

**CHAPTER 3:****HOUSING ACTION PLAN - STRATEGIES, GOALS, POLICIES,  
AND PROGRAMS**

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

**HOUSING ELEMENT GOAL**

Promote an adequate supply of decent, safe and affordable housing to meet the needs of all residents of Sacramento County without regard to race, color, age, sex, religion, national origin, family status or disability.

**FORMAT OF ACTION PLAN**

The Action Plan of this Element consists of three parts. The first part describes the seven strategies and their accompanying sub-strategies. Each strategy includes a statement of the goal for that strategy. Following each goal is a discussion of housing problems, obstacles to their solution, and one or more actions that may assist in resolving identified housing problems. Each sub-strategy has an objective statement and a description of the sub-strategy’s intent. The second part describes the policies and programs for each sub-strategy. For each policy there is an accompanying program or programs that will implement the policy. The implementation program lists the responsible agency, the funding sources, the program objective and the target date. Finally, the third part is a summary of the quantified objectives of the policies and programs.

The strategies and implementing actions contained in this chapter were developed after extensive public outreach and consultation that resulted in the identification of issues of concern and recommended approaches to address those issues. The County also conducted an evaluation of the effectiveness of current housing programs through consultation with County staff responsible for program implementation, housing providers, community organizations, and the public. Finally, the County considered changes in state and federal laws, regulations, programs adopted in the County’s Consolidated Plan, and programs that affect planning and housing decisions and implementation of the programs contained in the Housing Element.

The terms used in this chapter to define strategies, substrategies, policies and programs are:

**Goal:** General statement of purpose to indicate direction the County will take to address identified housing problems and needs.

**Introduction:** General discussion of housing problems, obstacles to solutions, and recommended housing programs (actions) to address issues.

**Sub-strategy:** A detailed or defined component of a proposed strategy to address a housing problem.

**Objective:** A general or qualitative statement of the desired outcome from implementation of a strategy or sub-strategy.

**Intent:** An explanation of the purpose of the policies and programs proposed to achieve a strategy or sub-strategy.

**Policy:** A general statement of a proposed action to guide decision-making and provide a framework for the operation of housing programs.

**Housing Program:** A detailed statement of the specific action that will be taken to implement a policy.

**Responsible Agency:** The County department or other lead agency responsible for implementing a proposed action.

**Funding:** Identification of the local, state, federal, or private source that may be used to pay for policy and program implementation.

**Quantified Objective:** A statement of measurable outcome, defined numerically whenever possible.

**Target Date:** The specific date or timeframe for initiation and/or completion of a housing program.

## PART 1: DESCRIPTION OF HOUSING STRATEGIES AND SUB-STRATEGIES

### HOUSING STRATEGIES

Sacramento County's Housing Action Plan emphasizes seven strategies that, collectively, address the availability of, affordability of, condition of, and access to housing by its general population as well as special needs groups. The seven strategies are: 1) adequate supply of land for housing, 2) preservation of existing housing and neighborhoods, 3) reduction of housing costs, 4) improvement of housing opportunities and conditions for special needs groups, 5) providing and maintaining housing affordability, (6) promote the health and safety of all residents, and 7) promote the efficient use of energy through alternative and innovative conservation measures. The strategies, policies, and housing programs are described below.

#### HOUSING STRATEGY I: ADEQUATE SUPPLY OF LAND FOR HOUSING

##### Goal

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

##### Introduction

Housing cannot be constructed without land on which to build it. The availability of vacant land and sites with re-use or redevelopment potential, and the density at which the County will permit housing to be built, are the primary factors affecting the County's ability to accommodate new housing to meet future needs. The amount of land designated for housing and the permitted residential densities of that land affect land costs and, ultimately, the cost of new housing units. According to Section 65583 of the California Government Code, "adequate" sites are defined as land with appropriate zoning and development standards, and services and facilities, including sewage collection and treatment, domestic water supply, and septic tanks and wells, needed to facilitate and encourage the development of a variety of types of housing for all income levels, including multifamily rental housing, factory-built housing, mobile homes, housing for agricultural employees, emergency shelters, and transitional housing.

The intent of this strategy is to ensure the availability of adequate sites for future housing development to meet the needs of a growing population and changes in the composition of the population. Housing Strategy 1 relates directly to General Plan Land Use Element policies that establish classifications of land use and standards for residential density. This strategy also establishes a system to evaluate the availability and suitability of surplus public lands for affordable housing development. Housing Strategy 1 is critical to the County's ability to provide appropriately zoned land to accommodate a variety of housing types to meet the needs of all residents at all income levels. This strategy also seeks the efficient use of urban residential land through policies that encourage residential development at minimum reasonable densities consistent with environmental and infrastructure capacity.

### **Sub-Strategy I-A: Adequate Land for Housing**

**Objective:** To ensure there is sufficient land to allow for the development of adequate new housing and to ensure the availability of housing for all households in Sacramento County.

**Intent:** The capacity of Sacramento County to address its current and future housing needs is partly a function of the availability of adequate sites for housing. The Sacramento County General Plan establishes a framework to ensure that sufficient vacant land is available for the continued development of a variety of housing types and living arrangements to meet the needs of all residents at all income levels. The amount, location, and density of housing are determined primarily by policies contained in the Land Use Element of the General Plan. The residential component of the General Plan emphasizes the development of distinct neighborhoods in accordance with traditional village planning principles, including emphasizing pleasant, pedestrian-oriented environs and a mix of housing types. Policies contained in the Land Use Element of the General Plan seek to provide maximum diversity within a community, allowing developments from very large-lot rural residential areas, to well defined single-family subdivisions with medium density uses and multiple family subdivisions with medium- to high-density uses immediately adjacent to commercial uses and transit stops. Chapter 6 of the Housing Element, Land Use Inventory, concludes that the County's General Plan provides sufficient land to accommodate the total demand for housing.

The assumptions of housing demand in this Element are based on the Final Regional Housing Needs Plan was adopted by the Sacramento Area Council of Governments (SACOG) Board of Directors on February 21, 2008. This demand is compared against a land use inventory of vacant residential and agricultural-residential zoned parcels. The vacant land inventory identifies a supply of 20,396 units as of April 2008. In addition, 1,228 units have been constructed between January 2006 and January 2008, resulting in an estimated oversupply of at least 6,464 units.

### **Sub-Strategy I-B: Inventory of Surplus Land**

**Objective:** To ensure that there is an inventory of surplus federal, state, and County land within Sacramento County to be used for affordable housing production.

**Intent:** The purpose of this strategy is to allow the County to develop and maintain a system to inventory surplus land, and to eventually determine the suitability of such land for affordable housing.

### **Sub-Strategy I-C: Use of Infill and Underutilized Sites**

**Objective:** To prepare an inventory of underutilized sites suitable for infill and reuse for residential development and to actively promote and facilitate the use/reuse of these sites.

**Intent:** Escalating housing costs, decreasing capacity to expand infrastructure at the urban fringe, pressures to preserve environmentally sensitive or agricultural lands, rising energy costs, the need to improve air quality and address climate change, and the need to strengthen older neighborhoods through redevelopment

and rehabilitation have prompted both public policy and market forces to increase focused attention on the development of vacant, underdeveloped, and underutilized land in the existing urban areas. Several strategies have been developed in the General Plan to facilitate additional residential development within such lands in the existing urban area. These strategies include infill (the build out of vacant land in largely developed communities), redevelopment and reuse, and revitalization of existing commercial corridors.

*Infill.* Numerous communities within the unincorporated area have significant amounts of vacant land that has been passed over for development. Many of these sites have been passed over due to their size, shape, lack of infrastructure, environmental constraints, and other factors that make them difficult and costly to develop. The General Plan seeks to maximize the use of undeveloped lands within existing unincorporated communities. Infill strategies emphasize reliance on existing public infrastructure and services that can accommodate additional development (with or without capacity upgrades and other improvements), such as roadways, sewer and water facilities, parks, and schools, before expanding public facilities and services to undeveloped areas. Changes in demographics and family structure, an economy based increasingly on services, and expanded interest in public transit accessibility has resulted in upward demand for residential units within the existing urban area. The intent of this strategy is to encourage and facilitate the use of infill sites, through various incentives, to contribute to the goal of accommodating housing for all income groups to meet community needs.

*Reuse.* The “reuse” strategy of the General Plan promotes the development of land that is currently underutilized with respect to environmental and zoning capacity. In contrast to redevelopment (i.e., when public agencies facilitate the development of underutilized or blighted land through the establishment of a redevelopment project area), reuse focuses on private initiatives facilitated through public incentives. Underutilization occurs when property improvement value is less than the full value of the land.

This strategy seeks to increase the efficient use of lands within the urban area. The strategy targets the reuse of older commercial and retail areas and older industrial or business office parks throughout the County that may not have been fully developed or have high vacancy rates due to: 1) limited and changing market demand, 2) a large oversupply of industrial-office and industrial zoning in the County, or 3) obsolescence. The reuse of a portion of such properties is targeted for higher residential densities, to be developed as mixed use projects or stand alone multifamily projects within commercial corridors. The reuse strategy would further allow for the conversion of access surface parking areas of large commercial centers for higher density residential or integrated mixed-use development, particularly for commercial corridors. The intent of the Housing Element is to support the reuse of older, marginal commercial and industrial properties and access surface parking areas of large commercial centers as a tool to increase the supply of residential lands and facilitate new housing construction.

*Commercial Corridors.* One of the proposed general plan’s growth strategies is to direct commercial and residential growth to existing commercial corridors. Fourteen commercial corridors are delineated in the proposed general plan. Commercial corridor planning will seek to develop infill sites and reuse underutilized sites as described in the previous paragraphs. These areas will

support higher density residential and mixed-use projects, and be consistent with the SACOG Blueprint and Principles of Smart Growth and Sustainable Development.

## **HOUSING STRATEGY II: REDUCTION OF CONSTRAINTS TO HOUSING PRODUCTION**

### **Goal**

*Removal, or reduction, of governmental and non-governmental constraints to facilitate the provision of affordable housing.*

### **Introduction**

Chapter 7, Housing Constraints Analysis, identifies several factors that affect the cost and availability of housing to the consumer. These factors, which prevent or raise the cost of construction and/or improvement of housing, can be considered as constraints to the production of housing. Such constraints are divided into governmental or non-governmental constraints. Governmental constraints refer to the policies and regulation that a local government applies to the approval of land use proposals and enforcement of building codes. Since governmental constraints are deliberately imposed, it is assumed that such constraints can be mitigated by local action. However, the vast majority of governmental regulations are imposed on the production of housing primarily to protect the health, safety and general welfare of the community. Non-governmental constraints are those factors that limit the availability of housing over which local government has limited or no control.

To address governmental and nongovernmental constraints, Chapter 7 identifies and evaluates perceived and actual constraints such as land availability for development, local land use regulations, building codes, permit processing times, residential development and permit fees, application processing times, utilities, financing, and land and labor costs. With the identification of such constraints and their severity, this strategy of the Housing Element presents several programs to remove or reduce those constraints without sacrificing the health, safety and general welfare of the community. Among the program or actions recommended to mitigate governmental and non-governmental constraints are a reduction in permit processing times, periodic review of residential development standards, and the review of residential development fee schedules.

### **Sub-Strategy II-A: Reduction in Permit Processing Times**

#### **Objective**

To streamline the governmental review process to assist in the reduction of processing times associated with housing production.

#### **Intent**

One way to reduce the cost of residential development, and therefore, the cost of housing to the consumer, is to reduce the time associated with the planning permit and environmental review process. The time it takes to process an application for development approval affects the cost of construction by increasing the developer's carrying costs during this period. The County Planning and Community Development Department has monitored the length of time it takes for several different types of applications, from General Plan amendments to use permits, to reach final approval and has taken steps to shorten the process. The County must, however, still comply with procedural requirements set forth in State law that

specify certain timeframes, especially for the subdivision review process. State law establishes hearing requirements, review periods, public notifications, and time limits for various actions with which the County must comply.

