Delta	1460360092	RD-10	10.0	0.10	1
Delta	1460360093	RD-10	10.0	0.12	1
Delta	1460370012	RD-10	10.0	0.05	1
Delta	1460370028	RD-10	10.0	0.08	1
Delta	1460370029	RD-10	10.0	0.08	1
Delta	1460370042	RD-10	10.0	0.11	1
Delta	1460390005	RD-10	10.0	0.13	1
Delta	1460390008	RD-10	10.0	0.15	1
Delta	1460390012	RD-10	10.0	0.10	1
Delta	1460390032	RD-10	10.0	0.13	1

Delta	1460390041	RD-10	10.0	0.17	1
North Highlands	2220024001	RD-10	10.0	6.02	51
North Highlands	2220024041	RD-10	10.0	3.94	33
North Highlands	2280091015	RD-10	10.0	0.81	6
North Highlands	2280091025	RD-10	10.0	0.30	2
North Highlands	2280091030	RD-10	10.0	0.33	2
North Highlands	2280182004	RD-10	10.0	0.35	2
North Highlands	2280500054	RD-10	10.0	0.19	2
North Highlands	2280500055	RD-10	10.0	0.22	2
Carmichael & Old Foothill Farms	2300133025	RD-10	10.0	0.19	2
Carmichael & Old Foothill Farms	2300133026	RD-10	10.0	0.20	2
Carmichael & Old Foothill Farms	2360360024	RD-10	10.0	0.27	2
Carmichael & Old Foothill Farms	2360254009	RD-10	10.0	1.75	15
Carmichael & Old Foothill Farms	2400141033	RD-10	10.0	1.00	8

Carmichael & Old Foothill Farms	2400560047	RD-10	10.0	0.20	2
Fair Oaks	2420410033	RD-10	10.0	0.15	1
Fair Oaks	2440013023	RD-10	10.0	0.24	2
Fair Oaks	2440013024	RD-10	10.0	0.25	2
Fair Oaks	2440360018	RD-10	10.0	0.61	5
Fair Oaks	2440360021	RD-10	10.0	0.30	2
Fair Oaks	2440360058	RD-10	10.0	0.05	1
Carmichael & Old Foothill Farms	2450222030	RD-10	10.0	2.19	18
Carmichael and Old Foothill Farms	2450240014	RD-10	10.0	1.48	12
Carmichael and Old Foothill Farms	2450240026	RD-10	10.0	1.33	11
Carmichael and Old Foothill Farms	2450240028	RD-10	10.0	0.49	4
Carmichael & Old Foothill Farms	2580225022	RD-10	10.0	0.62	5
Carmichael & Old Foothill Farms	2600480029	RD-10	10.0	0.19	2
Fair Oaks	2610010051	RD-10	10.0	1.33	11

Orangevale	2230252016	RD-10	10.0	0.25	2
Orangevale	2610210019	RD-10	10.0	1.31	11
Carmichael & Old Foothill Farms	2710170034	RD-10	10.0	0.15	2
Carmichael & Old Foothill Farms	2710170035	RD-10	10.0	0.15	2
Carmichael & Old Foothill Farms	2720011071	RD-10	10.0	0.18	2
Carmichael & Old Foothill Farms	2720011072	RD-10	10.0	0.19	2
Carmichael & Old Foothill Farms	2720011073	RD-10	10.0	0.19	2
Carmichael & Old Foothill Farms	2720200022	RD-10	10.0	0.48	4
Carmichael & Old Foothill Farms	2720312020	RD-10	10.0	0.67	5
Carmichael & Old Foothill Farms	2730301018	RD-10	10.0	0.36	3
Arden Arcade	2850183020	RD-10	10.0	0.07	1
Carmichael & Old Foothill Farms	2580021049	RD-10	10.0	0.18	2
Carmichael & Old Foothill Farms	2580021050	RD-10	10.0	0.18	2
Carmichael & Old Foothill Farms	2580021051	RD-10	10.0	0.16	2



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Carmichael & Old Foothill Farms	2580021052	RD-10	10.0	0.16	2
Cordova	0670030076,072,073 (Mather South)portions	RD-10	10.0	27.70	277
Carmichael & Old Foothill Farms	2450240001	SPA RD10	10.0	0.85	6
			<b>Total</b>	<b>207.92</b>	<b>1801</b>

<b>TABLE C-15</b> <b>ZONING: RESIDENTIAL 15 (RD-15)</b> <b>GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30 DU/AC)</b> <b>ASSUMED LAND USE: MODERATE INVENTORY-SINGLE FAMILY RESIDENTIAL</b>					
<b>Community</b>	<b>APN</b>	<b>Zoning</b>	<b>Maximum Density</b>	<b>Acreage</b>	<b>Realistic Development Capacity</b>
Vineyard	0640080043	RD-20 (15 du/ac min.)	15.0	9.50	143
Vineyard	0650080110	RD-20 (15 du/ac min.)	15.0	4.77	64
Cordova	072360009,0723360017,0723360036 (Glenborough)	RD15	15.0	29.50	376
Cordova	0720231106 (Easton Place)	RD15	15.0	6.70	100
Cordova	0723360022 (Easton Place)	RD15	15.0	20.50	308
Carmichael & Old Foothill Farms	2580021049	RD15	15.0	20.50	308
Carmichael & Old Foothill Farms	2580021050	RD15	15.0	20.50	308
Carmichael & Old Foothill Farms	2580021051	RD15	15.0	20.50	308
Carmichael & Old Foothill Farms	2580021052	RD15	15.0	20.50	308
South Sacramento	0390011006,008,021,033,042,043	RD15	15.0	11.84	131
		<b>Total</b>		<b>164.81</b>	<b>2354</b>

