

APPENDIX B:

PROGRAM EVALUATION**HOUSING STRATEGY I: ADEQUATE SUPPLY OF LAND FOR HOUSING**

- HE-1 (a):** As part of the General Plan’s Annual Monitoring Process, the County will review the allocation of residential and agricultural-residential land in the Land Use Element in relation to projected demand for housing and, if appropriate, amend the Element to ensure that adequate land continues to be available to meet the County’s assigned share under the SACOG Regional Housing Needs Plan.
- Objectives:** To annually monitor, and periodically review, the allocation of residential land to ensure adequate supply for future housing development for all income groups.
- Achievements:** The annual Housing Element report tracks remaining need in dwelling units for the planning period. As of the end of 2006, the County had enough land to accommodate the need for moderate and above-moderate households. The County had a shortfall of acreage for very low- and low-income households. Subsequently, the County rezoned 134 acres at a density of 20 dwelling units or higher (as of December 31, 2006) in order to implement HE-1(f) and HE-1(g).
- As part of the Housing Element update, the County prepared a residential holding capacity analysis and updated the land inventory.
- Evaluation:** In addition to an existing inventory of buildable parcels in commercial corridors which have been targeted for residential development, the County plans to biannually report the inventory of land available for development (HE-1(b)).
- HE-1 (b):** Throughout the current Housing Element planning period, the Planning Department shall generate, and make available for public inspection and copying, reports of the inventory of sites, and provide a copy of such reports to housing providers and other interested parties. Each report shall identify changes to the inventory by parcel number, acreage, zoning and project number, and shall provide a summary of any additions or losses to the inventory. The County will design a tracking system that provides quarterly updating of the inventory as development activity occurs, allowing the Department to produce update reports upon request.

The County will promote the availability of the sites' inventory, particularly sites for very low- and low-income uses, by posting the inventory on the County's website, notifying public and private entities that have constructed affordable housing in Sacramento County within the prior five-year period, and making copies of the inventory available at the Planning and Community Development Department's public counter. The sites inventory will note those properties that can be developed within the current Housing Element planning period in consideration of the existence, or likely availability, of public facilities and services and the existence of environmental constraints or other physical characteristics affecting development potential.

Objectives: Prepare quarterly inventory of vacant residential sites for all income levels.

Achievements: Because of staffing limitations, a tracking system has been designed that provides biannual (rather than quarterly) updating of the vacant parcel inventory for very low- and low- income housing. An inventory has been prepared for the 3rd quarter of 2007 and is available to the public on the Planning Department Website.

Evaluation: Because of staffing limitations, the County has implemented this program on a biannual rather than on the programmed quarterly basis. This program will continue as revised to provide updates on a biannual basis.

HE-1 (c): The County will continue to implement Zoning Code provisions that encourage multifamily development in the LC and SC zones at appropriate locations, subject to development plan review, with the approving authority determined by the number of dwelling units and conformance with applicable development standards and any future design review process. To ensure that an inventory of adequate sites is maintained in the unincorporated area according to Policy HE-1, the County will encourage LC- and SC-zoned properties to be developed with multifamily housing or a mix of multifamily housing and commercial uses. The County will provide regulatory and financial incentives to encourage housing in LC and SC zones as described in policies HE-4, HE-5, HE-9 and HE-39. The County will also apply inclusionary housing requirements to residential and mixed-use projects on LC and SC zoned properties according to policy HE-45. Based on these policies, the County will assume for the purposes of the Vacant Land Inventory, Chapter 6 of this Housing Element, that up to 25 percent of LC and SC sites will be developed with multifamily housing or mixed-use projects.

Objectives: 25 percent of vacant LC and SC sites to be used for multifamily or mixed-use projects.

Achievements: The County is continuing to permit multifamily dwellings as a matter of right, subject only to development plan and/or design review to assure compliance with appropriate development standards in the LC and SC zones. 21.3 percent of zoned LC and SC acreage that developed between September 2003 and June 2007 was developed with multifamily projects.

Evaluation: The County has not yet achieved this objective, although progress has been made toward the objective. This program will be continued.

HE-1 (d): The County will continue to permit multiple family dwellings as a matter of right, subject only to development plan and/or design review to assure compliance with appropriate development standards in RD-15, RD-20, RD-25, RD-30, RD-40, LC and SC zones. To expand the development potential on such sites, the County will continue to provide incentives to developers, such as density bonuses, as listed in programs 9 and 27.

Objectives: Encourage the construction of multifamily uses in appropriate zones while allowing for review of the quality and design of such uses.

Achievements: The County is continuing to permit multifamily dwellings as a matter of right, subject only to development plan and/or design review to assure compliance with appropriate development standards in the RD-15, RD-20, RD-25, RD-30, RD-40, LC, and SC zones.

Evaluation: The County is meeting this qualitative objective. This program will be continued.

HE-1 (e): The County, in adopting infrastructure financing plans for any new growth areas, shall consider housing affordability and the need to retain sites designated as multifamily in Specific and Comprehensive Plans, in addition to other criteria established by the Municipal Services Agency, in the imposition and spreading of infrastructure costs and in the structuring of the payment of such costs. Specifically, such financing plans shall consider how fees and debt can best be imposed in compliance with State law and encourage retention of multifamily property and to foster housing affordability.

Objectives: Assure adequate infrastructure and services for sites in the County’s residential land inventory.

Achievements: The County waives certain financing plan fees for affordable units in new growth areas such as roadway and transit fees and the Antelope Community Plan Area fees for projects that are certified by SHRA to have at least 10 percent of units available for very low-income households. This is to encourage retention of multifamily property and foster housing affordability.

Evaluation: The County is meeting this qualitative objective. Certain fees from financing plans are waived for affordable units.

HE-1 (f) and (g): The County will designate a minimum of 132 additional acres at a density of 20 dwelling units per acre or higher to accommodate the development of at least 2,244 multiple family units. If sites are rezoned to a higher density zoning designation, the acreage will be adjusted accordingly to ensure that the 2,244 unit obligation is achieved. Program implementation actions will include a combination of County initiated rezones that will be completed no later than December 31, 2006, and expediting of private rezone requests (approximating 91.4 acres of multifamily zoned land) that are pending as of December 2004. The County will initiate the rezones either within Specific Plan or Comprehensive Plan areas or other existing urbanized areas of the unincorporated County. The County will ensure that adequate infrastructure is currently planned or is planned to be available during the planning period.

In addition to HE-1(f), the County will designate a minimum of 73.4 acres at a density of 20 dwelling units per acre or higher for multiple family developments, to accommodate the development of at least 1,139 multiple family units, within adopted Specific Plan and Comprehensive Plan areas. If sites are rezoned to a higher density zoning designation, the acreage will be adjusted accordingly to ensure that the 1,139 unit obligation is achieved. Program implementation actions will include a combination of County initiated rezones that will be completed no later than December 31, 2006, and expediting of private rezone requests (amounting to 15.7 acres of multifamily zone land) that are pending as of December 2004. The County will initiate the rezones either within the adopted Specific Plan or Comprehensive Plan areas or within other existing urbanized areas of the unincorporated County. The County will ensure that adequate infrastructure is currently planned, or is planned to be available during the planning period.

Objectives: Increase the supply of multifamily land to accommodate housing for residents earning extremely low- through moderate incomes to accommodate future SACOG regional housing allocations.

Achievements: The County has rezoned 194.6 acres to multifamily zones, and has approved affordable housing units that are the equivalent to 17.8 acres assuming RD-20 zoning.

Evaluation: The County has achieved this objective. This program has been completed, and does not need to be continued into the 2008-2013 period.

HE-2 (a): The County shall preserve the supply of multifamily land needed to accommodate the County’s housing allocation for lower income housing under the SACOG Regional Housing Needs Plan, and to implement Policy HE-1, by not allowing multifamily-designated land to be developed for other land uses, unless:

1. Other land can be designated to accommodate an equivalent amount of multifamily housing units at a comparable density, or
2. The County makes a finding that such land is not needed to accommodate the remaining SACOG allocation for households earning 80 percent or less of the Sacramento County median income at the time of application for the proposed use, or
3. The County identifies one or more other strategies to accommodate lower income housing units equal in number to the number the County determines are developable on the proposed site. Other strategies may include, but are not limited to:
 - Identification of sites suitable for re-use or redevelopment that have equivalent development potential within the planning period covered by the Housing Element.
 - Identification of financial subsidies that can assist in the construction of an equivalent number of housing units affordable to lower income households.

The County will maintain a current accounting of multifamily sites as they are developed in relation to the remaining housing allocation to be accommodated for the very low- and low-income groups.

Objectives: The County shall not allow multifamily designated land to be developed for other land uses.

Achievements: Since the date of the Housing Element Inventory (August, 2003), the County has not allowed an Inventory parcel zoned RD-20 or above to be developed to non-residential uses.

	<p>The County has and will maintain an accounting of multifamily sites as they are developed in relation to the remaining housing allocation to be accommodated for the very low- and low-income groups.</p>
Evaluation:	<p>The County has achieved this objective. This program will be continued.</p>
HE-3(a):	<p>The Planning and Community Development Department, with assistance from the Sacramento Housing and Redevelopment Agency and the Real Estate Division, shall develop and maintain a system for inventorying available surplus land and evaluating the suitability for affordable housing production. The County shall make that list available to interested public and private agencies that provide affordable housing. The County will consult with affordable housing providers to develop appropriate criteria for use in evaluating the suitability of sites for affordable housing and the development potential of such sites. The County will also identify and initiate needed regulatory changes to make such sites available for affordable housing development. The County will notify affordable housing providers of the availability of the site inventory and provide annual updates to providers who have expressed an interest in the inventory.</p>
Objectives:	<p>Complete inventory and list of surplus Federal, State, and County lands.</p>
Achievements:	<p>This inventory was not produced.</p>
Evaluation:	<p>The County did not meet this objective. However, this program will be continued, and additional staff time will be available during the 2008-2013 period to prepare and update this inventory.</p>
HE-4 (a):	<p>The County shall continue to designate special planning areas with economic incentives to facilitate planning and re-use of properties along transit and commercial corridors to include housing of various types in mixed-used development. The County will offer one or more of the following incentives, to be promoted through the County's website and direct marketing/outreach to potentially interested businesses and developers.</p> <ol style="list-style-type: none"> 1. County initiated rezoning to facilitate the revitalization of the planning area; 2. rebate of unsecured property taxes for a fixed number of years; 3. tax exempt financing (industrial development bonds and other programs) for commercial portion of project

to increase financial feasibility of residential portion;
accelerated and individualized permit processing;

4. tax increment financing, including use of Housing Set-Aside Fund for housing units affordable to low-income households;
5. construction of off-site improvements;
6. fee rebates or deferrals of capital impact fees (i.e., Regional Sanitation connection fees, roadway and transit impact fees, various development fees) associated with new construction that creates permanent jobs in mixed-use projects, with fee deferrals to be "interest free" for targeted companies; and
7. assistance in assembling and merging parcels when necessary to achieve project objectives. Such assistance may take the form of financial assistance through Sacramento Housing and Redevelopment Agency (SHRA) in property acquisition and/or expedited approval of the merger of parcels.