The requirements are not only mandatory, but require a specific sequence in which each part of the process is to occur. The intent of this strategy is to allow the Planning Department to continue reviewing internal processing procedures to expedite processing time, and to develop criteria that would give priority to permit processing for lower income housing projects. The focus of this strategy is to speed approval of residential projects that include affordable housing and to develop programs to reduce processing time and overall costs of housing developments.

It is critical for the Planning and Community Development Department to solicit comments from all clients, especially from residential developers and homebuilders, to revise and improve application procedures to expedite permit processing times. This strategy involves the ongoing process of surveying the Department's clients to solicit comments and suggestions as to how the County could more efficiently administer land use regulations and the permit process.

### **Sub-Strategy II-B: Review of Development Standards**

#### **Objective**

To ensure that development standards continue to represent the best means to achieve land use policy objectives while reducing the cost of producing housing.

#### **Intent**

The County of Sacramento exercises discretionary authority over residential development approvals through the administration of zoning and subdivision ordinances. These ordinances establish development standards to ensure that minimum levels of design and construction quality are maintained and that adequate levels of street and facility improvements are provided. The intent of this strategy is to allow the County to periodically review residential development standards contained in the zoning and subdivision ordinances to determine whether they constitute constraints on development and/or improvement of housing. The intent of this review is to ensure that current standards continue to represent the best means to achieve housing and other public policy objectives. Development standards that are identified as being excessive constraints and nonessential to health and safety should be reduced or eliminated.

This strategy further supports the issuance and approval of Special Development Permits to accommodate projects that are unique or provide special housing arrangements. The zoning ordinance permits the application of alternative standards related to parking, setbacks, lot site, lot coverage and other standards through the issuance and approval of Special Development Permits. The primary intent of alternative zoning and development standards is to reduce housing costs. For example, the cost of land is a factor in the overall cost of housing development, and reducing allowable lot sizes and street widths can contribute substantially to a reduction in total housing costs.

## **Sub-Strategy II-C: Review Residential Development and Permit Fees**

### **Objective**

To reduce housing costs associated with permit and development impact fees while ensuring sufficient funding for public services and facilities.

### **Intent**

Residential developers encounter various costs associated with building homes in Sacramento County, ranging from application processing fees to the cost of actual public improvement. Agencies within the County are required to establish and collect fees based on cost recovery for the processing of development permits. Such fees are levied to cover staff time to process the permits. Included in the processing time are internal review and processing, public hearings, and inspections required to implement the County General Plan, Zoning Code, Improvement Standards, Building Code and applicable state laws, such as the California Environmental Quality Act (CEQA). Since the passage of Proposition 13, and with the reduction in local government's ability to finance capital improvements, new residential development is responsible for both public and private improvements directly associated with the development to a greater extent than previously. Off-site and on-site improvements are required primarily to maintain the public health, safety, and welfare and to mitigate environmental impacts. The County has established both public and private infrastructure standards for these purposes, while allowing developers to factor in those costs during the development design stage.

Although planning application and permit fees do contribute to the total cost of development, and therefore housing, their impact is not as significant for each housing unit in a development project. Impact fees (fees charged for capital improvements and connections to public service systems such as water and sewer service) typically have a more significant cost impact on housing development than permit fees. On- and off-site improvement requirements can add significantly to the cost of housing. The intent of this strategy is to ensure that the County will continue working with affected groups, including the building industry representatives, prior to the development of fee schedules, and will continue this practice when fee increases are necessary in the future (aside from annual cost indexed fee adjustments).

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

### **Goal**

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

### **Introduction**

An effective means of preserving the condition of affordable housing in Sacramento County is to promote the conservation and rehabilitation of the existing housing supply. The conservation and rehabilitation of older housing stock decreases the demand for new housing production, but also helps maintain community character, identity, confidence, and marketability. The conservation and rehabilitation of existing housing also provides opportunities for expanded homeownership for low- and moderate-income households. Housing rehabilitation is just one aspect of

maintaining quality neighborhoods. Deteriorated housing not only contributes, but can also be the symptom of, neighborhood decline caused by other factors, such as a lack of public investment in neighborhood infrastructure and services, a high percentage of absentee single-family property ownership, and high crime rates.

The County of Sacramento provides housing conservation and rehabilitation assistance through a variety of programs. The Sacramento Housing and Redevelopment Agency (SHRA) has been authorized by the County to implement such housing programs. The County's programs target different income and population groups and facilitate both minor and major rehabilitation. Rehabilitation programs receive funding from state, local and federal sources and are designed to meet specific needs. Each funding source has its own goals and priorities, targeting criteria, and application procedures. SHRA is exploring targeted rehabilitation funding to neighborhoods undergoing other general revitalization activities.

The County's strategy is to continue and expand housing rehabilitation programs administered by SHRA as new funding becomes available. The County will seek to expand rehabilitation programs through several funding sources, including programs receiving funding in the recently passed housing bond.

The actions recommended in this Housing Element to implement and expand programs for the rehabilitation and preservation of housing in the County are:

- establishment and maintenance of programs for rental and owner-occupied housing rehabilitation activities,
- zoning enforcement,
- public facility improvements,
- neighborhood revitalization,
- code enforcement,
- neighborhood preservation area designation, and
- design review.
- prevention of demolition activities.

### **Sub-Strategy III-A: Establishment and Maintenance of Programs for Rental Housing Rehabilitation**

#### **Objective**

Ensure the preservation and upgrading of rental housing units serving lower income households in need of rehabilitation and improvement.

#### **Intent**

To promote the rehabilitation of substandard rental units, Sacramento County will continue to assist eligible property owners in rehabilitation activities using federal, state, local and private sources of funding. Owners of rental units serving primarily lower income residents may apply for low interest loans to upgrade rental

units needing rehabilitation. The rehabilitation work includes the correction of health and safety hazards repairs to alleviate interior and exterior deficiencies and weatherization. HOME, tax increment-housing-set-aside, mortgage revenue bond, and tax credit equity funds will continue to be available for multifamily housing rehabilitation loans. Rental property owners using these funds are required to restrict occupancy to very low- or low-income households and to sign a regulatory agreement to maintain affordability.

### **Sub-Strategy III-B: Maintenance of Programs for Owner-Occupied Housing Rehabilitation**

#### **Objective**

To maintain current programs using federal, state, and local funding sources to assist homeowners, especially lower income owners, to repair substandard units in need of rehabilitation to prevent future displacement.

#### **Intent**

To encourage the rehabilitation of substandard owner-occupied units, the County will continue to use public and private funds and provide financial assistance through low interest rates and deferred loans to assist lower income homeowners with housing rehabilitation. Such rehabilitation activities are to be accomplished primarily with HOME, State funds (such as CalHome), and local redevelopment funds as a primary leveraging resource. Funds will be provided to owner-occupants as a subsidy to reduce the cost of repairs, enabling the completion of rehabilitation work. The intent of this strategy is to use federal and local funds and to seek other funding resources whenever possible. The typical repairs that can be made with these loans include:

- roof repair and replacement.
- new plumbing,
- replacement of water heaters,
- heating and air conditioning systems,
- repair of termite and pest damage, and
- painting.

The Sacramento Housing and Redevelopment Agency will assist homeowners in applying for loans, provide technical assistance in determining level of repairs required, and assist in selecting bids from qualified contractors and monitoring of construction work.

### **Sub-Strategy III-C: Rehabilitation of Older Motels Serving as Transitional or Permanent Housing**

#### **Objective**

Acquisition and rehabilitation of boarded motels for conversion to permanent affordable housing, including efficiency units.

**Intent**

In the County, older motels often operate as temporary or permanent housing. These motels need substantial rehabilitation to remedy past deterioration as well as to provide for a proper conversion to residential uses. The strategy provides for consideration of the conversion of older motels as part of proactive, targeted redevelopment activities, and for the provision of financial assistance to qualified owners.

**Sub-Strategy III-D: Conserve the Quality of Residential Neighborhoods through Zoning Enforcement and Code Enforcement****Objective**

To provide for conservation and rehabilitation activities through zoning and code enforcement programs.

**Intent**

The intent of this strategy is to continue to enforce Zoning Code provisions relating to the proper use and development of properties throughout the community. Zoning Code Enforcement Division staff respond to, and investigate, alleged zoning violations such as illegal uses, derelict or abandoned vehicles, outdoor storage, and illegal structures in residential districts. These zoning violations not only pose a threat to the health, safety, and welfare of dwelling unit occupants, but also present an intrusive, incompatible and disruptive atmosphere, negatively impacting the stability and quality of the neighborhoods in which they are located. The intent of this strategy is to evaluate existing regulations pertaining to Zoning Code enforcement and to study the implementation of new programs to ensure the continued proper protection of existing housing stock.

The Code Enforcement Division of the Department of Neighborhood Services is responsible for reviewing current building code enforcement policies and practices to identify problems and solutions, as well as developing improved procedures and programs for adoption by the Board of Supervisors. The Code Enforcement Division is also responsible for providing training programs for code enforcement and other personnel involved in the code enforcement process. The implementation of a reactive code enforcement program will further allow this division to inform all owners of substandard residential units cited for health and safety violations of all resources available for structure rehabilitation and improvements to meet all standards.

This strategy also promotes the maintenance and improvement of existing neighborhoods within the unincorporated area through the designation of Neighborhood Preservation Areas (NPAs).

*Neighborhood Preservation Area (NPA).* Policies in the Land Use Element of the General Plan address the formation of NPAs as a tool to protect the character and identity of existing communities and neighborhoods. An NPA zone is established for neighborhoods with unique social, architectural, environmental or other characteristics. The NPA zone describes special regulations applied within the district in lieu of the requirements contained in the zone or zones with which the NPA zone is combined. The NPA zone may specify the extent of yard areas, lot area, lot width, public street frontage requirements, height limitations, or other development standards. The intent of this strategy is to support the preservation of neighborhoods with unique features and characteristics through the

implementation of regulations and standards developed and contained in the NPA ordinance.

### **Sub-Strategy III-E: Revitalization of Deteriorated Neighborhoods Through Public Facility Improvements**

#### **Objective**

Improve public facilities with priority for the revitalization of deteriorating and blighted neighborhoods.

#### **Intent**

The County of Sacramento, through its appropriate departments, will continue to coordinate the planning and implementation of public facility improvements, such as those outlined in the County's Capital Improvement Program (CIP), to ensure the provision of adequate infrastructure facilities and services to existing and future residential communities. The intent of this strategy is to give priority in planning and implementation of public facility improvements to support the revitalization of deteriorating neighborhoods. The provision of infrastructure improvements and services such as water, sewer, solid waste, recreation, police and fire services will improve the physical condition of existing residential and nonresidential development and upgrade the quality of declining neighborhoods. Furthermore, the intent of this strategy is to allow the County to use Community Development Block Grant funds and/or evaluate the feasibility of establishing special assessment districts to provide infrastructure and services improvements such as landscaping, lighting, water, sewer, curbs, gutters and sidewalks for deteriorating neighborhoods.

### **Sub-Strategy III-F: Local/Private Sector Investment for Neighborhood Revitalization**

#### **Objective**

Local/private sector investment into areas where there is a need for neighborhood revitalization.

#### **Intent**

The County shall encourage housing lenders, including mortgage loan companies, to invest in minority and low-income neighborhoods and in communities undergoing revitalization. The County will encourage lenders to participate in the Northern California Reinvestment Consortium, a five-county lenders' consortium, and will give preference in the awarding of County deposits to lenders participating in the consortium.

The County will also review the record of local financial institutions with regard to their performance in meeting the credit needs of low-income and minority people, as required by the federal Community Reinvestment Act. The County will direct its investment into those local financial institutions that have a good Community Reinvestment Act record.

### **Sub-Strategy III-G: Reduce Loss of Housing Through Demolition Activities**

#### **Objective**

Reduce demolition activities by rehabilitating unused buildings.