<b>TABLE C-16</b> <b>ZONING: RESIDENTIAL 20 (RD-20)</b> <b>GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30 DU/AC)</b> <b>ASSUMED LAND USE: MODERATE INVENTORY-MULTIPLE FAMILY RESIDENTIAL</b>					
<b>Community</b>	<b>APN</b>	<b>Zoning</b>	<b>Maximum Density</b>	<b>Acreage</b>	<b>Realistic Development Capacity</b>
South Sacramento	0200253007	RD20 (SPA)	20.0	0.26	2
South Sacramento	0200242014	RD20	20.0	0.30	2
South Sacramento	0200242016	RD20	20.0	0.57	2
South Sacramento	0200242024	RD20	20.0	0.29	2
South Sacramento	0200253009	RD20	20.0	0.17	2
South Sacramento	0200253010	RD20 (SPA)	20.0	0.19	2
South Sacramento	0220233009	RD20	20.0	0.22	2
South Sacramento	0220233010	RD20	20.0	0.20	2
South Sacramento	0220233019	RD20	20.0	0.24	2
South Sacramento	0220233020	RD20	20.0	0.20	2
South Sacramento	0260102015	RD20	20.0	0.46	2
Delta	1420097026	RD20	20.0	0.17	2

South Sacramento	0260102016	RD20	20.0	0.46	2
South Sacramento	0260252002	RD20	20.0	0.14	2
South Sacramento	0260283019	RD20	20.0	0.59	6
South Sacramento	0370011034	RD20	20.0	0.06	1
South Sacramento	0370182005	RD20	20.0	0.13	2
South Sacramento	0370182006	RD20	20.0	0.13	2
South Sacramento	0370182007	RD20	20.0	0.14	2
South Sacramento	0390052012	RD20	20.0	0.55	6
South Sacramento	0390052056	RD20	20.0	0.40	2
South Sacramento	0390063008	RD20	20.0	0.75	8
South Sacramento	0430070005	SPA Old Florin Town	20.0	2.80	54
South Sacramento	0430070034	SPA Old Florin Town	20.0	15.93	28
South Sacramento	0430230020	SPA Old Florin Town	20.0	2.43	72
South Sacramento	0430230022	SPA Old Florin Town	20.0	4.70	128

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South Sacramento	0510030001	SPA Old Florin Town	20.0	7.55	103
South Sacramento	051006018	SPA Old Florin Town	20.0	2.26	34
South Sacramento	0500351009	RD20	20.0	0.22	2
South Sacramento	0510200017	RD20	20.0	0.71	8
South Sacramento	0510200018	RD20	20.0	0.72	8
South Sacramento	0510467048	RD20	20.0	0.07	2
Vineyard	0660210022	RD20	20.0	0.23	2
2Delta	1190050005	RD20	20.0	0.14	2
Delta	1190050007	RD20	20.0	0.09	2
Delta	1420096006	RD20	20.0	0.17	2
Delta	1420096007	RD20	20.0	0.14	2
Delta	1320162047	Courtland SPA RD20	20.0	2.45	34
North Highlands	2080142022	RD20	20.0	0.38	2
North Highlands	2280042044	RD20	20.0	0.20	2

North Highlands	2280042045	RD20	20.0	0.20	2
Carmichael & Old Foothill Farms	2280210061	RD20	20.0	0.21	2
North Highlands	2280610019	RD20	20.0	0.56	6
Carmichael & Old Foothill Farms	2290050063	RD20	20.0	0.15	2
Carmichael & Old Foothill Farms	2300051010	RD20	20.0	0.50	6
Carmichael & Old Foothill Farms	2300690026	RD20	20.0	0.11	2
Carmichael & Old Foothill Farms	2450190021	RD20	20.0	0.45	2
Carmichael & Old Foothill Farms	2580060016	RD20	20.0	0.04	2
Carmichael & Old Foothill Farms	2580300013	RD20	20.0	0.77	8
Carmichael & Old Foothill Farms	2600031029	RD20	20.0	0.55	6
Arden Arcade	285340001	RD20	20.0	0.05	1
Arden Arcade	285340002	RD20	20.0	0.05	1
Arden Arcade	285340003	RD20	20.0	0.05	1
Arden Arcade	285340004	RD20	20.0	0.05	1

Arden Arcade	285340005	RD20	20.0	0.06	1
Arden Arcade	285340006	RD20	20.0	0.03	1
Arden Arcade	285340007	RD20	20.0	0.05	1
Arden Arcade	285340008	RD20	20.0	0.05	1
Arden Arcade	285340009	RD20	20.0	0.05	1
Arden Arcade	285340010	RD20	20.0	0.05	1
Arden Arcade	285340035	RD20	20.0	0.05	1
Arden Arcade	285340036	RD20	20.0	0.05	1
Arden Arcade	285340037	RD20	20.0	0.05	1
Arden Arcade	285340038	RD20	20.0	0.05	1
Arden Arcade	285340039	RD20	20.0	0.05	1
Arden Arcade	285340040	RD20	20.0	0.05	1
Arden Arcade	285340041	RD20	20.0	0.05	1
Arden Arcade	285340042	RD20	20.0	0.08	1