Objectives: Identify additional sites to accommodate future multifamily unit construction, particularly to meet the County's regional housing allocation for lower income households.

Achievements: To fulfill the requirements of HE-1(f) and (g) the County has rezoned properties to multiple-family residential zones at County expense in commercial and transit corridors.

The Department of Transportation is implementing beautification and enhancement programs for transportation corridors such as North Watt Avenue in North Highlands.

Evaluation: The County has met this objective through rezoning of properties to multifamily zones along commercial and transit corridors. This program will be continued.

HE-5 (a): Develop an inventory of parcels that remain vacant or underutilized and are suitable for residential and/or mixed-use development. The County will use computer-assisted analysis to locate urban infill and reuse parcels and provide an inventory of sites by acreage, condition, and development suitability. The inventory will provide information such as size, ownership, zoning, physical characteristics, and availability for development. The County will distribute the inventory to developers and post the inventory on the County's website. The County will promote the availability of the inventory through one or

	<p>more development industry associations. The County will create an inventory of underutilized and infill properties within one year of adoption of the Housing Element as part of Program 1(b) and promote the availability of the inventory to the development community and other interested parties.</p>
Objectives:	Provide an inventory of urban infill and reuse parcels and make available to the public.
Achievements:	A commercial corridor land use study has been conducted for the General Plan Update. Each commercial corridor parcel had been analyzed for development capability. The study is available in the Planning Department web site.
Evaluation:	The County has achieved this objective. This program will be continued.
HE-5 (b):	<p>Upon the identification of vacant and underutilized sites for residential and mixed-use infill development, the County will collaborate with the development community and community planning groups to create incentives, criteria, and guidelines for residential development in underutilized areas. The County shall seek, when feasible, to rezone infill properties, with property owner consent, to overcome procedural and political barriers that make many small infill projects infeasible. The County will promote this incentives program through meetings with building industry organizations, community groups, and property owners; program information to be distributed to those groups; the County’s Economic Development Department in its contacts with developers and community leaders; and pre-application meetings with developers.</p> <p>The County will develop the following incentives program and process to encourage the reuse of underutilized and infill properties:</p> <p>As part of the Zoning Code update process in Program 8(a), review development standards to identify obstacles to infill development on vacant and underutilized sites and adopt revisions that will reduce those barriers. Regulatory issues that will be addressed to facilitate infill development include, but are not limited to: parking, height limits, set-backs, yards, and lot coverage.</p> <p>As part of the regulatory review process, develop “performance zoning” options for designated infill areas in which the County sets minimum standards for building intensity, design, parking, general categories of permitted uses, and off-site impacts, but does not regulate specific building uses.</p>

Create a density bonus program that allows for additional housing units in residential only projects, or additional housing units and/or non-residential floor space in mixed-use projects. Increases in permitted density may be in the 25 percent to 50 percent range, which will increase the value of the land and enable the developer to better support the cost of infill development. The granting of density bonuses, and the amount of the bonus, will be based on criteria such as proximity to public transit, the inclusion of affordable or special needs housing units, the location of infill development in economically disadvantaged areas, or the inclusion of other project amenities to be specified by the County (such as creative design or public spaces with accessible amenities).

Engage a professional facilitator, when necessary, to work with the community and the applicant to address community concerns and reduce potential project opposition, thereby expediting the development process. When one or more properties cover a large area, facilitate the preparation of a specific or other special area plan to address planning issues of concern to the community.

Continue to offer lower County Regional Sanitation District fees for infill and underutilized sites and identify other opportunities for fee reductions or deferrals.

Coordinate strategies, including funding assistance if available, with the Economic Development Department to find ways to defray the cost of development on infill parcels.

Collaborate with SHRA and its community redevelopment efforts (see the introduction to this chapter, which contains a discussion of the County’s role in coordinating the activities of various agencies and departments).

Use exemptions permitted by CEQA, when appropriate, pursuant to State regulations for urban infill properties as a means of expediting project review and approval.

Objectives: Rezone infill properties and to overcome procedural and political barriers that make infill projects infeasible.

Achievements: All but one of the County initiated rezone sites under programs HE-1(f) and (g) are infill sites.

The Planning Department is working on a form-based zoning code that sets minimum standards for building intensity, design parking, general categories of permitted uses, and off-site impacts but does not regulate specific building uses.

The County Regional Sanitation District has continued to offer lower fees for infill sites.

The County is in the process of developing an infill program that will include the funding of a permanent infill coordinator position, increasing provision of financial incentives for developing infill projects, public education and the development of an infill response team. This program has been incorporated into the new Housing Element.

Evaluation: The County has met this qualitative objective. The program will be continued under Program 1(b), and coordinated with the future vacant and underutilized infill parcel inventory from Program HE-5(a).

HOUSING STRATEGY II: REDUCTION OF CONSTRAINTS TO HOUSING PRODUCTION

HE-6 (a): The County will continue to consult with housing providers as part of an ongoing process to evaluate development approval timelines and to identify process improvements. The consultation process will be coordinated by the Planning and Community Development Department and will consist of annual meetings with housing providers to evaluate development approval procedures and timelines, and to provide recommendations for improvements.

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

Achievements: The County has not implemented this program.

Evaluation: The County has not attained this objective. The program will be continued in the 2008-2013 period (with modifications). The County is currently in the process of comprehensively revising the zoning code and development approval process, which is expected to improve development approval procedures and timelines. Housing providers have been providing input during the process of the zoning code and development revisions and update, and a new program will require an annual meeting with housing providers.

HE-6 (b): The County shall take steps to reduce delays in the evaluation of affordable housing projects. Examples of these steps include: applying targeted timelines for the planning, environmental and public review process; continuing the project manager approach to managing applications to ensure accountability by County staff; ensuring that project managers do not carry an excessively heavy load of projects; ensuring that routine projects are reviewed at the lowest hearing level possible; and use best

	efforts to schedule projects within 60-days of completion of a staff report.
Objectives:	Reduce delays in the approval of affordable housing projects.
Achievements:	The Planning Department expedites affordable housing projects in order to meet funding deadlines. The proposed new Multifamily Design Guidelines permit County staff to make more decisions administratively, and are expected to improve processing time for these projects. In addition, the County is pursuing a comprehensive update of its zoning code. The updated code is expected to simplify processing procedures for the County.
Evaluation:	The County has met this qualitative objective by expediting the evaluation of these projects. This program will be continued.
HE-6 (c):	The County will continue its Customer Service Survey program, administered by the Zoning Administration section of the Planning and Community Development Department. This program was implemented in 1992 as a tool to solicit suggestions from private sector developers and other clients, primarily to improve the services offered by public counter personnel. The County will provide each applicant with a survey questionnaire requesting comments and suggestion on how the staff of the public permit counter can improve customer service and how the Application Processing section can revise application processing procedures to expedite permit processing times.
Objectives:	Develop survey questionnaire to identify options to improve customer service and more efficiently administer application processing.
Achievements:	The Planning Department has developed a customer service survey questionnaire. However, the survey was discontinued because of very low response (less than one submittal in a year).
Evaluation:	The County achieved this objective by developing the survey. However, the program was discontinued based on very low response. In light of the response problems, this program will not be continued.
HE-6 (d):	The County will review existing criteria, procedures, and residential uses that require special development and conditional use permits to determine the impact of these processes on the availability and affordability of housing for special needs groups. The County will consult with providers of such housing, and organizations that provide supportive services to special needs populations, to

	<p>identify potential improvements in these processes that will facilitate the provision of special needs housing while maintaining the health, safety, and community compatibility objectives of these permit processes.</p>
Objectives:	Reduce the time and cost impact of discretionary permits on affordable and special needs housing.
Achievements:	The County has undertaken a “Streamlining the Development Process Program,” an ongoing program with a steering committee, a Development Roundtable, and an Oversight Committee. However, there are no providers of housing for special needs groups on the committees.
Evaluation:	The County has implemented a program which can be used to achieve this objective in the future. This program will be continued, and the County should encourage providers of housing for special needs groups to be part of the streamlining effort.
HE-7 (a):	Planning staff will consult with SHRA on all incoming residential development applications with an affordable housing component. For projects that meet the affordable housing criteria, priority in permit processing will be given, consistent with State and local regulations.
Objectives:	Grant priority in affordable housing project approval.
Achievements:	<p>Planning staff consults with SHRA staff on projects with an affordable housing component on a weekly basis. This is part of the implementation of HE-45(a).</p> <p>The Planning Department expedites affordable housing projects in order to meet funding deadlines.</p>
Evaluation:	The County has achieved this qualitative objective. This program will be continued.
HE-8 (a):	Review the Zoning and Subdivision ordinances annually for possible revisions that would assist in creating more affordable housing by identifying and eliminating regulations nonessential to health and safety that act as contributing factors to the high cost of housing. Revise standards or code requirements if greater affordability can be achieved. The annual review will be conducted as part of the County’s annual review of implementation and progress in achieving the objectives of the General Plan, with a report to the Board of Supervisors on the findings and conclusions of the annual review. Included in the review will be revisions to the County’s parking standards to reduce parking for smaller dwelling units with fewer bedrooms. The County will establish parking requirements based on dwelling unit size, number of bedrooms, and

	resident characteristics (for example, seniors, persons with disabilities, or low-income single working adults).
Objectives:	Identification and removal of ordinances nonessential to health and safety that act as contributing factors to the high cost of housing.
Achievements:	The County has not implemented this program.
Evaluation:	The County has not achieved this objective. However, the County is in the process of updating their Zoning Code and application processes. This program will be merged with the replacement program for HE-6(a), which includes staff proposal of amendments to the Zoning Code based on comments at annual meetings with housing providers.
HE-8 (b):	County staff will conduct an internal review of the cost impact on housing whenever proposed actions impact land use, economic development, and housing issues. The results of this review will become part of the staff report to the Board of Supervisors when considering changes to fee schedules, development standards, and other regulations and policies affecting housing. Issues of housing availability and affordability will be included in the staff checklist of issues to analyze.
Objectives:	Implementation of a “Housing Impact Analysis” program.
Achievements:	The County has not implemented this program.
Evaluation:	The County has not achieved this objective. This program will be discontinued. Other programs under Strategy II, including HE-6(a) and HE-10(a), allow for input from developers and housing providers, and can be used to provide feedback when the County proposes to make changes to land use, economic development, and housing programs.
HE-9 (a):	During pre-application meetings and the initial project review process, encourage residential developers to apply for Special Development Permits or use other County regulatory or incentive programs (such as density bonuses and mixed-use incentives in commercial LC and SC zones) that would allow flexibility in zoning and subdivision development standards to accommodate unique residential projects, where appropriate.
Objectives:	Encourage residential developers to apply for Special Development Permits or use other regulatory or incentive programs of the County.
Achievements:	The Planning Department has pre-application meetings with many residential developers. The Current Planning