**Intent**

Deteriorating and vacant properties have an influence on a neighborhood, and can even adversely affect the long-term possibility of building replacement housing on a site. Programs are needed to mitigate the neighborhood impacts of substandard vacant and abandoned housing units and to rehabilitate unused housing for new occupants. The County should be prepared to respond promptly to information that a building is being abandoned and/or vandalized.

This strategy also proposes to provide a housing referral service for lower income households displaced as a result of demolition of unsafe, substandard dwellings, which cannot be economically repaired. Specifically, the program proposes the development of a brochure to be provided by the Code Enforcement Division to all displaced tenants. This brochure would provide information on available services that displaced tenants can utilize, including Section 8 assistance, federally assisted below-market-rate rental units, home sharing programs, self-housing, and homeless programs. Owners of dwelling units to be demolished or converted are required to provide such brochures to displaced tenants. Low-income households displaced as a result of privately funded demolition activities should qualify for priority treatment under housing authority policies for admission to subsidized housing.

**Sub-Strategy III-H: Implement Design Review****Objective**

Conserve the quality of existing residential neighborhoods through design review.

**Intent**

On August 29, 2006, the Board of Supervisors adopted the Commercial and Mixed Use Community Design Guidelines. The Design Review Program applies these guidelines to new development with the exception of residential projects in residential zones. The Design Review Program seeks to promote high quality design and compatibility between new development and surrounding development.

Many existing neighborhoods have interfaces with commercial and business districts. It is within this interface where a retail or office building may have a negative impact on an adjacent neighborhood because of poor design or a lack of compatibility between the proposed use and the neighborhood. Poor design and a lack of compatibility may result in the absence of entry points between the new development and the neighborhood, proposed buildings and accompanying lighting being visually intrusive upon nearby houses and an overall aesthetic design that visually clashes with the adjacent neighborhood. The implementation of the Design Review Program will prevent these negative scenarios from occurring.

In addition to the Design Review Program that pertain predominantly to commercial buildings, the County is developing interim multifamily design guidelines for new multifamily projects. The County is currently implementing these guidelines on an ad-hoc basis. Quality design is emphasized rather than strict development standards. Also, there is a focus on design elements adjacent to single-family developments, rather than large setbacks. Many multifamily projects are adjacent to existing single-family neighborhoods and have either a positive or negative impact based on the design quality of the project. Neighborhood opposition to a proposed multifamily project often arises because of nearby poorly designed apartments. The Interim Multifamily Design Guidelines will

result in more multifamily projects having a positive impact on nearby neighborhoods and aid in neighborhood acceptance of higher density housing.

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

### **Goal**

*Ensure the availability of adequate housing opportunities throughout the unincorporated area of Sacramento County for people with special needs, including: minority households, seniors, large households, female heads-of-households, persons with disabilities, farm workers, and the homeless.*

### **Introduction**

Every community in the County has individuals with special housing needs. Special housing needs arise from unique physical, financial, or supportive service requirements that are not shared by the population at large. Examples of special housing needs include:

- Large families requiring housing units with three or more bedrooms.
- Farm workers and their families, some of whom migrate from one location to another during the year and need seasonal housing, but most of whom earn very low-incomes and often have large families.
- Female heads-of-household, particularly single elderly women, who are often very low-income and need assisted living arrangements, and single women with children, who have extremely high poverty rates and often suffer from discrimination in housing.
- Persons with disabilities who have special housing needs related to their physical and self-care capacities, low-incomes, and supportive service needs.

Although most households with special housing needs have low-incomes, even individuals with adequate incomes may find that the type of housing that best meets their lifestyle, physical, and supportive service needs is not readily available or conveniently located. Programs included in this strategy are designed to assist individuals and households with special needs, although the emphasis will be placed on programs for lower income households. The following section of the Action Plan establishes objectives, policies and programs for the provision of housing to meet the needs of persons with disabilities, seniors, farm workers, the homeless, persons facing discrimination, female-headed households, and large families.

### **Sub-Strategy IV-A: Housing for Persons with Disabilities**

#### **Objective**

Programs to expand opportunities for persons with disabilities to enable such individuals to reside in all communities within the County.

#### **Intent**

The intent of this strategy is to recognize the universal need for accessibility to housing and community services for all persons. Universal access means more than designing buildings for those with mobility challenges. It also seeks to connect the

ability of individuals to live, work, travel, recreate, and engage in other personal activities as independently as possible within a community. Universal access seeks to increase housing options for individuals with all types of disabilities, whether physical, developmental, psychological, or illness-related. Greater accessibility to housing and community services can benefit all Sacramento County residents, regardless of their disability status.

At any one time, between 15 percent and 20 percent of Sacramento County residents have one or more conditions that represent a disability. At some point in our lives, however, each of us will require special living arrangements or design features in our homes to accommodate changing physical and self-care capacities. As our physical needs and capacities change, so does our ability to move within the community, access needed services, and interact with others.

With the passage of federal fair housing laws in the late 1980s, newly constructed multifamily units must accommodate the disabled population. Some apartments and condominiums are now required to be equipped with special features such as ramps, and wider hallways, entryways, and bathrooms to enhance accessibility for a disabled person. As of 1984, the State of California requires all ground floor units of new apartment complexes with five or more units to be accessible to persons with disabilities. The Americans with Disabilities Act and State regulations have no special provisions for the installation of such amenities for single-family homes, however. Accessibility for persons within single-family homes has generally been left to the individual under the assumption that they will choose whether or not to modify their homes. The County can have a role in providing information to homeowners and homebuilders regarding design options that can improve a home's ability to accommodate the changing physical needs of its occupants.

The construction of new adaptable housing units is not prohibitively expensive since changes can be made in the design stage and be implemented early in the permit-processing phase. The adaptation of older homes to meet handicapped needs, however, is expensive. The intent of this strategy is to allow the County to implement a program, and seek proper funding sources, to assist owners of older homes increase the accessibility and function of such homes for those with limited mobility or perceptual impairments.

The intent of this strategy is to further allow Sacramento County to support alternative housing types and living arrangements, such as small-scale residential care facilities in all residential districts, to serve the needs of person with disabilities who are unable to live on their own. The County will seek assistance through the Federal Housing and Urban Development (HUD) Supportive Housing for Persons with Disabilities-Section 811 program (revised Section 202 Program) and the supportive Housing for the Homeless (McKinney Act) - Supportive Housing Demonstration Program. These programs provide funds to promote independent and supportive housing and special support services for the de-institutionalized mentally ill, developmentally disabled and handicapped persons. The activities eligible for program support include acquisition, substantial rehabilitation, new construction, moderate rehabilitation and annual operating costs of small group and independent living homes.

#### **Sub-Strategy IV-B: Housing for Seniors**

**Objective**

Provide adequate and affordable housing for senior citizens.

**Intent**

Seniors comprise about 11 percent of the County's population, and those who will become seniors in the next ten years another 19 percent. Nearly three-quarters of seniors own their homes, but most are retired and have fixed incomes. As housing costs, including utilities and maintenance, continue to rise, it becomes increasingly difficult for senior residents to meet these costs. Low-income seniors tend to defer home improvements and maintenance, therefore increasing the cost of improvements when they actually occur. Continued deferment of needed repairs, upgrades, and modifications for greater accessibility may result in unsafe or unhealthy living conditions for senior home occupants.

The intent of this strategy is to continue promoting programs administered by the Sacramento Housing and Redevelopment Agency (SHRA) to assist eligible seniors in making high priority health or safety repairs to prevent dilapidation of their housing units. Among programs available to seniors through SHRA for housing preservation are the Emergency Repair Program and the Home Assistance and Repair Programs for Seniors (HARPS). These programs offer grants to seniors who meet low-income qualification requirements so that they can make repairs to their homes. Eligible repairs include attention to standard maintenance issues, replacement of water heaters, and modifications to make their homes more accessible for seniors with disabilities or impairments.

Senior renters, who comprise about one-quarter of the senior population in Sacramento County, also face financial difficulties in affording housing. The overwhelming majority of senior renters in Sacramento County are low-income, which limits their choices in the rental housing market. Some lower-priced (but not subsidized) housing is in high crime areas or is in poor condition.

Supplemental Security Income (SSI) is the only source of income for many seniors. After paying health care costs, and food and living expenses, these seniors can only afford to spend a minimal amount for housing. The intent of this strategy is to support and extend the independence of seniors by helping them continue living in their own homes as long as they wish to do so. The County will also cooperate with non-profit agencies and for-profit housing developers who propose to construct housing for older adults by providing assistance in applying for funding through various Federal, state, and local programs, offering density bonuses and other local incentives. Additionally, the County will develop siting criteria to help senior housing developers choose appropriate locations that are close to shopping and public transportation. There are many types of housing that could meet the needs of older adults, including rental housing apartments designed specifically for seniors, shared housing, second units, group homes, assisted living facilities, congregate care facilities, and mobile home park/manufactured housing subdivisions.

All of the above could be incorporated into a Senior Housing Master Plan that will be the overarching strategy in providing housing for seniors in the unincorporated County. As the senior population increases, there will be a growing need to have a comprehensive approach in dealing with the housing issues which seniors and the community face. A major objective of the Plan will be to identify the barriers to creating more affordable housing for seniors.

## Sub-Strategy IV-C: Farm Worker Housing

### Objective

Provide housing for migrant and settled farm workers in Sacramento County.

### Intent

Agriculture in Sacramento County provides less than two percent of total employment. Until the 1980s, the farm worker population had been constant. The State projects that farm workers will decline in numbers in Sacramento County over the next ten years as occurred during the 1990s and early 2000s. Two major reasons account for this decrease: 1) continued urbanization and divisions of land in the unincorporated area formerly used for agriculture, and 2) the increased use of machines for what was previously labor intensive farming activities.

Farm workers comprise two groups with distinct needs: migrant farm workers and permanent residents employed in agriculture. Migrant farm workers need seasonal housing during times of year in which their labor is required. Permanent residents employed in agriculture need the same type of housing as other workers, depending on their household composition and income.

The condition of permanent farm labor housing is difficult to determine due to difficulties in identifying those units occupied by farm laborers. The intent of this strategy is to ensure that migrant farm labor housing is maintained to provide healthy and safe living quarters, and to encourage agricultural producers to use various U.S. Department of Agriculture Rural Housing Services and other Federal, state, and local programs. This strategy is also intended to ensure that programs focused on increasing the supply of affordable housing includes housing affordable to farm worker families who are permanent residents of Sacramento County.

## Sub- Strategy IV-D: Housing for the Homeless

### Objective

Reduce homelessness in Sacramento County through the provision of a continuum of affordable housing opportunities and comprehensive supportive services.

### Intent

Homelessness is a multifaceted problem that affects men, women and children of all ages and ethnicities; veterans; the disabled; and those who are employed. To address this problem, the County of Sacramento has developed a comprehensive Continuum of Care that offers emergency, transitional and permanent housing coupled with intensive, supportive and employment services that assists over 3,000 homeless men, women and children on a daily basis to resolve their homelessness. Despite this concerted effort to end homelessness in Sacramento County, there continues to be an unmet need for all levels of housing along the Continuum of Care.

To meet this on going need and to work to eliminate homelessness, the County of Sacramento will:

- strongly advocate for, seek, and secure State and Federal funding for additional housing opportunities and supportive services for those who are homeless;

- continue the long-standing partnership with, and support of, existing community organizations that provide services to those who are homeless;
- work to ensure the Continuum of Care offers housing opportunities to all homeless persons, including the elderly and disabled; and
- work with County residents to achieve greater acceptance of programs that serve the homeless in the communities and neighborhoods.

#### **Sub-Strategy IV-E: Enforcement of Anti-Discrimination Programs**

##### **Objective**

Ensure equal housing opportunities for all residents of Sacramento County.