Arden Arcade	285340020	RD20	20.0	0.03	1
Arden Arcade	285340021	RD20	20.0	0.05	1
Arden Arcade	285340022	RD20	20.0	0.05	1
Arden Arcade	285340023	RD20	20.0	0.05	1
Arden Arcade	285340024	RD20	20.0	0.05	1
Arden Arcade	285340031	RD20	20.0	0.06	1
Arden Arcade	285340032	RD20	20.0	0.06	1
Arden Arcade	285340033	RD20	20.0	0.05	1
Arden Arcade	285340030	RD20	20.0	0.06	1
Arden Arcade	2850102005	RD20	20.0	0.41	2
Arden Arcade	2850102006	RD20	20.0	0.41	2
Arden Arcade	2850102015	RD20	20.0	0.40	2
Arden Arcade	2850102017	RD20	20.0	0.29	2
Arden Arcade	2850140017	RD20	20.0	0.23	2



Arden Arcade	2850140021	RD20	20.0	0.41	2
Arden Arcade	2860070025	RD20	20.0	0.24	1
Arden Arcade	2860141008	RD20	20.0	0.89	10
Arden Arcade	2860151053	RD20	20.0	0.12	1
Antelope	2030070075	RD20	20.0	1.89	35
Antelope	2030070138	RD20	20.0	1.61	30
Antelope	2030070139	RD20	20.0	1.16	21
North Highlands	2400141035	RD20	20.0	0.29	2
North Highlands	2400141036	RD20	20.0	1.31	20
Arden Arcade	2540072027	RD20	20.0	0.15	2
Arden Arcade	2540072026	RD20	20.0	0.15	2
Arden Arcade	2850062010	RD20	20.0	0.41	2
Arden Arcade	2780230029	RD20	20.0	0.40	2
Arden Arcade	2780230030	RD20	20.0	0.23	2

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Vineyard	0660070052	RD20	20.0	15.64	134
Cordova	0750020015	RD-20	20.0	14.65	75
Cordova	07300400036,042	RD-20	20.0	626.40	400
South Sacramento	0390052060	RD20	20.0	0.98	10
			<b>Total</b>	<b>721.42</b>	<b>1370</b>

<b>TABLE C-17</b> <b>ZONING: RESIDENTIAL 25 (RD-25)</b> <b>GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (23-40 DU/AC)</b> <b>ASSUMED LAND USE: MODERATE INVENTORY-MULTIPLE FAMILY RESIDENTIAL</b>					
<b>Community</b>	<b>APN</b>	<b>Zoning</b>	<b>Maximum Density</b>	<b>Acreage</b>	<b>Realistic Development Capacity</b>
Cordova	0670090005, 021(NewBridge)	RD-25	25.0	19.90	506
North Highlands	2150062057	SPA (North Watt Ave.) Town Center Dist. RM-1	25.0	2.13	37
Antelope	2032160072	RD-25	25.0	6.90	10
			<b>Total</b>	<b>28.93</b>	<b>553</b>

<b>TABLE C-18</b> <b>ZONING: RESIDENTIAL 30 (RD-30)</b> <b>GENERAL PLAN DESIGNATION: MEDIUM DENSITY RESIDENTIAL (13-30 DU/AC)</b> <b>ASSUMED LAND USE: MODERATE INVENTORY-MULTIPLE FAMILY RESIDENTIAL</b>					
<b>Community</b>	<b>APN</b>	<b>Zoning</b>	<b>Maximum Density</b>	<b>Acreage</b>	<b>Realistic Development Capacity</b>
South Sacramento	0260110010	RD30	30.0	0.85	18
South Sacramento	0370174003	RD30	30.0	0.17	2
South Sacramento	0370174004	RD30	30.0	0.18	2
South Sacramento	1151870003	RD30	30.0	0.08	2
South Sacramento	1151870004	RD30	30.0	0.08	2
South Sacramento	1151870005	RD30	30.0	0.08	2
South Sacramento	1151870006	RD30	30.0	0.10	2
South Sacramento	1151870007	RD30	30.0	0.09	2

South Sacramento	1151870008	RD30	30.0	0.10	2
South Sacramento	1151870009	RD30	30.0	0.08	2
South Sacramento	1151870010	RD30	30.0	0.08	2
South Sacramento	1151870011	RD30	30.0	0.08	2
South Sacramento	1151870024	RD30	30.0	0.06	2
Carmichael & Old Foothill Farms	2280450010	RD30	30.0	0.19	4
Fair Oaks	2440120004	RD30	30.0	0.17	2
Arden Arcade	2540031048	RD30	30.0	0.27	4
Arden Arcade	82540071025	RD30	30.0	0.45	8
Carmichael & Old Foothill Farms	2560340001	RD20/30	30.0	0.52	6

Arden Arcade	2660040046	RD30	30.0	0.42	4
Arden Arcade	2660040062	RD30	30.0	0.41	4
Arden Arcade	2710153006	RD30	30.0	0.50	8
Arden Arcade	2780012003	RD30	30.0	0.17	2
Arden Arcade	2780171013	RD30	30.0	0.45	6
Arden Arcade	2780240071	RD30	30.0	0.12	2
Arden Arcade	2790171049	RD30	30.0	0.30	4
Arden Arcade	2850084007	RD30	30.0	0.57	2
Arden Arcade	2850190070	RD30	30.0	0.73	12
Arden Arcade	2850201011	RD30	30.0	0.08	2