	<p>Division has encouraged the use of Special Development Permits particularly for multifamily projects or mixed use projects.</p>
Evaluation:	<p>The County has met this objective. The upcoming Zoning Code update will remove the need for exceptions for most multifamily projects. Based on these zoning changes, the program will not be continued.</p>
HE-9 (b):	<p>The County will review current definitions, permitted zones, and conditions under which alternative types of housing units are permitted to encourage and facilitate a variety of housing types for very low-income persons. The County will also review its building code enforcement and inspection procedures to ensure that existing buildings can be feasibly converted to other housing types for very low-income persons through flexible application of building code standards while meeting health and safety objectives of the building code.</p> <p>In determining the most appropriate locations for alternative housing types created from the conversion of existing buildings, the County will evaluate old motels and other uses along travel and commercial corridors. Appropriate locations will be identified as part of a comprehensive corridor/community planning effort and/or the establishment of new or amended redevelopment plans.</p>
Objectives:	<p>Simplify the process for approving alternative housing types and increase the number of available sites.</p>
Achievements:	<p>The County has not implemented this program.</p>
Evaluation:	<p>The County has not achieved this objective. This program will not be continued. The County's comprehensive update of zoning and development regulations is expected to include increased flexibility for alternative housing unit types.</p>
HE-10 (a):	<p>The County will consult with both for-profit and non-profit homebuilders prior to increasing planning and environmental review permit fees to determine the potential impact of fee increases on housing costs. The County will submit proposed fee increases to homebuilders and affordable housing providers for review and comment in advance of Board of Supervisor action.</p>
Objectives:	<p>Periodically review application processing and infrastructure fee schedules and mitigate the cost impact of fees.</p>
Achievements:	<p>The County has not implemented this program.</p>

Evaluation: The County has not achieved this objective. However, because of increased staffing, this program will be continued for the 2008-2013 period.

HE-10 (b): The County will continue to implement reductions in planning and environmental review permit fees by up to 50 percent for residential developments in which at least 20 percent of the units are affordable to very low- and low-income households and on which affordability restrictions are subject to long-term (30-year or greater) regulatory agreements as certified by the Sacramento Housing and Redevelopment Agency. The County will defer any fees until the time of issuance of buildings permits. The amount of fee reductions and/or deferrals will be based on:

1. A financial statement provided by the applicant documenting the need for a fee reduction or deferral for the feasibility of the project.
2. The availability of funding to pay that portion of the cost of processing an affordable development proposal not covered by the reduced fees.
3. The location of a project (infill versus new growth area).

Objectives: Develop program to eliminate or reduce planning fees associated with low- or very low-income housing projects.

Achievements: The County offers a waiver of development impact fees for very low-income units and deferral of those same fees for additional units in low-income projects. In addition, the County offers a deferral of planning fees for affordable housing projects. However, planning and environmental fee reductions are not offered.

Evaluation: The County has progressed toward this objective by deferring and waiving development impact fees, but does not reduce planning and environmental fees. The County affordable housing impact fee waiver and deferral program will be continued.

HE-10 (c): The County will allow unused fee reductions that are budgeted each year for projects containing very low- or low-income units to roll over to subsequent years and request that other agencies charging impact fees also allow rollovers for unused reductions. The County will evaluate whether it can increase the annual budget for fee reductions, and request that other agencies charging impact fees also increase their allocations. The County's evaluation will consider whether the amount of fee reductions currently budgeted are being effectively used by

	affordable housing providers and whether the impact of further fee reductions is fiscally sustainable given staffing needs of affected County Departments.
Objectives:	Maximize the use of budgeted permit fee reductions.
Achievements:	The County has not implemented this program.
Evaluation:	The County has not achieved this objective. This program will not be continued. Program HE-10(b) allows deferral of fees to encourage production of affordable housing, addressing the underlying target of this program. Also, one of the options of the Affordable Housing Ordinance (Program HE-45(a)) is the payment of in-lieu fees which are used to develop affordable housing.
HE-11 (a):	The County will defer fees until the close of escrow for owner-occupant housing projects containing 20 percent or more affordable housing, and until occupancy for rental housing projects containing the required percentage of affordable housing. The County will promote the fee deferral option through its website, an information bulletin to local building industry associations, SHRA's outreach to affordable housing providers (see Housing strategies IV and V), and pre-application meetings.
Objectives:	To delay the cost-impact of fees payments until a housing project begins to generate revenue.
Achievements:	The County defers Planning fees until occupancy for affordable housing projects. In addition, the County defers certain development fees for SHRA-certified new residential multifamily development. Development fees are deferred until close of escrow of permanent loan financing, with a maximum deferral of 15 months.
Evaluation:	The County has met this objective. This program will be continued and promotes the fee deferral option through its website.
HE-11 (b):	The County shall request that other agencies and districts defer the required payment of impact fees for qualifying projects as specified in Program HE-11 (a).
Objectives:	To delay the cost-impact of fees payments until a housing project begins to generate revenue.
Achievements:	A number of County agencies are deferring fees for projects which meet affordable housing thresholds.
Evaluation:	The County has achieved this qualitative objective. This program has been updated and combined with programs

HE-10(b) and HE-11(a). The revised program will detail the fees involved, and which projects qualify for fee deferral.

HE-12 (a): The County will continue to monitor legislation, work directly with local legislators, propose legislation, and participate in associations of county governments to promote State legislation that supports the goals and objectives of the County’s Housing Element.

Objectives: To influence State legislation in support of the County’s Housing Element objectives.

Achievements: The County has a staff member who monitors State legislation. The Planning Department has provided comments regarding proposed State legislation to the County’s legislative advocate.

Evaluation: The County has achieved this qualitative objective. This program will be continued.

HOUSING STRATEGY III: CONSERVATION AND REHABILITATION OF EXISTING HOUSING AND NEIGHBORHOODS

HE-13 (a): The County, through the Sacramento Housing and Redevelopment Agency, will fund and administer rental housing loan programs for the rehabilitation of privately owned substandard housing and the acquisition and rehabilitation of substandard property for occupancy by lower income households. The Sacramento Housing and Redevelopment Agency 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.

The County will rely on SHRA to promote this program through its website, distribution of brochures, and contacts with nonprofit organizations and other governmental partners, such as the County Nuisance Response Team in the Code Enforcement Division. SHRA staff also provides technical assistance in response to phone call requests and office visits. The County will also add a link from the Planning and Community Development Department web page to SHRA’s website.

Objectives:

1. Promotion by Sacramento Housing and Redevelopment Agency (SHRA) of its loan programs for substandard property.
2. 200 rehabilitated units annually and 510 units through acquisition/rehabilitation.
3. Create website link from Planning Dept. to SHRA.

- Achievements: SHRA has the following programs promoted by its website:
1. Boarded and Vacant Homes program (\$10-20,000 to developers for substantial rehabilitation).
 2. Multifamily Housing Direct Loan Program (11+units) eligibility guidelines and loan application.
 3. Investment Property Improvement Loan Program (10+ units) eligibility guidelines and loan application.
 4. Create a Loan Rehab program.

Year 2004: 448 multifamily units acquired/rehabilitated.

Year 2005: 374 multifamily units acquired/rehabilitated.

Year 2006: 300 multifamily units acquired/rehabilitated.

Year 2007: 789 multifamily units acquired/rehabilitated

Evaluation: The County has achieved this objective for the period 2004-2007. The total number of multifamily units acquired or rehabilitated is greater than 200 per year rehabilitated and 510 units rehabilitated or acquired. This program will be continued.

HE-14 (a) In an effort to preserve the existing single-family housing stock owned and occupied by lower income households, the County, through SHRA, will continue to provide low interest and deferred loans for rehabilitation activities required to bring a home into compliance with California health and safety standards. SHRA will also provide financial assistance for emergency repairs, painting, and other property improvements designed to achieve neighborhood improvement objectives. The County shall continue to use local funding and leverage these sources of funding with State and other competitive redevelopment funds, to the extent available.

The County will also continue to collaborate with private, non-profit organizations in the funding and implementation of housing rehabilitation and neighborhood improvement programs. Collaboration will take the following forms:

1. Periodic meetings, as needed, with non-profit organizations participating in County housing rehabilitation programs or operating independent programs in the County to establish strategies and priorities.

	<p>2. Annual solicitations of interest sent to non-profit organizations to participate in County-funded programs.</p> <p>Annual monitoring, reporting, and evaluation of achievements by non-profit partners in County programs.</p>
Objectives:	<p>The Sacramento Housing and Redevelopment Agency (SHRA) will continue to provide low interest and deferred loans for rehabilitation activities required to meet California health and safety standards.</p> <p>Rehabilitate 25 affordable housing units annually and minor/emergency repair of 540 homes annually.</p>
Achievements:	<p>During 2002-2007, SHRA has originated 86 single-family rehabilitation loans and 680 Emergency Repair and Accessibility Grants.</p>
Evaluation:	<p>SHRA has made progress through this program but the program's objective was not achieved. The program will be continued but with revised objectives.</p>
HE-15 (a):	<p>Continue to identify older motels suitable and feasible for conversion to permanent affordable housing in conjunction with commercial corridor studies and community plan updates.</p>
Objectives:	<p>Identify three motel properties suitable for conversion.</p>
Achievements:	<p>The County has converted one old motel to permanent affordable housing. South Pointe (Saybrook) with 51 affordable units was approved for conversion on 2-13-03.</p>
Evaluation:	<p>The County has identified and converted one hotel to permanent affordable housing, partially achieving this objective. This program will be continued.</p>
HE-15 (b):	<p>Assist new owners of motels to obtain financing for their acquisition, rehabilitation, and/or conversion.</p>
Objectives:	<p>Assist new owners of motels to obtain financing for their acquisition, rehabilitation and/or conversion.</p>
Achievements:	<p>The County obtained funding for the Saybrook permanent housing development.</p>
Evaluation:	<p>The County has achieved this objective. This program will be continued.</p>
HE-16 (a):	<p>The County shall actively enforce existing regulations and programs administered by the Code Enforcement Division of the Planning Department regarding abandoned vehicles,</p>

	<p>outdoor storage, and substandard or illegal buildings, to protect and improve the integrity and stability of existing neighborhoods. Storage 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.</p>
Objectives:	Reduce the number of abandoned vehicles and illegal structures from residential neighborhoods.
Achievements:	The County is continuing its zoning enforcement and vehicle abatement programs.
Evaluation:	Quantitative data regarding the number of abandoned vehicles and illegal structures is not collected, but the County has met this qualitative objective. This program will be continued.
HE-16 (b):	The County will support the efforts of individual neighborhoods with unique social, architectural and environmental characteristics to maintain and preserve their identities through the implementation of Neighborhood Preservation Areas. As part of the process of considering development standards for an NPA, the County will ensure that those standards do not violate State or Federal requirements relating to affordable or special needs housing or create unreasonable constraints to the development of such housing.
Objectives:	Designation of Neighborhood Preservation Areas to address unique neighborhood conditions and characteristics.
Achievements:	The County continues to implement existing Neighborhood Preservation Area (NPA) ordinances.
Evaluation:	The County has met this qualitative objective. This program will be continued.
HE-16 (c):	Identify small, specialized target focus areas that are not in larger redevelopment or block grant areas as sites suitable for neighborhood revitalization efforts under the Neighborhood Conservation Program. The County will continue to coordinate the efforts of various agencies (SHRA, Planning and Community Development, Health and Human Services, County Sheriff, etc.) to revitalize targeted neighborhoods in low-income communities. The County and SHRA will identify priority investments in housing and infrastructure improvements in such neighborhoods, public services, and the purchase and/or renovation of privately owned affordable housing in such neighborhoods.
Objectives:	Implementation of revitalization projects in focus areas to target resources for neighborhood improvements.