##### **Intent**

Equal access to housing plays an important role in maintaining Sacramento's diversity. Discrimination in housing still exists in the County and limits the opportunities of many residents to rent or purchase decent, safe, and habitable housing. Groups that have been affected by discrimination actions include racial and ethnic minorities, families with children, persons with disabilities, and seniors. This strategy of the Housing Element advocates that actions resulting in illegal discrimination in the renting or sale of housing violates State and Federal laws and should be reported to the proper authorities for investigation. All discrimination complaints generated within the County should be referred to the Human Rights and Fair Housing Commission. Information will also be distributed in proper locations (i.e., community centers, apartment complexes and grocery stores) and printed in several different languages to inform the public of County policies on discrimination and methodology for reporting any violations.

#### **Sub-Strategy IV-F: Housing Needs of Female Heads of Households**

##### **Objective**

Ensure adequate housing for families with female heads of households.

##### **Intent**

Female heads of households have been steadily increasing in number and as a percentage of total households in the County of Sacramento. The majority of female-headed households consist of single women, many of whom are seniors, and women with children and no husband or father present. Female-headed households represent a special needs group because they have high rates of poverty or are low-income, often lack access to adequate child care and other supportive services for independent living, and frequently face discrimination in housing.

#### **Sub-Strategy IV-G: Housing Needs of Large Households**

##### **Objective**

Provide adequate housing for large households.

##### **Intent**

Large families (family households with five or more persons) increased from 10 to 12 percent of all households in Sacramento County between 1990 and 2000. Although most large families (60 percent) own homes, a significant percentage of

lower income large families cannot afford to purchase a home. These families are most likely to experience problems of overpayment and overcrowding since the supply of affordable rental housing with three or more bedrooms is limited. The intent of this strategy is to address the housing needs of large households by increasing the supply of assisted rental housing to meet the needs of large households, priority permit processing for residential projects containing three or more bedrooms, and priority in the selection of projects for local financial assistance.

#### **Sub-Strategy IV-H: Increase the Supply of Affordable Rental Housing for Extremely Low-Income Households**

##### **Objective**

To achieve no net loss of existing rental housing affordable to extremely low-income households and to increase the number of affordable rental housing units.

##### **Intent**

Most of the government assisted multifamily rental housing constructed in the early 1970s in Sacramento County was rent restricted for 30 years or less. Many of the Federal and State funding programs under which these units were constructed permitted property owners to pre-pay their loans, thereby “opting out” of the rental restrictions imposed by the subsidy program which funded their projects. Since the early 1990s, hundreds of affordable rental housing units have been lost in the unincorporated area (an exact count is difficult since records prior to the 1990s were not always precise). Over 581 additional subsidized rental housing units are at-risk of losing their rent restrictions over the next ten years. Such housing is in limited supply and represents a valuable resource that should be preserved, if possible.

The unincorporated area also has a large supply of older non-restricted rental housing units and mobile home park spaces that provide lower-cost housing for thousands of additional Sacramento County residents. These housing units should also be preserved for their affordability, if possible. Strategy III, Conservation and Rehabilitation of Existing Housing and Neighborhoods, addresses the affordability and condition of these older, non-rent restricted housing units.

Extremely-low-income households are also assisted through portable housing vouchers that pay the difference between a specified percentage of a participating household’s income and the gross rent (contract rent plus utilities) for an eligible rental unit, up to a pre-determined amount called the “fair market rent.”

The intent of this strategy is to preserve the affordability of subsidized rental housing for extremely low-income households, with the ideal of no net loss of such housing. The extent that a no net loss objective can be achieved will depend on the availability of State and Federal subsidies, and local incentives that Sacramento County can offer, to entice property owners to maintain rents on their units at levels affordable to lower income households. This strategy is also intended to increase affordable rental housing choices for special needs groups through expanded use of Federal rent subsidy programs.

## HOUSING STRATEGY V: PRESERVATION OF EXISTING AFFORDABLE HOUSING STOCK AND PROVISION OF AFFORDABLE HOUSING

### Goal

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

### Introduction

A housing issue of equal concern to both public and private organizations is the supply of affordable housing for a growing workforce, senior population, and those with special needs. The private housing market cannot address these affordable housing needs without public direction, incentives, and financial assistance. Affordability is defined based on an acceptable percentage of income expended to obtain decent, safe and sanitary housing. The California Department of Housing and Community Development considers rental units to be affordable when the expenses associated with rent plus utilities are less than 30 percent of a household's monthly gross income. Residential units that provide ownership are considered affordable if ownership expenses including principal, interest, taxes, utilities, and insurance do not exceed 30-35 percent of the gross monthly household income. Chapter 8, Housing Needs Assessment, concluded that the need for affordable housing has grown significantly over the past decade as the gap between the type and cost of housing produced and the housing needed by low- and moderate-income households has grown. Specifically, the County has found that:

Housing prices for new and existing homes outpaced gains in household income by over half, decreasing the percent of Sacramento County residents who can afford a median-priced home. Rents also increased rapidly between the late 1990s through 2001.

As indicators of rapid increases in housing costs during the late 1990s, the 2000 Census reported that overcrowding and overpayment among lower income households increased between 1990 and 2000.

Sacramento County will need to plan for, and accommodate, 15,160 new housing units between 2006 and 2013. Of these housing units, 37 percent (5,632 units) should be affordable to households earning less than 80 percent of the Sacramento County median income and 18 percent (2,700 units) to households earning 80 to 120 percent of median income.

Family incomes have lagged compared to non-family households. Low-income families with children, especially large families, are at greatest risk of experiencing overcrowding and overpayment. Among family households, female-headed households with children are most at-risk of suffering these housing problems due their extremely low-incomes and high poverty rates.

The population 65 years and older increased by 25 percent in Sacramento County between 1990 and 2000 and could increase another 20 percent over the next decade. The County will need to accommodate additional housing with supportive services for seniors, affordable rental housing for low-income seniors, market rate housing designed for accessibility, and financial assistance in rehabilitating and modifying homes owned by seniors.

To address the affordability issue, this strategy seeks to utilize available public funds to leverage financing from private sources to support a variety of housing construction programs. Although state and local governments and private industry play important roles in the provision of assisted housing, federal funding of existing and/or new housing programs should be sought for the provision of affordable housing to address the needs of lower income households. Local government can also facilitate the provision of affordable housing by encouraging mixed use development, second unit dwellings, manufactured housing, co-housing opportunities and density bonus program. Local government can also facilitate the provision of affordable housing by requiring housing developers to fulfill the requirements of an affordable housing program such as Sacramento County has done since the previous Housing Element.

### **Sub-Strategy V-A: Preservation of Existing Affordable Housing Stock**

#### **Objective**

Pursue federal, state, and local programs and funding sources that provide opportunities to preserve existing affordable housing stock.

#### **Intent**

Paramount to the County's ability to house lower income households is the maintenance of existing regulated units. Such units would include those financed with a variety of mortgage programs administered by the US Department of Housing and Urban Development (HUD) as well as those financed with low income housing tax credits and tax exempt mortgage revenue bonds. These units provide stable and reliable housing for lower income residents of the County, but most have regulatory requirements that last between 15 and 55 years. As those regulatory restrictions approach expiration, developer/owners must decide whether to continue offering affordable housing or to convert the units to market rate housing. It is the County's intention to continue affordability restrictions and to encourage additional investment in the properties through "preservation", refinancing and rehabilitation.

### **Sub-Strategy V-B: Utilization of Federal, State, and Local Programs for the Provision of Affordable Housing**

#### **Objective**

Pursue federal, state, and local programs and funding sources that provide housing opportunities for low- and moderate-income households.

#### **Intent**

The County of Sacramento offers a comprehensive affordable housing program that assists in the financing of new construction of single-family and multifamily units for low- and moderate-income residents in the County. SHRA has been authorized by the County to implement housing programs on its behalf.

Many of the County's affordable housing programs are driven by the availability of specific federal, state, and local funding sources. These federal, state, and local programs provide low-cost financing or subsidies for the production of low- and moderate-income housing. Each of these funding sources has its own housing goals and priorities, specific target population, application procedures, and varying availability of funds. Certain programs require an application and participation by the local public agency, such as SHRA, while other programs are for use by non-

profit housing agencies and housing authorities. The remaining programs require application and direct participation by a private developer. It is this patchwork of funding and the Agency's aggressive pursuit of affordable housing goals that has largely driven the type and viability of affordable housing in Sacramento.

### **Sub-Strategy V-C: Density Bonuses for Affordable Housing**

#### **Objective**

Provide incentives to promote the construction of affordable housing units.

#### **Intent**

State law requires local governments to provide density bonuses and other incentives for the development of lower income housing. A density bonus allows more units to be built on a parcel than otherwise permitted by zoning if the developer commits to reserving a specified percentage of units for lower income households for a specified period of time and cost. Density bonus policies are also used to provide housing for the elderly. The State's density bonus law formerly provided up to a 25 percent density increase if a residential project had 10 to 20 percent of its units being affordable. Few developers took advantage of this provision because of the relative high percentage of affordable housing required to receive a bonus.

Significant changes to the State law were made in 2004 through the passage of SB1818. One change was that the proportion of affordable units needed to obtain a density bonus depends on which income group the units are affordable to. Developments are eligible for a 20 percent density bonus if they contain:

- Five percent of units affordable to very low-income households, or
- Ten percent of units affordable to low-income households, or
- Ten percent of units affordable to moderate-income households if all of the project's units are for-sale units.
- In addition, there is a sliding scale that increases the density bonus amount with additional affordable housing units. The density bonus cannot exceed 35 percent. The sliding scale allows:
  - An additional 2.5 percent density bonus for each additional increase of 1 percent very low-income units;
  - An additional 1.5 percent density bonus for each additional 1 percent increase in lower income units; and
  - An additional 1 percent density bonus for each 1 percent increase in moderate income units.
- Another new provision is that projects with at least 35 units available for seniors are eligible for a 20 percent density bonus. The previous law required at least 50 percent of the project be available for seniors in order to be eligible to receive the bonus.

The County is currently applying the new version of the State’s density bonus law on new residential developments and disregarding the current Zoning Code provisions that are based on the old density bonus law. Amendments to the Zoning Code is needed in order make it consistent with State law.

### **Sub-Strategy V-D: Mixed Use Development in Infill Parcels, Commercial Corridors and Near Light Rail Stations in Order to Provide More Opportunities for Affordable Housing**

#### **Objective**

Utilize mixed use development to increase supply of housing stock.

#### **Intent**

The County of Sacramento encourages integrated mixed use developments. The General Plan designations of Urban Transit-Oriented Development and Neighborhood Transit-Oriented Development require mixed use configurations. Integrated mixed use configurations are also appropriate in areas designated as Low-Density, Medium-Density and High-Density Residential, Commercial and Office, and Industrial Intensive, according to the provisions of the Zoning Code. For example, multifamily development is allowable in combination with commercial construction in Business & Professional (BP), Limited Commercial (LC) and Shopping Center Commercial (SC) (although development plan review and/or a Conditional Use Permit may be required). Special Planning Areas (SPA’s) can be established throughout the unincorporated area to provide for a greater range of mixture of uses in an area than would be permitted in standard land use zones, as described in the Zoning Code. Special conditions and regulations, such as a list of permitted uses, performance and development requirements relating to yards, lot area, intensity of development on each lot, parking, landscaping and other design standards are defined in the SPA zones, as established by ordinance. Special Development Permits may also be issued for mixed use developments as a means to encourage creative and efficient land use, maximize the choice in type of environment, including housing, available to the area residents, and to provide economy in housing opportunities. Commercial corridors as delineated in the proposed General Plan will provide many opportunities for mixed use development.

Mixed use developments reduce the consumption of land and construction materials to accommodate the same level of urban development, provide additional space for housing construction, encourage a more efficient use of land and reduce commute trips for shopping, work, entertainment and etc. The intent of this strategy is to support the development of integrated mixed use configuration as a means to expand housing affordability opportunities. The mix of uses, such as office and residential in the same building, creates an expanded opportunity for the provision of affordable housing that would not have occurred under normal circumstances.

### **Sub-Strategy V-E: Accessory Dwelling Units**

#### **Objective**

Utilize residential accessory dwelling units to provide affordable housing for lower income households.