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Carmichael & Old Foothill Farms	2890590032	RD30	30.0	0.19	2
Fair Oaks	2330281057	RD30	30.0	0.17	2
Arden Arcade	2680210060	RD30	30.0	0.59	10
Arden Arcade	2540081007	RD30	30.0	0.16	1
Arden Arcade	2710270024	RD30	30.0	0.45	8
Fair Oaks	2440220026	Fair Oaks Village SPA	30.0	1.36	26
Arden Arcade	2850190070	RD-30	30.0	0.73	16
Cosumnes	0730190069	RD-30	30.0	17.8	100
Fair Oaks	2440120016	Fair Oaks Village SPA	30.0	0.84	15
			<b>Total</b>	<b>29.67</b>	<b>292</b>

<b>TABLE C-19</b> <b>ZONING: RESIDENTIAL 40 (RD-40)</b> <b>GENERAL PLAN DESIGNATION: HIGH DENSITY RESIDENTIAL (31-50 DU/AC)</b> <b>ASSUMED LAND USE: MODERATE INVENTORY-MULTIPLE FAMILY RESIDENTIAL</b>					
<b>Community</b>	<b>APN</b>	<b>Zoning</b>	<b>Maximum Density</b>	<b>Acreage</b>	<b>Realistic Development Capacity</b>
Carmichael & Old Foothill Farms	2600050027	RD40	40.0	0.84	16
Arden Arcade	2660394002	RD40	40.0	0.31	4
Arden Arcade	2660394003	RD40	40.0	0.31	4
Carmichael & Old Foothill Farms	2720190006	RD40	40.0	0.17	2
Carmichael & Old Foothill Farms	2720190063	RD40	40.0	0.19	2
Carmichael & Old Foothill Farms	2600080070	RD40	40.0	0.81	15
Carmichael & Old Foothill Farms	2720190066	RD40	40.0	0.12	2
Carmichael & Old Foothill Farms	2720181003	RD40	40.0	0.71	14
			<b>Total</b>	<b>3.46</b>	<b>59</b>



TABLE C-20		
ACCESSORY DWELLING UNIT INCOME CATEGORY AND UNITS		
Income Category	Percent	Number of Units
ELI	15%	60
VLI	6%	24
LI	35%	140
Moderate	43%	172
Above Moderate	1%	4
<b>Total</b>	<b>100%</b>	<b>400</b>

<b>TABLE C-21</b> <b>ZONING: MOBILEHOME PARK (RM-1)</b> <b>GENERAL PLAN DESIGNATION: LOW DENSITY RESIDENTIAL (1-12 DU/AC)</b> <b>ASSUMED LAND USE: MODERATE INCOME-SINGLE FAMILY RESIDENTIAL</b>					
<b>Community</b>	<b>APN</b>	<b>Zoning</b>	<b>Maximum Density</b>	<b>Acreage</b>	<b>Realistic Development Capacity</b>
South Sacramento	0640071051	RM-1	8.5	4.22	30
South Sacramento	1180102002	RM-1	8.5	9.70	70
			<b>Total</b>	<b>13.92</b>	<b>100</b>

<b>TABLE C-22</b> <b>ZONING: RESIDENTIAL 20 AND 25 (RD-20 and RD-25)</b> <b>ASSUMED LAND USE: MODERATE- MULTIPLE FAMILY AFFORDABLE FROM PREVIOUS INVENTORY</b>					
<b>Assessor Parcel Number</b>	<b>Zoning Designation (Current)</b>	<b>Minimum Density Allowed (units/acre)</b>	<b>Max Density Allowed (units/acre)</b>	<b>Parcel Size (Gross Acres)</b>	<b>Lower Income Capacity</b>
0510160014	RD-20	15	23	1.68	24
0390241001	RD-20	15	23	2.14	33
0650260004	RD-20	15	23	1.32	18
0750440024	RD-20	15	23	2.45	34

0510640049	RD-20	15	20	2.26	36
0390072016	RD-20	15	23	1.39	16
2140092019	RD-20	15	23	1.52	21
2300091056	RD-20	15	23	1.32	16
2230311019	RD-20	15	23	0.89	16
0390041004	RD-20	15	23	1.67	16
0390054001	RD-20	15	23	3.51	33
0500311028	RD-20	15	23	4.39	68
1151980003	RD-20	15	23	3.64	55
2200780001	RD-20	15	20	10.46	76

0260102023	RD-20	15	20	2.13	23
2140160061	RD-20	15	23	3.54	43
0500010077	RD-20	15	23	2.08	32
2300051009	RD-20/LC	15	23/46	1.1	16
0650080057	RD-20/O	15	23	9.39	114
2030260064	RD-20/O/RD-7	15	23	40	116
0660100024	RD-20/RD-3/RD-5	15	23	39.69	200
2060141006	SPA (Downtown Rio Linda)	15	20	4.34	68
2060210016	SPA (Downtown Rio Linda)	15	20	5	72
2070300009	SPA (Downtown Rio Linda) (RD-20)	15	20	3	18

2070141015	SPA (Downtown Rio Linda) RD-20	15	23	11.2	53
2150062030	SPA (North Watt Ave. Town Center)	15	27	1.53	27
0200253024	Stockton Blvd. North SPA (RD-20)	15	23	0.89	16
2080122066	SPA (North Watt Ave.)Elkhorn Dist. RM-1	15	25	3.06	54
2080132008	SPA (North Watt Ave.)Elkhorn Dist. RM-1	15	25	4.62	81