Achievements: Community Development Block Grant (CDBG) funding continues to be allocated for various infrastructure projects, including improvements to parks, community centers, street improvements, and other related activities.

Evaluation: The County has met this qualitative objective. This program will be continued.

HE-16 (d): The County will continue to enforce neighborhood nuisance abatement ordinances to assist the Sheriff’s Department and Code Enforcement Officers in more effectively addressing repeated nuisance complaints. The ordinances allow staff to prepare correction notices, fine and penalize owners for non-compliance, prosecute repeat offenders in criminal or civil proceedings, and summarily abate and lien property for costs of enforcement/abatement.

Objectives: Increase neighborhood safety and eliminate blighting conditions.

Achievements: The County Sheriff’s Department and Code Enforcement officers continue to enforce neighborhood nuisance abatement ordinances. The ordinances allow staff to prepare correction notices, fine and penalize owners for non-compliance, prosecute repeat offenders in criminal or civil proceedings and summarily abate and lien property for costs of enforcement abatement.

Evaluation: The County has met this qualitative objective. This program will be continued.

HE-16 (e): The County will continue to apply Section 104.2.8 of the Uniform Building Code (UBC), which permits the use of alternate materials, designs, and methods of construction. The County will apply this provision of the UBC to the rehabilitation of older residential structures to address health and safety requirements while not requiring more expensive compliance with current UBC requirements.

Objectives: Ensure rental housing complies with health and safety codes.

Achievements: Section 104.2.8 of the Uniform Building Code is now Section 108.7 in the revised Uniform Building Code. The Building Department continues to permit alternate materials, designs, and methods of construction.

Evaluation: This qualitative objective has been met. This program will be continued.

HE-16 (f): Property owners who do not to make necessary improvements to alleviate health and safety standard deficiencies will be reported to the Franchise Tax Board

	<p>under Section 17274 of the California Revenue and Taxation Code.</p>
Objectives:	<p>Utilize Section 17299 of the California Revenue and Taxation Code as a tool to increase property improvements by owners.</p>
Achievements:	<p>The County has not implemented this program.</p>
Evaluation:	<p>The objective of this program has not been achieved. The program will not be continued. Programs HE-16(c), HE-16(d), and HE-16(e) address the underlying target of this program - improvement and rehabilitation of deteriorating housing units.</p>
HE-17 (a):	<p>The Code Enforcement Division, with assistance from the Sacramento Housing and Redevelopment Agency, will continue to distribute brochures to owners of residential rental units cited for health and safety violations. The brochures will provide information on SHRA rehabilitation assistance programs. The Code Enforcement Division will also continue to provide information to tenants on rental property owner and tenant responsibilities for property maintenance. The Division also provides a video in English, Russian, Spanish, and Vietnamese describing rental property owners and tenant responsibilities. The County will continue to provide information in annual billings to rental property owners on information and financial assistance resources.</p>
Objectives:	<p>Increase the level of property maintenance through tenant and property owner education, thereby reducing the need for code enforcement.</p>
Achievements:	<p>This program has not been implemented.</p>
Evaluation:	<p>The County will coordinate with SHRA to develop brochures. This program will be continued, with modifications in order to implement the Florin Revitalization Strategy. The new effort will include the Sheriff's Department, District Attorney's Office, Economic Development Department, SHRA, and the Planning Department.</p>
HE-17 (b):	<p>SHRA will continue to distribute to homeowners and rental property owners the name, address and telephone number of the SHRA housing referral program. Through this referral program already administered by SHRA, homeowners will be informed of all available resources for housing rehabilitation.</p>

Objectives: Inform owners of residential units cited for violations of available resources for rehabilitation and increase participation in County rehabilitation programs.

Achievements: SHRA is no longer distributing this information.

Evaluation: This program will be continued, but modified to refer to implementation of the Florin Revitalization Strategy. This new effort includes the Sheriff's, Neighborhood Services, District Attorney's office, Economic Development, SHRA and Planning. A new specific policy/program goal will be developed.

HE-18 (a): Establish priority in planning and implementation of public facility improvements during the development of the County's capital improvement priorities, to support the revitalization of deteriorating neighborhoods. Priorities will be established under the County's Community Initiatives Program, the County's Five-Year Consolidated Plan (2003 – 2007) and the One-Year Action Plan. The County will coordinate individual decisions and efforts on spending scarce public dollars on infrastructure based on a priority system for older, deteriorated neighborhoods. The County will identify target neighborhoods and infrastructure needs in those neighborhoods and coordinate competing infrastructure needs among neighborhoods.

Objectives: Target infrastructure and public facility improvements to older neighborhoods with deteriorated improvements.

Achievements: This program has not been implemented.

Evaluation: The County has not achieved this objective. This program will not be continued. Programs HE-18(b) and HE-18(c) will continue to direct infrastructure improvements to areas which are targeted for infill housing development.

HE-18 (b): Provide for annual review by the Planning Commission and the Board of Supervisors of the County's Capital Improvement Program to determine what special priorities are needed for capital improvement projects required to maintain the community's older residential neighborhoods. Review of the CIP shall also include verification that areas needing improvement are scheduled for funding to address these needs at a specific time in the future.

Objectives: Target infrastructure and public facility improvements to older neighborhoods with deteriorated improvements.

Achievements: Commercial corridors as delineated in the General Plan Update are given priority in the Capital Improvement Program. This has occurred with the North Watt Corridor

	in North Highlands and the Fulton Avenue Corridor in Arden-Arcade.
Evaluation:	The County has met this qualitative objective. This program will be continued, but modified to specifically refer to commercial corridor areas.
HE-18 (c):	The County will inventory existing neighborhood conditions and determine priorities for increasing pedestrian access, particularly for individuals with disabilities. The inventory will be used to implement a Pedestrian Master Plan, Pavement Maintenance Program, and Curb Gutter and Sidewalk Maintenance Program.
Objectives:	Target infrastructure and public facility improvements to older neighborhoods with deteriorated improvements.
Achievements:	The inventory was never conducted. However, the Transportation Department is proposing the Pedestrian Master Plan which establishes goals and strategies to increase pedestrian safety and improve walkability.
Evaluation:	The County's proposed Pedestrian Master Plan will implement this program in the future. The program will be continued, but the program description will be modified to reflect the revised approach.
HE-19 (a):	Continue to review the records of local financial institutions for their performance in meeting the credit needs of low-income and minority people, as required by the federal Community Reinvestment Act. To the extent funds are invested in institutions that have a good Community Reinvestment record, those institutions would be given credit for a predetermined percentage increase, over and above the actual rate of return, in the County's investment decisions; while those institutions with a poor record would be given a predetermined percentage decrease.
Objectives:	Increase investment in minority and low-income areas.
Achievements:	There are \$50 million invested in institutions that have issued loans in low- to moderate-income neighborhoods. The minimum for a bank to qualify is to provide at least \$10 million in loans to small businesses and \$50 million in mortgage loans to homeowners.
Evaluation:	The County has met this qualitative objective. This program will be continued.
HE-20 (a):	Inform owners of substandard mobile homes of resources available through the Sacramento Housing and Redevelopment Agency for structure improvement. SHRA

will notify mobile home owners through the distribution of program information to mobile home parks. Qualified mobile homes will be advised of all available programs.

- Objectives:** Rehabilitate 560 substandard mobile homes.
- Achievements:** Assisted mobile homes are included in HE-14(a).
- Evaluation:** Mobile home rehabilitation is supported through program HE-14(a). This program will not be continued.
- HE-20 (b):** Implement a mobile home park replacement program for seriously substandard mobile home parks or those being converted to other uses. Develop criteria for identification of parks to be replaced and suitable sites (if other than the current location) for the replacement of substandard mobile home parks. The criteria will be developed based on the results of a mobile home park study completed by SHRA. SHRA, in its contacts with mobile home park owners and residents, will determine whether the Agency is the most appropriate entity to apply for funding (such as under the State Mobile home Park Resident Ownership Program).
- Objectives:** Rehabilitation of substandard mobile home parks or those being converted to nonresidential uses.
- Achievements:** This program has not been implemented.
- Evaluation:** This program has not been implemented, and will not be continued. Other programs under this strategy are intended to improve the condition of deteriorated housing, and to address the needs of relocated residents.
- HE-20 (c):** The County will continue to refer complaints from mobile home park residents regarding park conditions and requests for inspections to the California Department of Housing and Community Development (HCD), the State agency with jurisdiction over mobile home park inspections. The County will provide contact information for HCD's Codes and Standards Division through a letter to be sent to residents.
- Objectives:** Increase the level of State code compliance to improve mobile home park conditions.
- Achievements:** Complaints from mobile home park residents are automatically forwarded to the State.
- Evaluation:** The County has met this qualitative objective. This program will be continued.
- HE-21 (a):** The County, through the Sacramento Housing and Redevelopment Agency, will continue a targeted housing

quality condition survey program, including database creation, survey methodology and funding source. The database describes in detail a variety of housing conditions. The program will be tied to the Community Initiatives Program and will allow the County to conduct a housing quality survey as each community plan is prepared or updated. Information from the survey will be used to develop targeted criteria for various housing and community development assistance programs. The County will continue to monitor and evaluate housing conditions in areas surveyed, and modify the database program as information needs change.

Objectives: Establishment of housing quality survey program.

Achievements: This program was not implemented.