**Intent**

Provisions in the Zoning Code permit residential accessory dwelling units in any zone (with the approval of a use permit unless specific criteria including unit size are met), when incidental to a primary residence and located on the same lot or parcel. Residential accessory dwelling units are an innovative and cost-effective means of providing affordable housing opportunities. Accessory units increase the overall density of an area, while maintaining a single-family residential character.

The intent of this strategy is to support the use of accessory dwelling units to provide affordable housing opportunities and to meet the increasing demand for a variety of housing types within the Sacramento area.

**Sub-Strategy V-F: Alternative Housing Types**

**Objective**

Increase homeownership opportunities.

**Intent**

In an effort to increase ownership options for low- and moderate-income households, the Sacramento Housing and Redevelopment Agency will pursue options for assisting individuals and organizations in establishing alternative types of ownership.

**Sub-Strategy V-G: Condominium Conversion**

**Objective**

Limit the loss of rental units due to conversion activities.

**Intent**

This strategy directs the County to monitor condominium conversion activities within the unincorporated area. A condominium conversion ordinance was adopted by the County with the intent of assuring that condominium conversion projects meet basic standards of safety, comfort and utility. The ordinance was also designed in recognition that condominium conversions may have negative impact on the supply of rental housing in the unincorporated area, and the potential displacement of County residents, primarily, the elderly, disabled and lower income residents. The ordinance prevents the removal of rental housing stock by denying conversions that would severely reduce the number of low- and moderate-income rental units.

For a multifamily rental housing project to convert to condominium ownership, the Zoning Code requires the following standards to be met:

- The approval of a use permit application.
- A property report describing the condition and estimation of the remaining useful life of each element of the structure, such as roofs, foundations, paint, insulation, and mechanical systems.
- A structural pest control report.
- A building history report identifying the date of construction.

- A rental history report detailing the size, in square footage, of each housing unit and building; the current or last rental rate; the name and address of each present tenant; the monthly rental rate for the preceding three years of each unit; and the average monthly vacancy over the preceding three years.
- A detailed report describing the relocation and moving assistance information to be given to each tenant and the steps the application will take to ensure the successful relocation of each tenant.
- A survey of all tenants in the conversion project indicating how long each tenant had been a resident of the project, how long each tenant had planned to live in the project, whether or not each tenant would be interested in purchasing a unit, to which community area would each tenant choose to relocate if the conversion took place and the tenant did not purchase a unit, and the extent of tenant approval in-principle of the conversion. Included in this survey is an estimate of the sales price for each unit, not including inflation and adjustments that would take place during conversion.

### **Sub-Strategy V-H: Self-Help Housing**

#### **Objective**

Provision of affordable housing through “self-help” housing construction programs.

#### **Intent**

The County shall support self-help or sweat equity housing construction programs that provide homeownership to lower income families, who earn their equity through their labor. Self-help housing programs organize and supervise groups of low-income people to build their own homes or use volunteers to assist in the construction of homes. The Sacramento Housing and Redevelopment Agency finances land and predevelopment costs for self-help projects.

### **Sub-Strategy V-I: Affordable Housing Program**

#### **Objective**

To ensure that new residential developments include a percentage of housing units affordable to very low- and low-income households or make alternative provisions for such housing.

#### **Intent**

Over the past decade, the supply of housing affordable to very low- and low-income households in the Sacramento unincorporated area has declined significantly. The intent of this strategy is to increase the supply of affordable housing in new residential developments through a mandatory program, and to promote economic integration through such a requirement. The program utilizes a land dedication approach whereby market-rate residential developers will dedicate entitled and improved land to the County. The County, in collaboration with SHRA will then work with builders who specialize in affordable residential development to construct the regulated affordable units. The program allows in-lieu fees for small projects and other projects on a case-by-case basis in the event that suitable sites are not available within the market-rate residential project. The program also permits the market-rate residential developer to construct the affordable units or collaborate directly with a builder who specializes in affordable residential projects.

### **Sub-Strategy V-J: Locating Multiple-Family Projects Near Services**

#### **Objective**

To ensure that new multiple-family projects are located near existing and proposed services.

#### **Intent**

Multifamily projects usually have higher proportion of senior citizens, single mothers, and large families than single-family developments. These are groups that tend to have lower incomes than the general population. Car ownership rates also tend to be lower for these groups because of the high cost of car ownership and/or the inability to drive (seniors, disabled). Because of the lower car ownership rates, it is important to have nearby services to be available for multifamily residents. These services include grocery stores and other retail services, schools, parks, community centers, day care and medical facilities. Transit service is crucial when there is a lack of any of these facilities nearby.

The County is responsible for protecting the public health, safety, and welfare of its citizens. For this reason the County should strive through its land use decisions to have multifamily projects be located near essential services.

### **Sub-Strategy V-K: New Funding Sources for Provision of Affordable Housing**

#### **Objective**

Identify additional funding sources to facilitate affordable housing construction.

#### **Intent**

The need to generate additional funding sources to finance the construction of affordable housing have been growing in importance due to diminishing public funds, the lack of full subsidy to implement viable programs and the increasing reliance of local contribution to finance affordable housing projects. Although the County has established a housing trust fund, financed through fees imposed on commercial development, there is still a lack of adequate local resources to address the housing needs of the County. Traditional funding sources, such as Federal HOME funds, have fallen short in supplementing those needs. This strategy advocates for the creation of new funding sources for the County Housing Trust Fund. Additional funding sources recommended under this strategy include programs that have been successfully implemented by other jurisdictions.

## **HOUSING STRATEGY VI: PROMOTE THE HEALTH AND SAFETY OF ALL RESIDENTS**

#### **Goal**

*Improve the health and safety of Sacramento County's residents.*

#### **Introduction**

Recent statistics indicate that 53 percent of Californians fail to meet recommended guidelines for physical activity, putting them at high risk for illness and premature death. Limited physical activity is a primary risk factor for heart disease, cancer, stroke, diabetes, and Alzheimer's disease - five of the top ten causes of death in California. It is also a primary risk factor for being overweight,

which now affects two-thirds of the adult population in California. Obesity, an advanced state of overweight, has reached epidemic proportions, now affecting more than 20 percent of adults in California. Medical experts agree that overweight and obesity increases the risk for a number of health hazards, including heart disease, stroke, Type 2 diabetes, and some cancers. The economic impact of overweight and obesity, including their influence on chronic disease prevalence, reaches \$21.68 billion a year in California, including \$10.2 billion in medical care, \$11.2 billion in lost employee productivity, and \$338 million in worker's compensation costs.

The economic impact of obesity is also reflected in County General Fund expenditures. For example, in calendar year 2007, visits to County health clinics by County residents with diabetes and no health insurance cost the County \$367,470, not including the cost of inpatient care, specialty services, overhead, or treatment for conditions that resulted from diabetes. More than 90 percent of diabetes in County residents is Type 2, which is generally linked to overweight.

In regards to public safety, fear of assault is a major reason people choose not to walk, use public transit, use recreational facilities, or allow their children to play outside. While many variables influence violence and crime in communities, aspects of the physical environment can be designed to discourage street crime.

The County is responsible for protecting the public health, safety, and welfare of its citizens, and has the ability to do so through implementation of land use and transportation plans, policies, and programs to meet the needs of its communities. The built environment and land use decisions play an important role in shaping the pattern of community development and in either promoting or discouraging physical activity, nutritious food choices, and street safety.

### **Sub-Strategy VI-A: Promote Health through Community Design**

#### **Objective**

Master plans, residential developments and mixed use developments that are designed so as to promote the health of its residents.

#### **Intent**

An emerging body of research points to community design as a contributing factor to the increased overweight and chronic disease rates over the past few decades. The overall picture is that when residential areas are low-density and segregated from commercial and employment areas, residents are forced to use private automobiles to travel the long distances between home and their daily destinations. This contributes to a sedentary lifestyle and health problems including those described above. The connections are illustrated by the following:

1. People living in automobile-oriented, single use areas are half as likely to get 30 or more minutes of daily exercise than those who live in highly walkable, mixed use communities (where residential, commercial, and office land uses are located near each other).
2. Unhealthy eating habits are primary risk factor for five of the top ten causes of death in California. Meanwhile, the state has four times as many "unhealthy" food outlets (e.g., fast food chains, restaurants, and convenience stores) as "healthy" food outlets (supermarkets, produce vendors, and farmer's

markets). The result is neighborhoods that lack places where residents can buy fresh fruits and vegetables and other healthy foods. Residents in communities with a more “imbalanced food environment” (where fast food and corner stores are more convenient than grocery stores) have more health problems and higher mortality than residents of areas with a higher percentage of grocery stores, when other factors are held constant.

3. Polluted air is a primary trigger for asthma attacks and a major cause of asthma, bronchitis, lung cancer, leukemia, and other illnesses. Between 2001 and 2005, the adult asthma rate increased by 12 percent in California, and the childhood asthma rate increased by 15 percent. Motor vehicles are the principal contributors of air pollution in Sacramento County. Vehicle exhaust includes gases that contribute to the formation of ozone, which damages the tissues of the respiratory tract, causing inflammation and irritation. Particulate matter, another component of vehicle exhaust, is linked to cancer, heart attacks, strokes, and premature deaths.

### **Sub-Strategy VI-B: Promote Safety Through Community Design**

#### **Objective**

Discourage crime by applying certain design principles and techniques.

#### **Intent**

Violence is a significant threat in some neighborhoods, while fear of violence causes great stress and deteriorates the pedestrian/bicycle environment. Better design can reduce the opportunity for (and fear of) street crimes.

### **HOUSING STRATEGY VII: PROMOTE THE EFFICIENT USE OF ENERGY AND IMPROVE THE AIR QUALITY OF SACRAMENTO COUNTY**

#### **Goal**

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

#### **Introduction**

Key goals of sustainable development and smart growth are to reduce the impacts of development on the environment, conserve natural resources, reduce air pollution, reduce greenhouse gas emissions, and protect human health. The County’s proposed General Plan and this Housing Element encourage the implementation of many of the sustainable development and smart growth principles that will result in the attainment of the key goals. In addition, the County’s proposed General Plan and this Housing Element encourage the control of rising energy costs.

The byproduct of carbon-based energy production and consumption is air pollution. Air pollution is a major public health concern in California, particularly in the Sacramento Region. The Sacramento Region is currently designated as non-attainment for the one-hour Federal ozone standard, as well as the more stringent State ozone standard. Air pollution can cause or aggravate lung illnesses such as acute respiratory infections, asthma, chronic bronchitis, emphysema, and lung cancer. In addition to health impacts, air pollution imposes significant economic costs and negative impacts on our quality of life.

## **Sub-Strategy VII-A: Promote the Efficient Use of Energy and Reduce the Long-Term Operational Cost of Housing**

### **Objective**

Reduce home energy usage by increasing energy efficiency.

### **Intent**

Energy is essential to maintaining the Sacramento Region's existing quality of life and economic development and sustainability. The primary sources of energy in Sacramento County are electricity from the Sacramento Municipal Utility District (SMUD) and gas from the Pacific Gas and Electric Company (PG & E). At present, the Sacramento Region is dependent to some extent upon the importation of natural gas to produce electricity locally as well as the importation of electricity produced outside the region.

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

## **PART 2: DESCRIPTION OF POLICIES AND PROGRAMS**

The following section describes policies and programs that will implement the goals and objectives of the strategies and sub-strategies listed in the previous section. Each of the programs described designates one or more responsible County agencies, the techniques that will be used to implement and/or promote the program, a timeline for implementation, one or more funding sources, and the anticipated objective to be achieved. Many of the programs contained in this section, including most of the programs for the rehabilitation, construction, and preservation of affordable housing, will be implemented by County departments or joint County-Sacramento City agencies other than the Department of Planning and Community Development. The various divisions, departments, and joint agencies are part of the County's governmental structure or serve as instruments of the County. To effectively implement the Housing Element, one agency must oversee and coordinate the actions of these divisions, departments, and joint agencies. The Planning and Community Development Department is the lead agency pursuant to state housing regulations and therefore responsible for monitoring implementation of the Housing Element.