<b>TABLE C-23</b> <b>ZONING: RESIDENTIAL 20 AND 25 (RD-20 and RD-25)</b> <b>ASSUMED LAND USE: MODERATE- MULTIPLE FAMILY AFFORDABLE FROM PREVIOUS INVENTORY</b>					
<b>Assessor Parcel Number</b>	<b>Zoning Designation (Current)</b>	<b>Minimum Density Allowed (units/acre)</b>	<b>Max Density Allowed (units/acre)</b>	<b>Parcel Size (Gross Acres)</b>	<b>Lower Income Capacity</b>
0510630021	RD-20	15	23	3.21	50
0650060035	RD-20	15	23	8.4	64
0660070052	RD-20	15	23	15.64	200
1220790020	RD-20	15	23	6.92	107
2030120089	RD-20	15	23	9.69	120
2940180008	RD-20	15	23	0.85	19
2940180013	RD-20	15	23	0.78	
0750020015	RD-20/O	15	23	14.65	200
2032160072	RD-25	19	28	6.9	103
				67.04	303

TABLE C-24 LOW INCOME INVENTORY						
APN	Consolidated Sites	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Lower Income Capacity
2850140033		RD-30	22	33	1.2	23
0750040025	A	SPA (Folsom Blvd.)	15	23	1.27	7
0750040040	A	SPA (Folsom Blvd.)	15	23	0.96	
2150092008		SPA (North Highlands Town Center)	20	60	2.2	83
2150182001		SPA (North Highlands Town Center)	20	60	1.62	63
2150182004		SPA (North Highlands Town Center)	20	60	2.75	109
2150182032		SPA (North Highlands Town Center)	20	60	2.3	84
2080142020	B	SPA (North Watt Ave.) Elkhorn Dist. Center	30	40	1.93	42
2080142022	B	SPA (North Watt Ave.) Elkhorn Dist. Center	30	40	0.38	



2080142030		SPA (North Watt Ave.) Elkhorn Dist. Center	30	40	4.59	81
2080142036		SPA (North Watt Ave.) Elkhorn Dist. Center	30	40	2.31	61
0730040036, 042		Cordova Hills Master Plan (HDR 2)	30	40	9	150
2580310035		Fair Oaks Blvd. Central SPA SC/LC	20	46	3.06	36
2580180018	C	Fair Oaks Blvd. Main SPA RMU	20	50	0.72	27
2580180019	C	Fair Oaks Blvd. Main SPA RMU	20	50	0.57	

TABLE C-25 LOW INCOME INVENTORY (ELI, VLI)						
APN	Consolidated Sites	Zoning Designation (Current)	Minimum Density Allowed (units/acre)	Max Density Allowed (units/acre)	Parcel Size (Gross Acres)	Lower Income Capacity
1150130084		Calvine Rd/Highway 99 SPA (GC)	15	46	4.07	47
2730330016		Fair Oaks Blvd. Main SPA CMU	20	50	1.22	23
2450011021		Fair Oaks Central SPA (SC)	15	46	13.94	161
0500341010		GC	15	46	1.02	12
0500341008		GC	15	35	1.31	10
0390300022		GC	15	46	2.47	29
1150061030		GC	15	30	1.24	9
2610210020		Greenback Lane SPA (LC)	15	46	2.23	26
0500293011		LC	15	46	4.63	53
0500470026		LC	15	46	1.88	22
0510010084		LC	15	35	1.06	8
0510200058		LC	15	35	2.35	18
0780450023		LC	15	46	2.49	29
1180300001		LC	15	46	6.92	80
1420080086		LC	15	35	1.47	11
2150140031		LC	15	46	1.36	16

2190032008		LC	15	46	1.51	18
2190032009		LC	15	46	1.2	14
2280151033		LC	15	35	1.74	13
2400011029		LC	15	46	1.13	13
1180131051	B	LC	15	46	0.88	23
1180131055	B	LC	15	46	0.52	
1180131052	B	LC	15	46	0.54	
0780190032		LC	15	46	1.52	18
2450011020		LC	15	46	4.09	31
0500391010		LC	15	46	1.3	16
390011020	F	LC	11	15.2	0.33	
390011034	F	LC	11	15.2	0.28	
2190034003		LC	15	35	2.84	21
2400232064		TC	15	35	1.55	18
2660032009		W. Auburn Blvd. SPA (Neighborhood Connectivity Zone)	15	30	3.71	28
0430220031		SC	15	46	14.49	166

0430220015		SC	15	46	3.17	36
1150430075		SC	15	46	2.39	28
1210430019		SC	15	35	1.02	8
1150430076		SC	15	46	1.44	17
1210060025		SC	15	33	1.6	12
1210430020		SC	15	35	1.14	9
2030110109		SC	15	46	4.53	52
2030110150		SC	15	46	2.53	29
2030110149		SC	15	46	3.08	36
0390011006	F	RD-15/LC	11	15.2	1.88	12
0390011013		RD-20 and RD-5	5 and 15	5 and 36	7.03	126
0420012035		RD-30	22	33	1.06	23
0730190069		RD-30	22	33	17.8	200
2400062034		RD-30	22	33	3.57	81
2440151006		RD-30	22	33	1.25	30