Evaluation: This program was not implemented, and will not be continued. Other programs under this strategy, including HE-16(a) and HE-16(d), support the County’s efforts to maintain safe and comfortable housing for residents.

HE-22 (a): The County, through the Sacramento Housing and Redevelopment Agency, will continue to implement programs to control deteriorating, and vacant/abandoned properties and to rehabilitate unused housing for new occupants and special projects (deteriorated rental projects in which SHRA intervenes). SHRA will continue to provide financial incentives for the acquisition, and/or rehabilitation, and proper management of rental properties in areas in the County with large numbers of two- to four-plex rental properties with absentee owners.

Objectives: Mitigate the impact of demolition activities on lower income households.

Achievements: No homes inhabited by lower income households were demolished during the 2006 reporting period.

Evaluation: Because no homes were demolished, this program was not triggered. This program will be continued.

HE-23 (a): The County will develop an advertisement (e.g., brochure) that provides information to all displaced tenants of demolition activities on available services and programs including Section 8 assistance, public housing, and emergency shelters. Property owners of demolished dwellings will be required to provide such brochures to displaced tenants. Such advertisements will also be available through SHRA’s housing referral clearinghouse service.

Objectives: Increase tenant awareness of assistance programs for those displaced by demolition activities. Publish a new brochure by June 2005 and distribute upon request.

Achievements: A relocation assistance plan was adopted to notify residential tenants of the forms of assistance that are available if housing units are demolished.

Evaluation: The County has met this objective. This program will be continued.

HE-23 (b): Continue to implement County policy to require owners of rental property to pay 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. This program shall not require such payment in instances where it can be demonstrated that the tenants of any unit have contributed significantly to the deteriorated condition of the dwelling.

Objectives: Increase the level of participation by rental property owners in paying the relocation expenses of displaced lower income tenants.

Achievements: This program is being implemented by Code Enforcement personnel.

Evaluation: The qualitative objective of this program is being met. This program will be continued.

HOUSING STRATEGY IV: IMPROVEMENT OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS GROUPS

HE-24 (a): The County will advocate for statewide guidelines (to be adopted through the California Building Standards Commission) for universal design. The County will also study the feasibility and benefits of adopting local guidelines for universal design and visitability for use by homebuilders and property owners to increase residential accessibility for persons with disabilities. The County will develop an education and outreach program with homebuilders and consumers that seek to increase awareness of techniques for universal design and financial assistance available through County programs. As part of the feasibility study, the County will determine whether regulatory incentives can be provided that will encourage home builders and property owners to adopt universal and visitability design approaches in the construction or rehabilitation of dwelling units. Regulatory incentives could be similar to those offered for the provision of affordable or senior housing.

In evaluating the feasibility of local universal design guidelines, the County will address issues related to accessible pathways, entrances and exits, lighting, appliances, counter and cupboard heights, changes in grade or elevation, doorbells and alarms, handles and hardware, bathroom and kitchen configurations, and use of colors and materials. The County will also consider the seven principles of universal design:

1. Provide the same means of use for all without segregating those with disabilities.
2. Allow flexibility in use to accommodate individual preferences and abilities.
3. Use simple and intuitive approaches that are easy to understand regardless of the user’s experience, knowledge, and language skills.
4. Effectively communicate, through design, necessary information to the user regardless of ambient conditions or the user’s sensory abilities.
5. Reduce hazards and the adverse consequences of accidental or unintended actions.
6. Create design elements that allow for efficient and comfortable use with a minimum of fatigue.
7. Provide appropriate size and space for approach, reach, manipulation, and use regardless of the user’s body size, posture, or mobility.

(Adapted from the principles of universal design, 1997, North Carolina State University, Center for Universal Design.)

Objectives: Increase the accessibility and visitability of Sacramento County’s housing stock and residential neighborhoods.

Achievements: This program was not implemented.

Evaluation: This program was not implemented. The program will be continued but with modifications.

HE-24 (b): The County will continue to implement a program to assist owners of existing homes to remodel their homes to make them more accessible to the disabled. The County will ensure that this program can be accessed directly by the disabled person needing assistance or on behalf of the disabled person (family member, legal guardian or conservator, caretaker, etc.) through SHRA’s program guidelines.

Objectives: 1. Continuation of program. Ensure that this program can be accessed directly by the disabled person needing assistance.

2. Retrofitting of 160 housing units occupied by persons with disabilities and 1,982 housing units occupied by seniors (this is a shared objective with program he-26[a]).

Achievements: Emergency Repair Program/Accessibility Program - During the 2004-2007, 124 units were retrofitted.

Evaluation: The County has made progress in implementing this program. However, the average number of units per year needed to achieve the objective (32) was met only in 2005 and 2007. SHRA has merged its retrofit and rehabilitation programs. In light of this merger, this program is duplicative of he-14(a) and will not be continued.

HE-24 (c): In planning for new residential developments, the County will require accessible pedestrian facilities such as accessible sidewalks, intersections with curb ramps, and audible signals at appropriate intersections, guide strips, and other access enhancements, as appropriate. In the targeting of public investments in existing neighborhoods, the County will address accessibility improvements to the extent permitted by available funding. The targeting of public investments will be coordinated with sub-strategy III-E, revitalization of deteriorated neighborhoods through public facility improvements.

Objectives: Increase accessibility of residential structures and neighborhoods for persons with disabilities.

Achievements: The Transportation Department continues to require accessible pedestrian facilities in new residential developments. The County is proposing a pedestrian master plan which establishes goals and strategies to increase pedestrian safety and improve walkability.

Evaluation: The County has achieved the objective of this program. This program will be continued.

HE-25 (a): The County will continue to support a continuum of housing options for persons with disabilities, including accessible independent living, and the establishment of small-scale residential care facilities in all residential communities to serve the needs of persons with disabilities. The County will also seek funding and assistance from private, State, and Federal programs. The County will continue to provide regulatory incentives for special needs housing for persons with disabilities through its zoning code, which permits group homes, residential care facilities, and other special

	<p>needs housing alternatives with on-site supportive services. The County will continue to promote its regulatory and financial incentives for special needs housing through zoning information posted on the County’s website, program information posted on SHRA’s website, and printed information distributed to public and private community organizations serving special needs clients with disabilities.</p>
Objectives:	Support shared housing and development of small-scale residential care facilities, support for 1,250 individuals with HIV/AIDs annually (through the Breaking Barriers Program), and housing assistance for 50 persons annually with HIV/AIDs.
Achievements:	The County currently has 5 providers serving individuals with HIV/AIDs. 60 units of emergency housing are available. A total of about 400 people with HIV/AIDs receive housing assistance every year. An additional 231 individuals per year are served with other types of assistance (short-term rent, mortgage or utility assistance).
Evaluation:	The County has achieved the objective of this program, aiding 400 people per year, compared to the program objective of 250 individuals per year. This program will be continued.
HE-26 (a):	The County will continue to support programs that assist eligible seniors to make high priority health or safety repairs to further prevent deterioration or dilapidation of their homes and allowing seniors to remain in their dwelling units longer.
Objectives:	<ol style="list-style-type: none"> 1. Continue to support programs that assist eligible seniors to make high priority health or safety repairs. 2. Rehabilitation and/or retrofitting of 1,982 homes (this is a shared objective with program he-24[b]).
Achievements:	During 2002-2007, SHRA has originated 86 single-family rehabilitation loans and 680 Emergency Repair and Accessibility Grants.
Evaluation:	The retrofitting of 1,982 homes occupied by seniors is a shared objective with program he-24(b). The County has provided assistance in retrofittings a total of 680 homes, which does not meet the target for either disabled residents or seniors. This program will be continued but with revised objectives.
HE-26 (b):	Encourage special housing arrangements, including rental housing apartments, designed specifically for seniors, shared housing (housing in which the owner takes in an

individual to share living expenses and household duties), efficiency apartments, second units, group homes, congregate care facilities, mobile home parks, and temporary shelter for homeless or displaced seniors by:

1. Helping sponsoring organizations obtain federal and State funding (such as HUD’s Supportive Housing for the Elderly Program).
2. Committing County funds to help non-profit or for-profit developers of such housing types as SHRA’s Residential Hotel New Construction Program.
3. Timely processing of affordable second units including accessory dwellings, and hardship mobile homes, and agricultural accessory dwellings.
4. Providing financial support and referring seniors to non-profit organizations that operate shared housing programs within Sacramento County.

Objectives: Allow for special housing arrangements, and help for-profit and non-profit agencies to obtain Federal, State, and local funding for the construction of such facilities.

Achievements: This program has not been implemented.

Evaluation: This program has not been implemented. However, the County provides incentives to builders for constructing housing for seniors of all income levels. These incentives include a density bonus pursuant to State Law, and financial help for developers of senior housing, including multifamily developer assistance programs administered by SHRA. In addition, there is a new program that will streamline the planning entitlement process for accessory dwellings on large lots.

HE-27 (a): The County, through the Department of Environmental Health, will continue to annually inspect and license farm labor camps to ensure that they meet health and safety standards for migrant workers. The County will issue an annual report of its findings and enforcement actions, which will be made available to operators of farm labor camps, residents of those camps, and other interested parties.

Objectives: The Department of Environmental Health will continue to annually inspect and license farm labor camps to ensure that they meet health and safety standards for migrant workers.

Achievements:	The Department of Environmental Health continues to conduct annual checks of farm labor camps. This program has been in effect for a number of years.
Evaluation:	The County has met the qualitative objective of this program. This program will be continued.
HE-28 (a):	The County, through SHRA, will rely on Rural California Assistance Corporation (RCAC) to provide technical assistance for federal and State farm worker housing grant applications. Farm worker housing projects are eligible for SHRA financing in conjunction with State and Federal programs.
Objectives:	Provide technical assistance for applications for loans through the Federal and State government to construct 50 housing units for farm workers.
Achievements:	This program has not been implemented. There is a technical assistance program but no application has been submitted during the planning period.
Evaluation:	Creation of new farmworker housing units does not appear to be necessary based on recent conditions. Generally, between 25 and 31 farm labor camps are in use in Sacramento County each year, depending on the demand (driven partly by weather). In recent years, the number of occupied camps has declined from 31 in 2003 to 25 in 2007. This program will not be continued.
HE-28 (b):	The County, through SHRA, will support and financially assist proposals within rural communities to participate in the funding of farm worker housing developments.
Objectives:	Assist in financing 50 units for affordable housing for farm workers.
Achievements:	No new affordable housing for farm workers was financed during the 2006 reporting period.
Evaluation:	This program has not been implemented. This program will be continued even though there has been a decline in the need for new farmworker housing (see discussion under HE-25[a]).
HE-28 (c):	The County shall work with local growers and non-profit agencies to periodically review the housing needs of farm workers and propose actions to address those needs. Examples of actions that could be pursued are additional funding requests for farm worker housing projects, and programs and zoning changes to facilitate the construction of migrant farm worker housing.