To implement the Housing Element, the Planning and Community Development Department will designate staff who will be responsible for coordinating the implementation of the Housing Element. This staff will meet with representatives of other County agencies, track the implementation of the programs in this chapter, report on progress and problems in implementation, and recommend revisions to implementation measures and techniques to improve the achievement of program objectives. The designated staff will meet with representatives of the various County divisions, departments, and joint County-City agencies as needed, but no less than annually, to review implementation progress and identify solutions to implementation problems.

As part of its role in coordinating the implementation of housing programs, the Planning and Community Development Department will also maintain links to the websites of other agencies responsible for implementation (such as SHRA and the Department of Health and Human Services) and provide referrals at the Department's public counter to these other agencies.

## **HOUSING STRATEGY I: ADEQUATE SUPPLY OF LAND FOR HOUSING**

(DESCRIPTION: PG. 3-3)

### **Sub-Strategy I-A: Adequate Land for Housing** (Description: PG. 3-3)

#### **Policy**

*HE-1. The County will provide an adequate supply of land for housing affordable to all income groups with public services and facilities needed to facilitate the development of housing to accommodate projected housing needs based on the SACOG Regional Housing Needs Plan.*

#### **Programs**

**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, identify and rezone more land to ensure that adequate land continues to be available to meet the County's assigned share under the SACOG Regional Housing Needs Plan.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objectives:** Annually monitor, and periodically review, the allocation of residential land to ensure adequate supply for future housing development for all income groups.

**Target Date:** Annual monitoring program.

**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 biannual 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 low and very 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 site 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.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Inventory monitoring and make available inventory information.

**Target Date:** Ongoing 2008-2013. The first report will be available to the public on August 1, 2009.

**HE-1(c):** The County will continue to implement Zoning Code provisions that encourage multifamily and mixed use developments 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 program HE-4(c). The County will also continue to apply inclusionary housing requirements to residential and mixed use projects on LC and SC zoned properties according to policy HE-52. Finally, it has been determined that over 21 percent of vacant LC and SC land has been developed with residential projects between 2003 and 2007. Based on these policies and current market trends, 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.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

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

**Target Date:** Ongoing, 2008-2013.

**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.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund and Application Fees.

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

**Target Date:** Ongoing, 2008–2013.

**HE-1(e):** The County, in adopting infrastructure financing plans for any new growth areas, shall consider housing affordability and the need to identify and retain sites designated as multifamily in Specific and Comprehensive Plans. This will be 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.

**Responsibility:** Planning and Community Development Department; Infrastructure Finance.

**Funding:** County General Fund, developer fees and contributions.

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

**Target Date:** Ongoing, 2008–2013.

**HE-1(f):** The County through the Sacramento Housing and Redevelopment Agency (SHRA) shall report to the State Housing and Community Development Department on the financing and construction timeline for the three preservation and one conversion projects, detailed in Programs HE-13(b),13(c),13(d) and 41(d) and used to fulfill the Alternative Adequate Sites Program.

**Responsibility:** SHRA.

**Funding:** County General Fund.

**Objective:** Ensure compliance with State Government Code Section 65583.1(c)(4).

**Target Date:** July 1, 2010.

**Policy**

*HE-2. The County will preserve the supply of sites zoned for multifamily housing.*

**Programs**

**HE-2(a):** The County will 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 certain findings can be made. This is to be consistent with State Government Code Section 65863 “No Net Loss Provision”. The findings are:

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.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Preserve the supply of multifamily zoned land to accommodate the County’s lower income housing needs.

**Target Date:** Ongoing, 2008-2013; biannually update inventory of multifamily sites.

**HE-2(b):** The County will adopt master plans, including specific and comprehensive plans, which provide a variety of residential densities, including those densities that support multifamily housing. The Planning and Community Development Department will propose that a minimum percentage of the proposed dwelling units in specific and comprehensive plans be developed at a density of at least 20 dwelling units per acre (this will not be applied plans adopted prior to December 2008 or to the Florin Vineyard Comprehensive Plan). Subsequent rezoning will allow this minimum percentage of units to develop at 20 dwelling units or more per acre.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund, developer fees and contributions.

**Objective:** Adopt the Florin Vineyard Comprehensive Plan which provides a variety of residential densities, including those that support multifamily housing.

Support specific plans in the Jackson Highway corridor which will provide a variety of residential densities, including those that allow multifamily housing.

Propose a minimum percentage of the proposed dwelling units in specific and comprehensive plans be developed at a density of at least 20 dwelling units per acre.

**Target Date:** July 2011.

**Sub-Strategy I-B: Inventory of Surplus Land** (Description: PG. 3-4)

**Policy**

*HE-3. Utilize appropriate surplus federal, state and County land within Sacramento County for affordable housing development.*

**Program**

HE-3(a): The Planning and Community Development Department, with assistance from the Department of Facility Planning, Architecture and Real Estate; 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 post the site inventory on its website and notify affordable housing providers of the availability of the site inventory.

**Responsibility:** Planning and Community Development Department, Department of Facility Planning, Architecture and Real Estate.

**Funding:** County General Fund.

**Objectives:** Complete inventory and list of surplus federal, state and County lands. Post the list on the Planning and Community Development Department website when inventory is completed and notify affordable housing providers.

**Target Date:** December 2010.

**Sub-Strategy I-C: Use of Infill and Underutilized Sites** (Description: PG. 3-4)

**Policy**

*HE-4. Promote and facilitate the build-out of vacant and underutilized urban land through infill, reuse, and redevelopment activities, as appropriate, for housing including:*

- *Support for a variety of housing types on vacant sites suitable for urban infill, in both residential only and mixed use developments.*
- *Reuse of older commercial and retail properties, industrial and business office parks, and excess surface parking areas of neighborhood and community strip malls and commercial centers, to allow additional residential development within the existing urban area.*
- *Ensure that infill development in the commercial corridors is consistent with the principles of the Blueprint Preferred Alternative. Such development shall include a variety of mixed uses, including medium to high density residential. Medium and high density residential development (as defined in the General*

*Plan) shall be encouraged along the commercial corridors, especially in areas within ½ mile of planned BRT or near light rail.*

- *Provide incentives to encourage the development or reuse of infill lots, particularly in commercial corridors.*
- *Within and adjacent to these higher density residential and mixed use sites, locate and develop additional parcels that are walkable, consistent with smart growth and sustainable communities' principles (as defined by the County), including necessary physical and services infrastructure and amenities (i.e., sewer, parks, schools, retail, grocery, transit).*
- *Complete Commercial Corridor and Transit Area Plans and Master EIR documents, defining land uses and densities to the greatest extent feasible, in order to expedite the development or redevelopment of infill lots. Include at a minimum a Financing Strategy, and preferably a Community Facilities District or similar Corridor Finance Plan in each Corridor Plan to identify public and private funding for needed infrastructure and incentives for development.*
- *Develop a public education program specific to infill development to increase the public acceptance of quality residential and mixed use infill development.*

#### **Programs**

HE-4(a): The County will continue to fund an Infill Coordinator Position. The Infill Coordinator will develop and direct an infill development program. The primary responsibilities of this program will be:

- Define what quality infill is.
- Identify constraints and barriers to quality infill development.
- Develop County-wide strategies and policies to minimize and where possible remove those constraints.
- Develop and provide incentives for quality infill projects. [See Program HE-4 (c)]
- Develop an outreach program for the County's residents and hearing bodies that will help to educate them on the benefits of a quality infill project. [See Program HE-4 (h)]
- Form a project "response team" that will work together to identify infrastructure challenges, coordinate construction of needed infrastructure in targeted areas and serve as a coordination/response team to identified key infill projects. [See Program HE-4 (i)]

**Responsibility:** Planning and Community Development Department, Municipal Services Agency.

**Funding:** County General Fund.

**Objectives:** Continue to fund an Infill Coordinator position.

**Target Date:** The Infill Program has been adopted by the Board of Supervisors in May 2008. The accompanying policy document “Infill Program and Principles” defines what quality infill is, identifies constraints and barriers to quality infill development and contains County-wide strategies and principles to minimize and remove constraints to infill. There is an infill coordinator at the principal planner level.

**HE-4(b):** The County will 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, zoning, physical characteristics, and availability for development. The County will distribute the inventory to developers and post the inventory on the County’s website. With the parcel inventory list, an existing conditions infrastructure map within identified commercial corridors (initially 3 corridors plus the Folsom Boulevard Transit Area Plans) will be provided in order to facilitate development. The County will promote the availability of the inventory and the map through one or more development industry associations in order to encourage public/private partnerships.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objectives:** Develop an inventory of vacant infill, reuse and redevelopment parcels. Develop an existing conditions infrastructure map within identified commercial corridors and transit areas.

**Target Date:** July 2009.

**HE-4(c):** The County will increase the provision of financial incentives for developing infill projects. An infill project would be required to meet two of three conditions to be eligible for incentives provided by the Infill Program. The conditions are as follows:

- The project is located in a commercial corridor, transit area planning area or transit oriented development.
- The project “itself” stimulates economic and social benefits to the community.
- It is a “Quality” project. A “Quality” project must meet all of the following.
  - A development, redevelopment or reuse of a vacant or underutilized buildings and/or sites that is surrounded by urban uses. If present, it should eliminate blight and other conditions that deteriorate neighborhoods.
  - Consistency with the County’s design guidelines and Infill Program and Principles.

- Enhances and makes positive contribution to the surrounding neighborhood.
- Consistency with the County General Plan.
- Close to transit (within ½ mile), or designated by Regional Transit as having transit available within the near future.

Current incentives include: pursuing grants (i.e. Prop 1C Grants, SACOG Community Design Grants), use of sewer credits, and tiered fee schedules (lower fees for infill projects). New incentives could include a different set of improvement standards for infill areas and projects, use of deferred improvement agreements for certain frontage and site improvements, amending deferred fee agreements in order to be less onerous for developers, creative use of funds and resources to reduce certain development costs, pre-approved residential plans [see Program HE-4(j)] and use of Smart Growth Incentive Measure A funds.

**Responsibility:** Planning and Community Development Department, Municipal Services Agency.

**Funding:** County General Fund.

**Objectives:** Increase the type and the amount of financial incentives for infill projects.

**Target Date:** July 2010.

**HE-4(d):** The County will amend the Zoning Code or provide for in the new Development Code a mixed use zone. This mixed use zone will permit mixed use development including both vertical and horizontal mixture of uses. This zone provides for a variety of alternative housing types such as: single and multiple-family attached and detached, “pull apart” housing and co-housing, street-oriented ground floor commercial uses, generally with residential uses above, but allowing for office/retail and live/work or other combinations in select locations (especially in the commercial corridors). [Same as HE-46(a)]

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objectives:** Amend the Zoning Code to establish a mixed use zone.

**Target Date:** July 2011.

**HE-4(e):** The County will adopt a new Development Code, or form based codes or districts/special planning areas (SPA’s) to facilitate medium to high density residential and mixed use development within the commercial corridor areas. Form based codes allow for flexibility in uses, sets appropriate minimum densities and development standards while prohibiting certain uses that may have a detrimental effect on desirable uses for the district or SPA. Design standards are an important feature of form based codes. These districts or SPA’s would be consistent with principles of smart growth and sustainable communities in their design and function, as defined by the County. [Same as Programs HE-9(a) and HE-47(b)]

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objectives:** Adopt form based codes or districts/SPA's.

**Target Date:** January 2010.

**HE-4(f):** The County will adopt the final Florin Road, North Watt Avenue and Fair Oaks Boulevard Commercial Corridor Plans (and other corridor plans as they are completed) that will allow: a variety of housing types, reuse of older commercial, retail and industrial sites, and conversion of excess parking areas of older shopping centers to residential or mixed use. There will be at a minimum a Financing Strategy, and preferably a Community Facilities District or similar Corridor Finance Plan in each Corridor Plan to identify public and private funding for needed infrastructure and incentives for development. In addition, the County will adopt the Transit Area Plans for the Folsom Boulevard Corridor to support higher intensities and appropriate uses to support Transit-Oriented Development adjacent to the Light Rail Stations. These plans will be consistent with the Blueprint Preferred Alternative Plan, as well as consistent with principles of smart growth and sustainable communities in their design and function, as defined by the County.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Funds.