2450011012		RD-40	30	44	6.45	174
2000400004		SPA North Watt Ave. (Elkhorn District Center)	30	33	7.38	124
0680580008		SPA (Butterfield LightRail Station RD-40)	96	110	3.62	96
0723360002		SPA (Easton RD-80, RD-60)	40,50	60,80	30.5	318
072360009, 0723360017 ,072336003 6		SPA (Glen borough)	12	33	133	414
0260073014	D	Stockton Blvd. Central SPA (RM-1/RD-20)	15	33	2.54	52
0260073017	D	Stockton Blvd. Central SPA (LC)	15	46	1.28	15
2300222045		Fair Oaks Blvd. Central SPA (LC)	20	46	1.77	21
670030076		Mather South Master Plan (EC)20		20	179	200
670090019		NewBridge Specific Plan	23	40	121.68	220

<b>TABLE C-26</b> <b>Limited Commercial (LC), General Commercial (GC), Shopping Center (SC) Parcels for Multi-family Residential Development</b>						
<b>Community</b>	<b>Assessor Parcel Number</b>	<b>Zoning</b>	<b>Maximum Density</b>	<b>Acreage(1)</b>	<b>Gross Acreage</b>	<b>Realistic Development Capacity</b>
South Sacramento	0430220031	SC	46	3.6	14.49	166
South Sacramento	0500293011	LC	46	1.16	4.63	53
South Sacramento	0500470026	LC	46	0.47	1.88	22
South Sacramento	0510010084	LC	35	0.27	1.06	8
South Sacramento	0510200058	LC	35	0.59	2.35	18
Cordova	0780450023	LC	46	0.62	2.49	29
South Sacramento	118030001	LC	46	1.73	6.92	80
Delta/Walnut Grove	1420080086	LC	35	0.37	1.47	11
Rio Linda/Elverta	2150140031	LC	46	0.34	1.39	16

# Sacramento County Housing Element

North Highlands	2190032008	LC	46	0.38	1.51	18
North Highlands	2190032009	LC	46	0.3	1.2	14
North Highlands	2190034003	LC	30	0.71	2.84	21
North Highlands	2280151033	LC	30	0.44	1.74	13
North Highlands	2400011029	LC	46	0.28	1.13	13
Orangevale	2610210020	Greenback Ln. SPA LC	46	0.56	2.23	26
South Sacramento	0430220015	SC	46	0.79	3.17	36
South Sacramento	1150430075	SC	46	0.6	2.39	28
South Sacramento	1150430076	SC	46	0.36	1.44	17
Vineyard	1210430019	SC	35	0.26	1.02	8
Vineyard	1210430020	SC	35	0.29	1.14	9
Antelope	2030110109	SC	46	1.13	4.53	52
Antelope	2030110150	SC	46	0.63	2.53	29
Antelope	2030110149	SC	46	0.77	3.08	36
Carmichael	2450011021	Fair Oaks Central SPA (GC)	46	3.49	13.94	161
South Sacramento	0500341010	GC	46	0.26	1.02	12
South Sacramento	0500341008	GC	35	0.33	1.31	10
South Sacramento	1150130084	GC	46	1.02	4.07	47

South Sacramento	1180131051	LC	46	0.49	1.94	23
South Sacramento	1180131052	LC	46	–	–	–
South Sacramento	1180131055	LC	46	–	–	–
Cordova	0780190032	LC	46	0.38	1.52	18
South Sacramento	0390300022	GC	46	0.62	2.47	19
Carmichael	2450011020	LC	46	1.02	4.09	47
South Sacramento	1150061030	GC	35	0.31	1.2	9
Arden Arcade	26600320009	SPA (GC)	35	0.92	3.71	28
North Highlands	2400232064	TC	46	0.39	1.5	18
Vineyard	1210060025	SC	35	0.4	15.79	12
South Sacramento	0260073017	SPA (LC)	46	0.32	1.6	15

(1) Assumes 25 percent of a site will be developed with affordable multifamily developments.



TABLE C-27							
LARGE PARCEL SITES IDENTIFIED IN SITES INVENTORY							
APN	Community	Zoning	Acres	Date Of Approval	Entitlements Required	Potential Units	Additional Notes
0660070052	Vineyard (North Vineyard Station CP)	RD-20	15.64	11/8/1998 No expiration date	Specific Plan Text (Resolution No. 98-1338)	334 total units. 200 units at low income levels due to SHRA lending guidelines and 134 units at moderate income level due to density	With the Community Plan approval, it designated this parcel as RD-20. This parcel will be included in the rezone program.
0660100024	Vineyard (North Vineyard Station CP)	RD-20	39.69	2004 and 2016	Rezone, Tentative Subdivision Map and Time Extension	200	An 8.3 gross acre portion is zoned for multi-family development. A map valid until September 2021 has been approved and will divide the multi-family zoned property into two separate parcels (4 and 4.3 acres). 7.6 net acres is available for developme

							nt and no environmental constraints are on the subject area. This parcel will be included in the rezone program.
0730190069	Cosumnes	RD-30	17.8	Initially part of the Zoning Ordinance Amendment for Rancho Murieta in 1987		Counting 10-acres at RD-30 to have approximately 300 units. 200 will be affordable for lower income per SHRA lending guidelines and 100 at moderate income.	This site has oaks tree and slope therefore the assumed developable acreage is approximately 10-acres. Inventory at RD-30 Zoning assumes approximately 300 units will be developed on this site.
0723360002	Cordova (Easton SPA)	RD-40, RD-50	30.5	1/28/2009 No expiration date	General Plan Amendment (Resolution 2008-1296 & Sacramento Zoning Ordinance No. SZC-2009-001)	30.5 acre parcel, but 5.6 and 5.4 acres of residential at 40-60 and 50-80 du/acre in the SPA. Approximately 318 units available at affordable income	This site is currently large and anticipated to be subdivided into smaller lots to achieve the proposed buildout at the identified density.