Objectives:	Review housing needs of farm workers.
Achievements:	This program has not been implemented.
Evaluation:	This program has not been implemented. However, because of an increase in staffing, the County will consult with growers and non-profit agencies to formulate programs which will better meet the needs of farm workers (see evaluation of program he-28[b]). This program will be continued.
HE-29 (a):	<p>Sacramento County will sponsor and support the Sacramento County and Cities Board on Homelessness, a collaborative effort of local business and neighborhood associations, homeless advocates, homeless service providers, the faith community, County departments, law enforcement, Sacramento Employment and Training Agency, SHRA and various cities within the County of Sacramento.</p> <ol style="list-style-type: none"> 1. Plan, develop, and manage proactive systems improvements from a “whole community” perspective. 2. Build community collaboration and committed partnerships in all board endeavors. 3. As much as possible, base all actions on substantiated and evaluated data. 4. Implement pilot improvement projects. If pilot projects are successful, work toward continuation and expansion of program services. 5. Increase coordination of efforts, programs, and providers of services through improved communication and tracking. 6. Develop recommendations for policy and community direction related to homelessness. <p>As part of the comprehensive, collaborative approach to homelessness, the County will continue to fund groups providing shelter and other services to the homeless, such as the Salvation Army, Women Escaping a Violent Environment (WEAVE), the Sacramento Area Emergency Housing Center, and Volunteers of America. The level of financial support will depend on the availability of State and Federal funds for homeless shelters and supportive services.</p>
Objectives:	Develop affordable housing opportunities with supportive services for homeless persons in need; assist homeless men, women and children thorough the continuum of care

to achieve independent living in permanent housing, ending their homelessness.

Achievements: The Sacramento County and Cities Board on Homelessness is now the Policy Board to End Chronic Homelessness, which was established by both the County Board of Supervisors and the Sacramento City Council in September 2006 and began in January 2007. The Board seeks to implement the "Ten-Year Plan to End Chronic Homelessness" as well as the other strategies listed in the previous housing element. The five main strategies are: leadership (creation of the policy board and interagency council), prevention, housing through the Housing First model, outreach and central intake, and evaluation.

Sacramento County serves approximately 6,000 people each year in emergency, transitional and permanent housing. An additional 1,500 people are served in the Winter Shelter Program (WSP) open from mid-November to mid-March. In the current contract year, the WSP has 27,192 bed nights.

Evaluation: The County has met this qualitative objective. This program will be continued and revised to be consistent with the Ten-Year Plan to End Chronic Homelessness strategies.

HE-29 (b): Continue to provide transitional housing, job training, and employment counseling at Mather Field to help homeless people gain employment and long-term independence.

Objectives: Provide housing and comprehensive job training.

Achievements: Currently, this facility is housing 200 individuals and 65 families. Recently, approval has been given to add 75 units.

Evaluation: The County has met this qualitative objective. This program will be continued.

HE-29 (c): Locate new homeless shelters within the unincorporated portion of the County where transportation and other needed services are available or accessible.

Objectives: Provide for dispersed shelter locations.

Achievements: No new emergency shelters are planned. St. John's shelter for women and children, which serves county residents, moved and expanded in 2004, but no new homeless shelters were opened in Sacramento County during the planning period.

Evaluation: No new homeless shelters were opened during the planning period. The program will be discontinued because the County is moving towards a Housing First model to eradicate homelessness.

HE-29 (d): The County will continue to implement Zoning Code provisions that permit homeless shelters in the GC and M-1 zones, subject to appropriate development, locational, and operations standards that address land use compatibility issues. Development standards will continue to be based on the type of permitted homeless use and not the clientele who will use any such facility.

Objectives: Identification of appropriate zoning categories and land use designations.

Achievements: The County continues to implement zoning code provisions that permit homeless shelters in the GC and M-1 zones, subject to appropriate development, locational, and operations standards that address land use compatibility issues.

Evaluation: The County has met this qualitative objective. This program will be continued.

HE-29 (e): The County will continue to implement Zoning Code provisions to permit single room occupancy (SRO) residential units, subject to appropriate development standards and locational requirements, in the RD-20, RD-25, RD-30, RD-40 and GC zones.

Objectives: Identification of appropriate zoning categories and land use designations.

Achievements: The County continues to implement zoning code provisions to permit single room occupancy (SRO) residential units in the RD-20, RD-25, RD-30, RD-40 and GC zones.

Evaluation: The County has met this qualitative objective. This program will be continued.

HE-30 (a): All complaints of housing discrimination shall be referred to the Sacramento County Human Rights and Fair Housing Commission or other fair housing providers, as appropriate, and State/Federal agencies involved in fair housing.

Objectives: Increase the resolution to housing complaints and reduce housing discrimination.

Achievements: All complaints are routinely referred to the Human Rights Fair Housing Commission.

Evaluation:	Complaints are referred to the Human Rights Fair Housing Commission, but there is no tabulation of the number of complaints. This program will be continued, but modified to include this tabulation.
He-30 (b):	The County will continue to support a fair housing auditing/testing program. The County will prepare annual reports on redlining and other forms of discrimination and will annually recommend programs to address identified problems.
Objectives:	Improve the level of auditing and reporting to measure success in reducing housing discrimination.
Achievements:	The Human Rights Fair Housing Commission performed audits and investigated over 600 housing discrimination complaints during 2002-2007.
Evaluation:	The County has not implemented annual reporting or annual recommendation of programs. However, the County will continue to support a fair housing auditing testing program. Referral of complaints will be continued under program HE-30(a).
HE-30 (C):	The County will distribute information on fair housing in appropriate locations (such as community centers, apartment complexes and grocery stores) and such informational material will be printed in several different languages to inform the public of County policies on discrimination and methodology for reporting any violations. The County will promote fair housing information and complaint referral contacts through a website link to the Code Enforcement Division of the Planning and Community Development Department, the distribution of fair housing information to residents during code enforcement activities, and the public outreach activities of the Human Rights and Fair Housing Commission and SHRA promotional activities (see programs 30[a], [b], and [d]).
Objectives:	Increase the level of public awareness regarding County policies.
Achievements:	There are web links to Fair Housing information in the Planning Department website.
Evaluation:	The County implements this program by providing web links to Fair Housing information on the Planning Department website. This program will be continued as implementation of the Analysis of Impediments to Fair Housing's plan.
HE-30 (D):	SHRA will continue to collaborate with the Association Of Community Organizations For Reform Now (ACORN), the

	<p>Sacramento Valley Organization Committee (SVOC), and other non-profit organizations to monitor and document discriminatory residential lending practices and refer discriminatory practices to the Human Rights And Fair Housing Commission, District Attorney, State Fair Employment And Housing Commission, or HUD.</p>
Objectives:	<p>Identification and resolution of discriminatory lending practices.</p>
Achievements:	<p>SHRA continues to collaborate with these organizations to monitor and document discriminatory lending practices.</p>
Evaluation:	<p>The qualitative objective of this program is being met. This program will be continued.</p>
HE-31 (A):	<p>The County will consider the location of affordable housing projects in relation to accessibility to employment centers and services, including child care, public transit, schools and local retail uses, in zoning land and determining appropriate locations for affordable family housing projects. Land Use Element Policy 14, which encourages the location of higher density housing affordable to low-income households to be located along transit routes, also supports the objective of this program.</p>
Objectives:	<p>Appropriately located affordable housing to address needs of female heads of households.</p>
Achievements:	<p>Most of the County initiated rezone sites for multiple family projects which are to fulfill the requirements of HE-1(f) and (g) are located near public transit, schools and local retail centers. Almost all of the rezone sites are consistent with LU-14 which encourages the location of higher density housing affordable to low-income households to be located along transit routes.</p>
Evaluation:	<p>The County has met the objective of this program. This program will be continued, with an emphasis on locating housing along commercial corridors.</p>
HE-32 (A):	<p>Utilize public resources to finance the development of housing for large families. The County will encourage SHRA to continue giving appropriate priority in funding and technical assistance to residential development proposals that include housing units affordable to low-income large families. The County will support SHRA's efforts with regulatory incentives described in Housing Strategy V, Provision of Affordable Housing. The County, through SHRA, will continue to collaborate through periodic meetings with providers of affordable family housing to determine the unmet need for such housing in Sacramento County.</p>

Objectives: Development of 220 housing units to meet the needs of large households.

Achievements: During the 2003-2007, 34 new housing units and 60 rehabilitated units were provided for low-income large families.

Evaluation: The County has made progress on this program, but has not built the target of 220 units specified in the objective. This program will be continued.

HE-32 (B): Grant processing priority for multifamily residential development proposals if at least ten percent of units are proposed to be affordable and/or accessible with three or more bedrooms for large families. The County will ensure that such projects are “fast-tracked” at the Building Division through priority permit processing during the plan checking and inspection.

Objectives: Increase the availability of large family housing.

Achievements: This program has not been implemented.

Evaluation: This program has not been implemented. However, this program will be continued in cooperation with the County’s Building Department.

HE-33 (A): The County will mitigate the potential loss of low-income housing units potentially at risk of converting to subsidized rental housing projects to market-rate housing, through programs implemented by SHRA. SHRA will identify the types and characteristics of rental housing projects at risk, owners’ objectives for future operation of these rental properties, and entities with the capacity to acquire and maintain “at-risk” rental housing units as affordable to very low- and low-income households. SHRA will pursue the following actions:

1. SHRA will contact rental property owners two years before the earliest opt-out date to determine their long-term intentions and financial objectives for continued ownership. If owners express a desire to maintain ownership, SHRA will provide information on State and Federal programs that provide incentives to maintain rents at levels affordable to lower income households. If owners express a desire to sell their properties, SHRA will attempt to locate a non-profit or for-profit entity interested in acquiring and maintaining the affordability of the rental units. In either case, SHRA will provide technical assistance in accessing State and Federal funding. If necessary to preserve the affordability of existing rental housing, SHRA will

consider the use of redevelopment housing set-aside funds for gap financing.

2. SHRA will monitor compliance with State and Federal noticing requirements for owners who desire to convert their rent restricted units to market-rate units. One year before the conversion date, the owner will be required to notify residents of the expected date of loan pre-payment or pay-off. The notice must also contain an estimate of rent increases at the time rental restrictions no longer apply. Residents moving into a housing development during this one-year period must also be notified of the pending conversion at the time they sign a rental agreement. SHRA will work with the County Counsel to postpone the sale of properties in cases where owners have not complied with State noticing requirements.

Objectives: Preserve 1,458 of assisted housing units potentially at risk of conversions.

Achievements: 2,196 affordable units were preserved through the issuance of HAP vouchers during 2002-2007.