**Objectives:** Adopt the Florin Road, North Watt Avenue and Fair Oaks Boulevard Commercial Corridor Plans, the Transit Area Plans for the Folsom Boulevard Corridor, and other plans as they progress.

**Target Date:** Ongoing, in conjunction with commercial corridor studies and transit area plans, 2008-2013.

**HE-4(g):** The County will provide public education promoting the importance and benefits of quality infill as well as the benefits and principles of smart growth and sustainable communities. In striving to gain community acceptance of residential or other infill projects, the County shall facilitate community education by:

- Preparing, conducting and presenting Power Point presentations to Community Planning Advisory Councils (CPAC's), Community Planning Councils (CPC's), Planning Commissions, community groups and organizations visually showing and educating the community on the goals and benefits of infill development.
- Listening and responding to their concerns.
- Ensuring high quality and safe design.
- Include this type of development model into community visioning efforts occurring throughout the County in association with: general plan outreach, commercial corridor plans and other appropriate special planning outreach efforts underway.

The Planning Department and the Infill Coordinator will identify key, quality infill projects that set the standard for quality infill throughout the County and use this as a model of what the County seeks to achieve with infill projects.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Funds.

**Objectives:** Increase the understanding and awareness of a greater regional need in the County to not “grow the development footprint.” Reduce NIMBYism and increase acceptance of quality infill projects as they are brought before the community for input.

**Target Date:** December 2009.

**HE-4(h):** The County will increase opportunities for neighbors and community members to provide input on infill development projects. In gaining community acceptance of residential infill projects, the community needs to be informed and involved in the process. This involves:

- Educating the community on the goals and benefits of infill as well as the associated benefits of smart growth and sustainable communities.
- Listening and responding to their concerns.
- Ensuring high quality and safe design.

The Planning Department and the Infill Coordinator will identify key, quality infill projects that set the standard for quality infill throughout the County and work with the community to gain input and acceptance of these projects and where appropriate, partner with community advocates supportive of quality infill principles.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Funds.

**Objectives:** Attain neighborhood and community acceptance of quality residential or mixed use infill projects through a public outreach process developed by the Infill Coordinator.

**Target Date:** December 2009.

**HE-4(i):** In order to facilitate quality infill projects through the entire development process and in recognition of the difficulty and challenges of infill, the County will develop an Infill Response Team that will be overseen by the Infill Coordinator. This team will facilitate the development of quality infill projects, including residential and mixed use projects and will be comprised of key personnel from the departments and agencies involved in project review and development. Infill facilitating will include:

- Development of new policies and changes to administrative procedures that support infill.
- Provide a higher level of coordination where infrastructure issues need resolution.
- Help to leverage agency resources (best use of staff, funding, project scheduling to deliver a priority project).
- Decide on what projects will be given priority status and the necessary special handling, resources and funding to insure that other projects are not slowed down.
- Additionally the Infill Coordinator will be staff to the Infill Council comprised of the Deputy Agency Administrator, Planning Director, Transportation Director, DERA Director, County Engineering Director, Economic Development Director and the Sacramento Housing and Redevelopment Agency. This Council will assist and advise the Coordinator in facilitating the infill program and infill projects, and deciding on what projects will be given priority status and the necessary special handling and resources.

**Responsibility:** Planning and Community Development Department, Municipal Services Agency, Sacramento Housing and Redevelopment Agency.

**Funding:** County General Funds.

**Objectives:** Develop and Infill Response Team and an Infill Council.

**Target Date:** December 2008.

**HE-4(j):** The Planning and Community Development Department will develop a technical assistance program to assist landowners or developers in designing a house for infill properties by utilizing “ready made” plans. A fee for these plans will accompany this program.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objectives:** Develop a technical assistance program to assist applicants in designing a house for infill properties.

**Target Date:** January 2011.

## **HOUSING STRATEGY II: REDUCTION OF CONSTRAINTS TO HOUSING PRODUCTION** (DESCRIPTION: PG. 3-5)

**Sub-Strategy II-A: Reduction in Permit Processing Times** (Description: PG. 3-6)

**Policy**

*HE-5. The County shall reduce uncertainty, risk, and delay in the planning, environmental, and permitting process.*

**Programs**

**HE-5(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. Staff will propose amendments to the Zoning Code based on these annual meetings.

**Responsibility:** Planning and Community Development Department.

**Funding:** Application Processing Fees and County General Funds.

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

**Target Date:** Ongoing, 2008-2013. County staff will meet with housing providers during July 2009 and will meet every July thereafter.

**HE-5(b):** The County shall continue its streamlining program which involves County staff and private industry representatives. The goal of this program is to help move customers from project concept to occupation smoothly while meeting the County's regulatory responsibilities. The first phase of changes included establishing turn around times for improvement plans and building permits, and improving communication with applicants.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

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

**Target Date:** Ongoing, 2008-2013.

**HE-5(c):** As part of the Development Code update, the County will review its criteria and decision-making authority for conditional use permits to clarify and streamline the approval process.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Reduce uncertainty, risk, and delay in the conditional use permit application process.

**Target Date:** January 2012.

**HE-5(d):** The County shall continue to 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.

**Responsibility:** Planning and Community Development Department, Neighborhood Services Department.

**Funding:** Application Processing Fees and County General Fund.

**Objective:** Reduce delays in the approval of affordable housing projects.

**Target Date:** Ongoing, 2008-2013.

**HE-5(e):** The County will prepare Master Environmental Impact Reports for commercial corridor plans. This will facilitate the expeditious environmental review of individual project applications within commercial corridors.

**Responsibility:** Department of Environmental Review and Assessment, Planning and Community Development Department.

**Funding:** Application Processing Fees.

**Objective:** Reduce delays in the environmental review of development proposals within commercial corridors.

**Target Date:** Ongoing, in conjunction with commercial corridor studies, 2008-2013.

**HE-5(f):** The County will include in its new Development/Zoning Code and as part of specific Commercial Corridor Plans a procedure that will grant general, rather than case-specific, administrative authority to the Planning Director to grant minor modifications from a variety of development standards for projects that are in commercial corridors. For example, a modification allowing 1 or 2 fewer parking spaces out of 100, or allowing an applicant to encroach an extra 12 inches into a 10-foot setback.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund, Application Fees.

**Objective:** Allow limited flexibility from development standards through administrative review and reduce processing times.

**Target Date:** January 2011.

**HE-5(g):** The County will include in its new Development/Zoning Code and in Commercial Corridor Plans a procedure that will grant general, rather than case-

specific, administrative authority to the Chief Land Surveyor to grant minor modifications from a variety of development standards for projects that are in commercial corridors. For example, a modification allowing for rolled sidewalks and attached curbs where it is already in place and a master plan for another improvement plan does not exist, or allowing an applicant to eliminate a driveway where other access exists promoting safer walk-ability for pedestrians.

**Responsibility:** Land Division and Site Improvement Review (LDSIR), Planning and Community Development Department.

**Funding:** County General Fund, Application Fees.

**Objective:** Allow limited flexibility from development and improvement standards through administrative review and reduce processing times, and ultimately overall development costs.

**Target Date:** Ongoing 2010.

**HE-5(h):** The County will allow flexibility regarding appropriate review level for multifamily projects. Development plan reviews for a multifamily project will require approval of the Project Planning Commission if it exceeds the unit threshold for the multifamily project's category. Projects that do not meet the threshold will be reviewed by the Planning Director.

- A Category 1 multifamily project is a project that has at least 60% of its perimeter adjacent to properties having zoning that allows residential densities of 5 units or less per acre. Category 1 multifamily projects that have more than 80 units will need approval by the Planning Commission.
- A Category 2 multifamily project is a project that has at least 60% of its perimeter adjacent to properties having zoning that allows residential densities between 7 and 15 units per acre. Category 2 multifamily projects that have more than 140 units will need approval by the Planning Commission.
- A Category 3 multifamily project is a project that has at least 60% of its perimeter adjacent to properties having zoning that allows residential densities of more than 15 units per acre, mixed used zoning, commercial zoning and/or industrial zoning. Category 3 multifamily projects that have more than 200 units will need approval by the Planning Commission.

Adjacent properties do not include public or private streets.

**Responsibility:** Planning and Community Development Department.

**Funding:** Application Fees.

**Objective:** Allow flexibility in regards to appropriate review level based on the project's community context.

**Target Date:** June, 2010.

**Policy**

*HE-6: Sacramento County shall target 45-60 days from the submission of a complete application as a maximum review time for multifamily projects that require staff level Development Plan Review. The Planning and Community Development Department shall provide expedited review, with no additional charge, for projects in which at least 20 percent of the units are affordable to very low- and low-income households, as certified by the Sacramento Housing and Redevelopment Agency.*

**Program**

**HE-6(a):** The County will implement a certification program through Sacramento Housing and Redevelopment Agency (SHRA) to expedite review of affordable residential projects. Certification will be provided for SHRA financed residential projects in which at least 20 percent of the units are affordable to extremely low-, very low- and/or low-income households.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** None.

**Objective:** Reduce the time and cost impact of discretionary permits on affordable and special needs housing.

**Target Date:** July 2009.

**Sub-Strategy II-B: Review of Development Standards** (Description: PG. 3-7)

**Policy**

*HE-7. The County will encourage flexibility in density for residential projects.*

**Programs**

**HE-7(a):** The County will amend the Commercial Use Tables in the Zoning Code to eliminate an upper limit on density in commercial zones. The limit is currently 80 units per acre. A use permit will still be required for projects that have a density of over 20 units per acre in commercial zones.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Encourage higher density residential development in commercial zones than is currently allowed.

**Target Date:** December 2010.

**HE-7(b):** The County will amend the Zoning Code to allow more flexibility in density for the RD-20 zoning category. A range of densities will be allowed for this zoning category with a maximum density of 22 dwelling units per acre.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Encourage higher density residential development in the RD-20 zone.

**Target Date:** December 2010.

#### Policy

*HE-8. The County will encourage flexibility in parking standards for residential projects. Parking requirements for certain types of residential projects will be reduced.*

#### Programs

**HE-8(a):** The County will use on-street parking to count toward overall parking standards where appropriate conditions exist, such as through site plans that create a fine-grained residential street pattern. This change would define prescribed circumstances, taking into account localized conditions, under which on-street parking could be counted toward parking standards through the administrative process.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Reduce on-site parking requirements by allowing on-street parking to count toward required parking.

**Target Date:** January 2011.

**HE-8(b):** The County Planning and Community Development Department will propose to reduce parking standards for affordable units in multiple-family projects. The parking standards may be adjusted based on studies that document the car ownership rates of seniors and lower income families.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Reduce parking requirements for affordable dwelling units.

**Target Date:** June 2010.

#### Policy

*HE-9. Support the flexibility of development standards, or flexibility within the adopted development ordinances, to accommodate residential projects that are unique or provide special housing arrangements, including affordable housing for lower income households.*

#### Programs

**HE-9(a):** The County will adopt a new Development Code, or form based codes or districts/special planning areas (SPA's) to facilitate medium to high density residential and mixed use development. Form based codes allow for flexibility in uses, densities and development standards while prohibiting certain uses that will have a detrimental effect on desirable uses for the district or SPA. Design standards are an important feature of form based codes. These districts or SPA's

would be consistent with principles of smart growth and sustainable communities in their design and function, as defined by the County. [Same as Programs HE-4(e) and HE-46(b)]

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Adopt form based codes or districts/SPA's.