						categories. 768 total unit capacity.	
07202311 28	Cordova (Easton SPA)	RD-20, RD-30	15.89	1/28/200 9  No expiration date	General Plan Amendme nt (Resolutio n 2008- 1296 & Sacrament o Zoning Ordinance No. SZC- 2009-001)	Approximat ely 426 units available for moderate income units due to density and plan assumption s	The total parcel size is 15.89 acres and 12.8 acres are identified for multifamily developme nt in two parcels of 6.1 and 6.7 acres each. The density is 15-23 du/acre and 30-45 du/acre. These parcels have an identified capacity in the plan document of 426 units.
07202310 94  07233600 20	Cordova (Glenboroug h)	RD-25	581	1/28/200 9  No expiration date	General Plan Amendme nt (Resolutio n 2008- 1296 & Sacrament o Zoning Ordinance No. SZC- 2009-001)	The Master Plan assumes Glenboroug h will accommoda te 414 affordable units with 518 total multi-family units.	This site is currently large and anticipated to be subdivided into smaller lots to achieve the proposed buildout at the identified density. A total of 31.6

							acres is identified for multi-family residential.
075-0020-015	Cordova	RD-20	14.65	5/31/2007	Community Plan Amendment, Rezone, Vesting Tentative Subdivision Map, Special Development Permit, and Affordable Housing Plan (04-CZB-SPP-SVB-AHS-0782)	General Plan Designation is Medium Density Residential (13-30 du/ac). Approximately 275 units available.	There is a residence on the property and it has mixed zoning of RD-20 and O. The surrounding area has single family and multi-family housing. Approximately 3.15 acres has the O designation. Assume 8.33 acres is available for multi-family development.
0670030076	Cordova (Mather South)	RD-20	179	1/28/2020 No expiration date	Sacramento Zoning Ordinance No. SZC-2020-0001	Phase 1 of this Master Plan. Approximately 200 affordable units (EC)	A 10-acre portion of this parcel is identified in the Affordable Housing Strategy for the MSMP as providing 200 affordable units

245-0011-021	Carmichael/ Old Foothill Farms	Fair Oaks Central SPA (SC)	13.94			161	A transit stop is located on Manzanita Ave. across from the property. For commercial zones (SC, CG, LC) the Zoning Code standards assume a density of 30 du/acre. If the property is within ¼ of a transit stop this is increased to 40 du/acre. Additionally, the Housing Incentive Program allows a density increase over the base density by 15 percent on commercially zoned properties.
043-0220-031	South Sacramento	SC	14.49			166	There is a transit stop on Florin Road. For commercial zones (SC,

							CG, LC) the Zoning Code standards assume a density of 30 du/acre. If the property is within ¼ of a transit stop this is increased to 40 du/acre. Additionally, the Housing Incentive Program allows a density increase over the base density by 15 percent on commercially zoned properties.
043-0070-034	South Sacramento	SPA (Old Town SPA)	15.93			28	This is a separate legal parcel that was vacant in the last housing element (APN: 043007022). This portion is still vacant and is 4.76 acres, but a new APN:

							has been issued for this parcel and the adjacent parcel that is developed with a place of worship.
0670090019	Cordova	NewBridge Specific Plan	121.68	10/6/2020 No expiration date		Parcels N11 and N14 in Phase A of the plan will develop 220 affordable units as identified in the Affordable Housing Strategy	Parcels N11 and N14 will each be 5 acres
0670030072	Cordova	Mather South Master Plan  No expiration date	358.66	1/28/20		Parcels EC in Phase 1 of the plan will develop 200 affordable units as identified in the Affordable Housing Strategy	EC parcel will be divided from the larger parcels through development of the Master Plan.
0730040036, 042	Cordova	Cordova Hills Master Plan	626.4	3/12/2013	Sacramento Zoning Ordinance No. SZC 2013-00003	An HDR 2 site is identified in the Town Center and will accommodate approximately 150 units at a	The Town Center identifies a site with appropriate Zoning that will be further subdivided and developed.

						density of 30 units per acre.	
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TABLE C-28