Evaluation: The County County successfully preserved 2,196 affordable units that were to be converted to market-rate which exceeds the program objective. No affordable units were lost during the planning period. This program will be continued. The new Housing Element has a program where SHRA and the Planning and Community Development Department will propose an Affordable Housing Preservation Ordinance to be adopted by the Board of Supervisors. This ordinance will codify HE-33(a).

HE-33 (B): SHRA will continue to distribute financing and housing voucher program information to rental property owners and managers to ensure their understanding of options to the sale of HUD-assisted housing and its possible conversion to market rate.

- Objectives:**
1. The Sacramento Housing and Redevelopment Agency (SHRA) will continue to distribute financing and housing voucher program information to rental property owners and managers.
 2. Preserve 1,458 assisted rental- housing units potentially at risk of conversion through 2013.

Achievements: 2,196 affordable units were preserved through the issuance of HAP vouchers during 2002-2007.

Evaluation: The County preserved 2,196 affordable units that potentially were to be converted to market-rate. No

affordable units were lost during the planning period. The quantitative portion of this objective is duplicative of HE-33(a) and will not be continued.

HE-33 (C): SHRA will continue to annually apply to HUD for an increase in the number of housing vouchers available to low-income Sacramento County residents. The success of SHRA's efforts will largely depend on HUD's formula and criteria for distributing additional housing vouchers.

Objectives: Apply for 700 new housing vouchers to be available in Sacramento County.

Achievements: Cutbacks at the federal level have not allowed the U.S. Department of Housing and Urban Development to issue new housing vouchers during the period.

Evaluation: This objective was not met, as the U.S. Department of Housing and Urban Development discontinued the issuance of new housing vouchers during the period because of funding cutbacks. This program will not be continued.

HOUSING STRATEGY V: PROVISION OF AFFORDABLE HOUSING

HE-34 (A): Seek Mortgage Credit Certificate (MCC) allocations from the State of California, the California Housing Finance Agency, the Federal HOME Program, redevelopment housing set-aside funds, the CalHome Program, and the Federal CDBG Program to provide low interest loans and down payment assistance for first-time low- and moderate-income homebuyers.

Objectives: Assist 600 households in achieving homeownership.

Achievements: During 2002-2007, SHRA provided assistance to 815 homebuyers.

Evaluation: SHRA has exceeded the objective of this program. This program will be continued.

HE-34 (B): Support the Sacramento County Home Loan Counseling Program, Sacramento Neighborhood Housing Services, and programs offered by other non-profit organizations in qualifying low- and moderate-income households for home loans and down payment assistance programs.

Objectives: Support Sacramento County Home Loan Counseling Program, Sacramento Neighborhood Housing Services, and other non-profit programs to qualify 600 low- and moderate-income households for home loans and down payment assistance programs.

Achievements: 2,231 households were assisted during 2002-2006.

Evaluation: The objective for this program has been achieved. The program will be continued.

HE-34 (C): Provide financial support for self-help (sweat equity) housing programs for low-income people who construct their own homes under the supervision of non-profit corporations.

Objectives: Increase homeownership ownership opportunities for 10 low-income families through self-help, sweat equity programs.

Achievements: SHRA participated in the Power Inn Self Help in the production of 35 units.

Evaluation: The objective of this program has been met. This program will be continued.

HE-35 (A): The County will use available local, State, and Federal funding to provide gap financing to stimulate private and non-profit developers to construct affordable housing. Financing will primarily benefit low- and very low-income households and will carry long-term affordability restrictions. The County, through SHRA, will continue to promote affordable housing programs through the Agency's website, a link from the Planning Department's website to SHRA, Notices of Funding Availability distributed annually to affordable housing providers, meetings with housing providers throughout the year (usually timed to coincide with funding cycles for various State and Federal funding sources), and annual public meetings required by the federal government for the use of CDBG, HOME, and other entitlement funds. (Note: public outreach and notification procedures are described in the County's Consolidated Plan.)

The Planning and Community Development Department works closely with staff from SHRA to coordinate affordable housing development applications with funding requirements. This coordination includes scheduling of required reviews and public hearings. The scheduling of public hearings for land use approvals will be sensitive to the funding cycles for HUD and other State and/or Federal funding cycles. SHRA will work with the affordable housing builders to facilitate the timely financing of proposed projects. SHRA provides technical assistance to interested landowners who express a desire to include affordable housing in their development plans.

Objectives: Assist 200 units financed per year (1,000 units over five years).

Achievements: None.

Evaluation: This program was difficult to implement, as the funding included represents both multifamily and single-family sources. This program will not be continued. Other programs, including HE-34(a), HE-34(b), and HE-35(b) include production goals and financing for multifamily and single-family housing. Program language for these programs will be modified to mention funding sources from Program HE-35(a), as appropriate.

HE-35 (B): The County will issue multifamily mortgage revenue bonds as developers request such assistance to finance new construction and acquisition/rehabilitation projects for very low-, low- and moderate-income households.

Objectives: Increase the availability of financing for new affordable housing construction through multifamily mortgage bonds.

Achievements: 1,035 new housing units were financed during 2004-2007.

Evaluation: The qualitative objective of this program has been met. This program will be continued.

HE-36 (A): The County will collaborate with SHRA to evaluate the viability of the current fair share allocation process and policy to ensure that sites best suited for affordable housing are not unreasonably restricted for that purpose due to the location of existing affordable housing developments. The process only applies to projects seeking funding administered by SHRA. Under the fair share policy, the County may waive the fair share requirement to allow affordable housing on sites within communities that already have a significant number of affordable housing units.

The majority of affordable housing is multifamily rental housing. Lands zoned RD-10 through RD-40 permit multifamily residential development subject to the review of the Planning Director, the Zoning Administrator, and/or the Project Planning Commission. The reviews are limited to ensuring that the standards required by that zoning district be met. If the standards are met the project is approved. This includes for sale and rental attached multifamily residential. The fair share policy does not affect the County's review for compliance with zoning standards, only the participation of SHRA in funding affordable housing projects.

Lands zoned LC and SC allow multifamily residential development that do not exceed 40 units per acre in density, (subject to the approval of a conditional use permit if more than 20 units per acre are proposed.) Multifamily residential developments up to 80 units are subject to plan review by the Planning Director. Projects

having 81 to 150 units are subject to plan review by the Project Planning Commission. Multifamily developments exceeding 150 units are subject to the issuance of a conditional use permit.

The County’s review of multifamily projects and the application of zoning standards, as described above, do not consider the locations of existing affordable housing except when funding administered by SHRA will be involved in project financing.

The existing fair share process will be evaluated in light of recent incorporations and the release of 2000 Census data by census tract. The County will seek an equitable distribution of affordable housing in the unincorporated area, but will also consider factors that make some sites more suitable than others for affordable housing, such as:

- Parcel size and configuration.
- Availability of infrastructure and services.
- Accessibility for persons with disabilities.
- Proximity to public transportation and road access.
- Environmental conditions.

The County will explore the possibility of developing a countywide approach working with cities to ensure that a fair share of affordable housing is included in each community. The Board of Supervisors will consider revisions of the fair share policy based on recommendations from SHRA and Planning Department staff.

Objectives:	Equitable distribution of affordable housing.
Achievements:	SHRA is looking to implement overconcentration measures through its lending guidelines.
Evaluation:	This objective is being pursued through SHRA’s lending guidelines. This program will be modified to refer to the new lending guidelines.
HE-37 (A):	Continue to implement the density bonus ordinance, as described in the Zoning Code, to conform to the requirements of State law. Grant a 25 percent density bonus as required by State law for projects consisting of five or more dwelling units that include at least ten percent of the units for extremely low- and/or very low-income households, 20 percent of the units for low-income households, or 50 percent for qualifying seniors provided that affordability is ensured for the life of all units for which a bonus is granted. The County will promote its density bonus program through SHRA’s ongoing contacts with affordable housing developers in Sacramento County.

	<p>The County will also explain the County’s density bonus program and incentives during pre-application meetings with housing developers.</p>
Objectives:	Increase the availability of affordable housing through 100-density bonus units.
Achievements:	The County permits density bonuses either in accordance with County ordinance, or with current State law. There have been an additional 150-200 dwelling units that have been allowed in approved projects because of the State density law. An additional 700-800 units will be allowed in pending projects. Also, the adopted Affordable Housing Program gave developers impetus to pursue density bonuses.
Evaluation:	The objective of this program has been exceeded. This program will be continued.
HE-38 (A):	Provide that the minimum 20 percent, as required by State law, of tax increment funds of the Sacramento Housing and Redevelopment Agency, be set-aside for housing assistance, on a schedule determined appropriate by the Agency.
Objectives:	Increase the availability of funding for affordable housing by setting aside a minimum of 20 percent in tax increment housing set-aside funding.
Achievements:	The set-aside of 20 percent of gross redevelopment tax increment funding was fulfilled during the period.
Evaluation:	The objective of this program was met. This program will be continued.
HE-39 (A):	Continue to provide incentives to encourage mixed-use development to integrate retail, office, and residential uses within the same building or site. Mixed-use development will be encouraged through regulatory incentives that allow flexibility in parking, building configuration, floor area ratio, building height, and other development standards. The County will promote its mixed-use program by providing information on the County’s website, through pre-application meetings with developers, and through promotional literature to be distributed to building industry trade organizations in the Sacramento Region. Mixed use will be encouraged through regulatory and financial incentives described in Programs 5(a) and (b), Underutilized/Infill Sites. The Planning and Community Development Department will review development standards for obstacles that prevent mixed use. The Planning and Community Development Department will continue to promote mixed-use

developments in partnership with the Economic Development Department through the NORCAST program in North Highlands along Watt Avenue.

Objectives: Increase housing opportunities through Special Development Permits, Use Permits and Special Planning Areas to allow for mixed-use developments.

Achievements: The County has enacted new Mixed Use and Commercial Guidelines, referred to in the Zoning Code. The proposed Interim Multifamily Residential Design Guidelines will be approved during the planning period.

Evaluation: The objective of this program has been achieved, and the program will be continued as implementation of the Mixed Use and Commercial Guidelines and the Multiple-family Residential Design Guidelines. In addition, an infill program has been developed and will be reviewed by the Board of Supervisors during the Spring of 2008. This program includes a permanent infill coordinator position, provision of financial incentives for infill projects, a public education program, an infill response team that will facilitate the development of quality infill projects, and granting limited variation from zoning code and improvement development standards through administrative review. All of these new measures are incorporated in the new Housing Element.

HE-39 (B): The County will annually monitor the use of the County's mixed-use program. If developers are not proposing mixed-use projects in areas of the County in which the program seeks to encourage such development, the County will meet with representatives of the Sacramento area building industry trade organizations to determine if additional incentives are necessary to encourage and facilitate the use of the mixed-use program.

Objectives: Increase housing opportunities through Zoning Code amendments that facilitate mixed-use developments.

Achievements: This program has not been implemented.

Evaluation: This program has not been implemented, and will not be continued. Program HE-39(a) will be used to provide continued support for mixed-use development.

HE-40 (A): Continue to implement recently adopted zoning standards to encourage homeowners to build second units to increase the availability of lower-cost housing. The new standards allow attached or detached second dwellings of up to 400 square feet by right and up to 1,200 square feet with a use permit in residential zoning districts, as either an addition to the primary dwelling unit or within the existing square

	<p>footage of the structure. The County will continue to provide incentives for second units by requiring only one additional parking space per bedroom (in contrast to two parking spaces per unit required previously) and providing for a minimum single-family lot size (5,200 square feet) that ensures sufficient opportunities to construct second units in the unincorporated area.</p> <p>The County will promote its revised second unit standards on its website, through an insert in utility billings to single-family property owners, and through pre-application meetings with residential developers who may desire to incorporate second units in new developments.</p> <p>Objectives:</p> <ol style="list-style-type: none"> 1. The County will continue to provide incentives for second units by requiring one additional parking space per bedroom (in contrast to two parking spaces per unit previously required). 2. The County will promote its revised second unit standards. <p>Achievements:</p> <p>The County is continuing to require one additional parking space per bedroom for accessory dwellings rather than two spaces.</p> <p>The Planning Department is promoting the revised second unit standards through its website and a brochure distributed at the information and plan check counters.</p> <p>Evaluation:</p> <p>The objective of this program has been met. This program will be continued.</p> <p>HE-41 (A):</p> <p>Provide a range of financial assistance debt financing to non-profit corporations to expand and maintain affordable housing, including technical assistance grants for permanent supportive housing.</p> <p>Objectives:</p> <p>Increase support for non-profit agencies to expand and maintain affordable housing, including technical assistance grants for permanent supportive housing.</p> <p>Achievements:</p> <p>Two supportive housing projects: Bell Street, and McClellan Cottages financed.</p> <p>Evaluation:</p> <p>The qualitative objective of this program has been met. This program will be continued.</p> <p>HE-42 (A):</p> <p>Encourage and facilitate alternative housing types in residential and mixed-use developments (see HE-39) that provide ownership opportunities for low- and moderate-income households. Development proposals that incorporate housing units affordable to lower-income</p>
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households will qualify for density bonuses, regulatory incentives, and financial assistance as described in Sub-Strategies V-A through V-G. Ownership housing alternatives for moderate-income households will be facilitated through current zoning standards that permit a variety of detached and attached single-family and multifamily housing options throughout the unincorporated area.

Objectives: Develop incentives to encourage the construction of alternative housing types.

Achievements: This program has not been implemented.

Evaluation: This program has not been implemented, but will be continued, with the Planning Department as the implementing agency.

HE-42 (B): Identify funding sources and obtain funding for the production of affordable alternative housing types.

Objectives: Increase funding to assist in the construction of alternative housing dwelling units.

Achievements: This program has not been implemented.

Evaluation: This program has not been implemented, but will not be continued. The County's new zoning and development regulations will include more flexibility for alternative housing types, and programs HE-34(a) and HE-34(b) outline the County's plans for funding of affordable housing production.

HE-43 (A): If a conversion request comes before the County, enforce and implement the condominium conversion ordinance, which regulates the conversion of rental housing to condominiums. If a property owner requests to convert a rental property to condominium ownership, the County will analyze the potential impact of the conversion on the displacement of low-income tenants and require appropriate mitigation. Mitigation could include offering low- or moderate-income tenants an opportunity to purchase units at an affordable purchase price or providing relocation assistance.

Objectives: Reduce the conversion of market-rate rental housing occupied by lower income households to condominiums.

Achievements: 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.
Evaluation:	The County has achieved the objective of this program. This program will be continued.
HE-44 (A):	The County will continue to support self-help housing as a means for low-income households to become homeowners through the supervised construction of their own homes. The County assists these programs by providing financing, through SHRA, to the sponsoring of non-profit corporations.
Objectives:	Assistance to ten low- and moderate-income households to build their own homes (shared objective with program HE-34 [c]).
Achievements:	SHRA participated in the Power Inn Self Help in the production of 35 units.
Evaluation;	This program has been implemented but is duplicative of program HE-34(c) and will not be continued.
HE-44 (B):	The County will provide its surplus land inventory (see Sub-Strategy 1-B) to interested non-profit organizations for use in identifying potential locations for self-help housing developments. The County will offer surplus sites it owns at below-market value to interested affordable housing developers provided such an offer does not violate legal requirements for the disposition of surplus property or the proceeds of the sale are not encumbered for other purposes.
Objectives:	Increase options for affordable housing development through surplus sites.
Achievements:	This program has not been implemented. A surplus land inventory was not produced.
Evaluation:	This program was not implemented. However, the County will produce a surplus land inventory that will be distributed to affordable housing developers.
HE-45 (A):	The County will adopt a mandatory affordable housing requirement as part of the Zoning Ordinance within 6 months of adoption of the Housing Element. The requirement will apply to new residential and mixed-use developments and will specify the details needed to implement policy HE-45. The specific requirements for the program, incentives to be offered by the County, and incentives to assist in the provision of housing for extremely low-income households will be developed through a stakeholders group consisting of nonprofit and for-profit homebuilders. The mission of the stakeholder

process is to recommend specific policies and requirements for the program, including financing of extremely low-income units and the impact this may have on the affordable housing program.

Objectives: To adopt a mandatory affordable housing requirement as part of the Zoning Code. The requirement will apply to new residential and mixed-use developments.

Achievements: The County adopted an affordable housing program on December 8, 2004. The program requires that new residential projects include 15 percent of their units at prices affordable to low-, very low- and extremely low-income households. The program offers a variety of compliance options, including land dedication, off-site construction and in-lieu fees. The biennial report showed that, between 01-01-2005 and 12-31-06, 211 affordable housing plans were processed by the County, resulting in approximately 4,006 affordable housing units. Of these 4,006 units, over ¼ (1,082) will be ownership and 14 percent (567) will be affordable to households at extremely low incomes. In addition to the 4,006 units to be built by developers or on dedicated land, the county anticipates collecting over \$50 million in in-lieu and affordability fees.

Evaluation: The County has achieved this objective. This program will be modified to describe the County's continued implementation of the Affordable Housing Ordinance.

HE-46 (A): The County will develop a mixed housing policy as part of the General Plan Land Use Element and adopt implementing standards in the Zoning Ordinance. The County will consult with Sacramento area homebuilders to develop a feasible approach to creating new, mixed housing developments by considering the following (issues that need to be addressed to implement the above draft policy language include):

1. the minimum residential project size (measured by the number of proposed housing units or project acreage) to which the mixed housing requirement will apply;
2. type of development to which the mixed housing requirement will apply (for example, new growth areas, and/or infill projects in existing communities);
3. regulatory incentives that could encourage mixed housing developments;
4. numerical or percentage requirements for various housing types within a proposed development;

5. the geographic/spatial level at which the mixing of different types and sizes of housing units should occur (such as individual blocks or subdivisions within a master planned or specific plan community); and
6. zoning code regulatory development standards that should govern a mixed housing requirement.

Objectives: Achieve a mix of housing types and sizes in new residential developments.

Achievements: The County has enacted the Affordable Housing Ordinance which requires builders of projects with 100 or more dwelling units to prepare and comply with an affordable housing plan as described in Program HE45.

Evaluation: The objective of this program has been met. This program is no longer needed because of the implementation of the Affordable Housing Ordinance results in a mixture of housing types.

HE-47 (A): Explore new funding sources for the City/County Housing Trust Fund and provide recommendations for adoption by the Board of Supervisors. Examples of funding sources the County could explore are:

1. An increase in the current Housing Trust Fund fee as permitted under current ordinance.
2. Establishment or increases or capture of incremental increases of a document transfer tax, transient occupancy tax (hotel and motel fees), or other regular sources of revenue.
3. Use of general obligation bonds or revenue bonds to finance affordable housing developments.
4. Solicitation of private contributions to the Housing Trust Fund from major employers and others in Sacramento County.
5. "Location efficient mortgages" and "employer-assisted mortgages" as a County employee benefit program and/or with private sector employers.
6. Participation in the Housing Trust Fund matching program if the State of California's 2002 Housing Bond on the November 2002 ballot is successful.
7. Lease-purchase bonds for single-family home ownership through pooled issuances and by considering participation in a statewide program.

8. Tax-exempt mortgage revenue bonds, with or without Low-Income Housing Tax Credits (four percent noncompetitive program).

Objectives: Identify new funding sources and increase the availability of funding to support affordable housing.

Achievements: This program has not been implemented.

Evaluation: This program has not been implemented. Planning Department staff are proposing an increase in the Housing Trust Fund Fee during the planning period of the new Housing Element.

HE-47 (B): The County will promote the use of Federal Housing Choice Vouchers (HCV) in new construction or rehabilitation to provide a new financing source based on the differential between restricted and market (HCV) rents. The County will provide information on this option to affordable housing providers in seeking to construct or rehabilitate rental housing affordable to lower income households. Additional project-based HCVs are not available at present. In 2003, the Housing Authority advertised the availability of HCVs on its website; through a direct mailing to individuals on the waiting list and organizations that serve eligible individuals, and by advertising in local newspapers of general circulation. The announcement ran three for days in March of 2003 in *The Sacramento Bee*, *The Sacramento Gazette*, *El Hispano*, and *The Sacramento Observer*. A similar protocol will be followed if additional funds become available in the future.

Objectives: Use of local project-based voucher program to increase feasibility of affordability.

Achievements: The County has been promoting the use of this voucher program through the SHRA website.

Evaluation: The County has met the qualitative objective of this program. This program will be continued.

HE-48 (A): Pursue a regional, multi-county housing consortium to:

1. Increase and coordinate the availability of State and Federal funds, tax-exempt mortgage revenue bonds, and other financing sources among participating jurisdictions.
2. Provide technical assistance to localities without dedicated housing staff.

The County and SHRA will continue participating in the Sacramento Valley Housing Coalition, a group of

representatives of cities and the County, to explore the general principles of a consortium; agree on affordable housing production standards; and develop procedures to lend funds among jurisdictions so that workforce and affordable housing can be built in all areas of the region over time. The County will also pursue changes in State legislation that better facilitates the sharing of "credit" for housing built with pooled funds in one jurisdiction to be given to all participating jurisdictions to gain priority for State funding for jurisdictions adopting affordable housing production standards.

Objectives: Increase collaboration among cities and counties in the Sacramento region on the development and implementation of affordable housing strategies.

Achievements: The consortium discussed in this program no longer exists.

Evaluation: The objective of this program has not been met; the consortium no longer exists. This program will not be continued.