## NON-VACANT SITES

APN	Zoning	Acres	Units	Reason For Inclusion In Sites Inventory
2200311019	RD-20	0.89 Acres	23	There is a duplex on the property and it is surrounded by multifamily development. It is considered underutilized due to its size and zoning. The total size is 0.89-acres assume 0.68 developable acres minus existing duplex results in a development of similar size to surrounding area. This parcel will be included in the County-wide rezone or other action to increase the density.
1180300001	LC	6.92 Acres	80	Located in the South Sacramento community. The existing use is an overflow parking lot for a church on an adjacent parcel. Due to its size and proximity to services and existing use, this site is considered underutilized. Assume 1.73 acres for multi-family. A transit stop is located at Stockton Boulevard and Massie Circle.
2280151033	LC	1.74 Acres	13	Located in the Carmichael/Old Foothill Farms community. The existing use is an overflow parking lot. The entire site could be developed residentially, however in keeping with the conservative commercial methodology 13 units are assumed because there is ultimately a 25 percent likelihood the site will be developed residentially.
2450011020	LC	4.09 Acres	47	Located in the Carmichael/Old Foothill Farms community. A bowling center was demolished in 2015 and the underutilized parking lot remains. Assume 1.02 acres for multi-family. This property and the adjacent parcels had numerous inquiries for development with residential uses. A transit stop is located on Manzanita Ave. adjacent to the property.
2070141015	SPA (Downtown Rio Linda), RD-20	11.2 Acres	88	Located in the Elverta/Rio Linda community. This parcel has split zoning of Neighborhood Mixed Use and RD-20. The Neighborhood Mixed Use portion is developed with a retail commercial use and the RD-20 portion is vacant. This site is considered underutilized due to its size, zoning and proximity to services. Assume 2.66 developable acres due to easements. This parcel will be included in the County-wide rezone or other action to increase the density.
0680580008	SPA (Butterfield Light Rail Station), RD-40	3.62 Acres	96	Located in the Cordova community. The existing use is a parking lot to the light rail station. The Butterfield Light Rail Station SPA was created for this parcel expressly to allow multifamily development at a range of 96 to 110 dwelling units.

2300222045	Fair Oaks Blvd. Central SPA LC	1.77 Acres	21	Located in the Carmichael/Old Foothill Farms community in a moderate resource area. The existing use is a parking lot. A building on the property was demolished between 1995 and 2001. A transit stop is located at Manzanita Avenue and Cypress Avenue within 1/4 mile of the parcel.
0500010077	RD-20	2.08 Acres	32	Located in the South Sacramento community. The site currently has a concrete slab that was a sports court. This site is considered underutilized due to the existing zoning, lack of residences and proximity to services. Assume 0.95 acres for multifamily due to odd shape of lot.
0260102023	RD-20	2.13 Acres	37	Located in the South Sacramento Community. The site currently has a single-family residence. This parcel is underutilized given its size, existing zoning and current development with only one residence. Assume 1.13 developable acres due to existing residence and trees. This parcel will be included in the County-wide rezone or other action to increase the density.
2300091056	RD-20	1.32 Acres	24	Located in the Carmichael/Foothill Farms community in a moderate resource opportunity area. The site currently has a single-family residence. This parcel is underutilized given its size, existing zoning and current development with only one residence. Assume 24 units due to existing residence and trees. This parcel will be included in the County-wide rezone or other action to increase the density.
2070300009	SPA (Downtown Rio Linda), RD-20	3.0 Acres	30	Located in the Elverta/Rio Linda community. The site currently has a single-family residence and is considered underutilized due to its size and zoning. Assume 0.90 developable acres due to existing residence and flood zone. This parcel will be included in the County-wide rezone or other action to increase the density.
0500391010	LC	1.3 Acres	16	Located in the South Sacramento community. The site currently has a single-family residence. In keeping with the conservative commercial methodology 16 units are assumed because there is ultimately a 25 percent likelihood the site will be developed residentially. There is a transit stop at Stockton Boulevard and Gerber Road less than 1/4 mile from the parcel.
0750020015	RD-20/O	14.65 Acres	275	Located in the Cordova community. The site currently has a single-family residence. Assume 8.33 acres is available for multi-family. The site contains 3.15 acres that is designated as O and is not available for multifamily development. The site is underutilized given its size, existing zoning and current development with only one residence and close proximity to the Butterfield Light Rail station. This parcel will be

				included in the County-wide rezone or other action to increase the density.
2580310035	Fair Oaks Blvd. Central SPA (LC)	3.06	36	Located in the Carmichael/Foothill Farms Community in a moderate resource area. This property is 3.06-acres and is developed with a parking lot in a portion of the parcel leaving the majority of the site vacant. The entire site could be developed residentially, however in keeping with the conservative commercial methodology 36 units are assumed because there is ultimately a 25 percent likelihood the site will be developed residentially. This site is considered underutilized due to its size and proximity to transit and services.

<b>TABLE C-29</b> <b>VACANT LANDS AVAILABLE FOR EMERGENCY SHELTERS AND</b> <b>SINGLE ROOM OCCUPANCY (NO USE PERMIT REQUIRED)</b> <b>ZONING: GENERAL COMMERCIAL (GC)(1)</b>				
APN	Community	Zoning	Acres	Bed Count
2200171039	Carmichael/Old Foothill Farms	GC- General Commercial	0.93	100
TOTAL			0.93	100

<b>TABLE C-30</b> <b>VACANT LANDS AVAILABLE FOR EMERGENCY SHELTERS AND</b> <b>SINGLE ROOM OCCUPANCY (NO USE PERMIT REQUIRED)</b> <b>ZONING: LIGHT INDUSTRIAL (M1) (1)</b>				
APN	Community	Zoning	Acres	Bed Count
0670160097	Cordova	M-1	1.95	100
2250943016	Natomas	M-1	3.14	100
2250943035	Natomas	M-1	1.73	100
2250944042	Natomas	M-1	1.12	100
2250944043	Natomas	M-1	1.44	100
2370011060	Natomas	M-1	2.04	100
2370015010	Natomas	M-1	1.91	100
2250941027	Natomas	M-1	2.08	100
2250941028	Natomas	M-1	2.14	100
0360162048	South Sacramento	M-1	9.56	100
0670160096	Cordova	M-1	1.78	100
0630011036	Cordova	M-1	1.55	100
TOTAL			23.66	1200

## APPENDIX D: VACANT LAND INVENTORY MAPS