**Target Date:** January 2010.

**HE-9(b):** The County will adopt the Interim Multiple-Family Residential Design Guidelines which will apply to residential projects at densities of eight units per acre and higher, including attached and detached homes. The emphasis will be on quality design and less emphasis on strict development standards. The Guidelines will focus on design elements adjacent to single-family development, rather than large setbacks. [Same as Program HE-23(a)]

**Responsibility:** County Planning and Community Development, Board of Supervisors.

**Funding:** Application Processing Fees, County General Funds.

**Objective:** Adopt the Interim Multiple-Family Residential Design Guidelines.

**Target Date:** June 2009.

**HE-9(c):** During pre-application meetings and the initial project review process, encourage residential developers to apply for Special Development Permits or use other regulatory or incentive programs of the County (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. The County will amend Section 305-14 of the existing Multiple-Family Development Standards to eliminate the reference to "exceptions" and instead focus on "Alternative Design". When it is determined that the project does not meet the required Zoning Code development standards, the applicant may make application for a Special Development Permit for an alternative design to be heard by the appropriate authority.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund, Application Fees.

**Objective:** Issuance of Special Development Permits that focus on alternative design as a mechanism to ensure flexibility in development standards requirements contained in Zoning and Subdivision ordinances.

**Target Date:** Ongoing, 2008-2013.

**Sub-Strategy II-C: Review Residential Development and Permit Fees**  
(Description: PG. 3-7)

**Policy**

*HE-10. Balance “full cost recovery” for planning and environmental review with the need to maintain reasonable fees that impact housing affordability.*

**Program**

**HE-10(a):** 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.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Periodically review application processing and infrastructure fee schedules and mitigate the cost impact of fees.

**Target Date:** Ongoing, 2008-2013 (As fee schedules are revised).

**Policy**

*HE-11: The County will defer and/or waive development impact fees for residential projects that have at least a minimum number of housing units on site that are affordable to very low- and low-income households, as certified by Sacramento Housing and Redevelopment Agency up to the approved annual quota of the number of units.*

**Programs**

**HE-11(a):** The County will continue to issue waivers for very low income units for development impact fees for residential developments in which at least 10 percent of the total units are affordable to very 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 in accordance with the Affordable Housing Fee Waiver Program. Annually, the County will provide the greater of waivers for 200 units or 5 percent of the units issued residential building permits in the previous year for each of the following fees:

1. Sacramento Regional County Sanitation District (SRCSD) Sewer Connection Fees.
2. County Sanitation District No. 1 (CSD-1) Sewer Connection Fees.
3. Roadway and Transit Development Fees.
4. Vineyard Development Fees (Roadway, Transit, Park, Fire, Library).
5. Antelope Development Fees (Roadway, Park, Water Mitigation, Drainage Mitigation).
6. Zone 40 Water Fees - excluding the administrative fee component.
7. Drainage Fees (Zones 11A, 11B, 11C).

**Responsibility:** Accounting and Fiscal Services, Land Division and Site Improvement Review (LDSIR), Infrastructure Finance, Sacramento Housing and Redevelopment Agency, SRCSD, CSD-1, and Sacramento County Water Agency (SCWA).

**Funding:** Affected fee programs.

**Objective:** To reduce the cost-impact of fees payments for qualifying very low-income housing units.

**Target Date:** Ongoing 2008-2013.

**HE-11(b):** The County will continue to defer planning fees for all units in residential developments in which at least 10 percent of the units are affordable to very low-income households or at least 49 percent of the units are affordable to 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 close of escrow for sale of single-family homes or close of permanent financing for multifamily projects, not to exceed 15 months for the following fees:

1. Sacramento Regional County Sanitation District (SRCSD) Sewer Connection Fees.
2. County Sanitation District No. 1 (CSD-1) Sewer Connection Fees.
3. Roadway and Transit Development Fees.
4. Vineyard Development Fees (Roadway, Transit, Park, Fire, Library).
5. Antelope Development Fees (Roadway, Park, Water Mitigation, Drainage Mitigation).
6. Zone 40 Water Fees - excluding the administrative fee component.
7. Drainage Fees (Zones 11A, 11B, 11C).

**Responsibility:** Accounting and Fiscal Services, Land Division and Site Improvement Review, Infrastructure Finance, Sacramento Housing and Redevelopment Agency, SRCSD, CSD-1, and Sacramento County Water Agency (SCWA).

**Funding:** Affected fee programs.

**Objective:** To delay the cost-impact of fees payments for qualifying low and very low-income housing units until a housing project begins to generate revenue.

**Target Date:** Ongoing 2008-2013.

**HE-11(c):** The County will amend the enacting ordinances for the County Fee Waiver and Deferral Program to extend the deferral period to recognize the complexities and time needed to complete an affordable housing development.

The Sacramento Housing and Redevelopment Agency (SHRA) will work with local affordable developers to determine a realistic maximum timeframe from pulling of permits to conversion to permanent financing.

**Responsibility:** Accounting and Fiscal Services, Municipal Services Agency, SHRA, SRCSD, CSD-1, and the Sacramento County Water Agency (SCWA).

**Funding:** Affected Fee Programs.

**Objective:** To extend the allowed fee deferral period to better reflect the time period before a housing project begins to generate revenue.

**Target Date:** December 2008 for amendment.

**Policy**

*HE-12: The County should support legislation that reduces regulatory barriers to housing production, provides tax incentives and public subsidies for housing, and increases funding available for local infrastructure and services.*

**Program**

**HE-12(a):** The County will continue to monitor housing and land use related 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.

**Responsibility:** Planning and Community Development Department, Sacramento Housing and Redevelopment Agency, County Executive.

**Funding:** County General Fund.

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

**Target Date:** Ongoing, 2008-2013.

**HOUSING STRATEGY III: CONSERVATION AND REHABILITATION OF EXISTING HOUSING AND NEIGHBORHOODS** (DESCRIPTION: PG. 3-8)

**Sub-Strategy III-A: Establishment and Maintenance of Programs for Rental Housing Rehabilitation** (Description: PG. 3-9)

**Policy**

*HE-13. Utilize federal, state, local, and private funding programs offering low interest loans or grants, and private equity for the rehabilitation of rental properties for lower income households.*

**Program**

**HE-13(a):** The County, through the Sacramento Housing and Redevelopment Agency (SHRA), will fund and administer rental housing loan programs for the rehabilitation of substandard housing and the acquisition and rehabilitation of substandard property for occupancy by lower income households. SHRA will pursue offering financing for the acquisition and rehabilitation of multifamily properties, including financially troubled multifamily properties in foreclosure, to prevent further property and neighborhood deterioration.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** HOME, CDBG, Housing Trust Funds (for boarded properties), Mortgage Revenue Bonds, Low-Income Housing Tax Credits, State of California Multifamily Housing Program (MHP).

**Objective:** 200 rehabilitated units annually, including units substantially rehabilitated and units preserved.

**Target Date:** Ongoing 2008-2013.

**HE-13(b):** SHRA shall enter into a legally enforceable loan agreement with InnerCity Housing Corporation for up to \$4,150,000 in HOME and tax increment funding to acquire, rehabilitate and convert the Summerset Apartments into affordable housing.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** HOME and Low/Mod Tax Increment.

**Objective:** Rehabilitate an existing problem property and create 119 affordable housing units.

**Target Date:** December 31, 2008.

**HE-13(c):** SHRA shall enter into a legally enforceable loan agreement with Greystone Apartments-Sacramento, L.P. for up to \$4,170,000 in HOME and tax increment funding to acquire, rehabilitate and convert the Greystone Apartments into affordable housing.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** HOME and Low/Mod Tax Increment.

**Objective:** Rehabilitate an existing problem property and create 119 affordable housing units.

**Target Date:** June 1, 2009.

**HE-13(d):** SHRA shall enter into a legally enforceable loan agreement with EPO Development for up to \$4,000,000 in HOME and tax increment funding to acquire, rehabilitate and convert fourplex properties on Lerwick Road into permanent affordable housing.

- Responsibility:** Sacramento Housing and Redevelopment Agency.
- Funding:** HOME and Low/Mod Tax Increment.
- Objective:** Rehabilitate existing problem properties, transforming a street by creating 20 affordable housing units.
- Target Date:** December 31, 2009.

**Sub-Strategy III-B: Maintenance of Programs for Owner-Occupied Housing Rehabilitation** (Description: PG. 3-9)

**Policy**

*HE-14. Encourage the rehabilitation and preservation of substandard homes in need of rehabilitation owned and occupied by lower income households, especially those in redevelopment areas and/or those left vacant due to foreclosure.*

**Programs**

**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.

- Responsibility:** Sacramento Housing and Redevelopment Agency.
- Funding:** CalHOME, CDBG, HOME and Tax Increment.
- Objective:** Substantially rehabilitate 100 homes for very low- and low-income households.
- Target Date:** Ongoing, 2008-2013.

**HE-14(b):** SHRA will provide financial assistance for emergency repairs, painting, disabled retrofitting and other property improvements for homes occupied by lower income residents 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.

- Responsibility:** Sacramento Housing and Redevelopment Agency.
- Funding:** CalHOME, HOME, CDBG, and Tax Increment.
- Objective:** Rehabilitate 400 homes for very low- and low-income households through Emergency Repair Grants and Retrofit Assistance Grants.
- Target Date:** Ongoing, 2008-2013.

**Policy**

*HE-15. Support efforts to alleviate the individual and community problems associated with mortgage default and foreclosures.*

**Programs**

**HE-15(a):** The County will participate in a pro-active task force to address the property issues associated with foreclosures through code, law enforcement and legal actions. The task force will include representatives from Neighborhood Services, the District Attorney, Code Enforcement, Sacramento Housing and Redevelopment Agency (SHRA) and other key departments and will work cooperatively with the corresponding entities of the incorporated cities in the County.

**Responsibility:** SHRA, Neighborhood Services, Code Enforcement, District Attorney's Office.

**Funding:** County General Fund.

**Objective:** Participate in a pro-active task force to address the property issues associated with foreclosures.

**Target Date:** Ongoing, 2008-2013.

**HE-15(b):** The County will continue to support the efforts of local HUD approved counseling agencies in their homebuyer education, counseling and post purchase counseling, including default/foreclosure counseling efforts.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** County General Fund.

**Objective:** Support homebuyer education, counseling and post purchase counseling.

**Target Date:** Ongoing, 2008-2013.

**Sub-Strategy III-C: Rehabilitation of Older Motels Serving as Transitional or Permanent Housing** (Description: PG. 3-10)

**Policy**

*HE-16. Identify older motels suitable and feasible for conversion to permanent affordable housing.*

**Programs**

**HE-16(a):** As part of proactive, targeted redevelopment activities, the County will continue to identify older motels suitable and feasible for conversion to permanent affordable housing. Such conversions should also be considered in conjunction with commercial corridor studies and community plan updates.

**Responsibility:** Planning and Community Development Department, Sacramento Housing and Redevelopment Agency.

**Funding:** County General Fund and Sacramento Housing and Redevelopment Agency.

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

**Target Date:** Ongoing, in conjunction with commercial corridor studies and community plan updates, 2008-2013.

**HE-16(b):** Assist new owners of motels to obtain financing for their acquisition, rehabilitation and/or conversion.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** Low-income Housing Tax Credits, Redevelopment Tax Increment funds, Housing Trust Fund, and HOME Funds.

**Objective:** See program HE-13 (a) for acquisition/rehabilitation objective for rental housing.

**Target Date:** Ongoing, 2008-2013.

**Sub-Strategy III-D: Conserve the Quality of Residential Neighborhoods through Zoning Enforcement and Code Enforcement** (Description: PG. 3-10)

**Policy**

*HE-17. Protect the quality and stability of residential neighborhoods through the enforcement of local regulations relating to the proper use and development of properties throughout the community.*

**Programs**

**HE-17(a):** The County shall actively enforce existing regulations and programs administered by the Code Enforcement Division of the Department of Neighborhood Services regarding abandoned vehicles, 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.

**Responsibility:** Code Enforcement Division.

**Funding:** County General Funds, Inspection Fees, Vehicle Registration Fee.

**Objective:** Reduce the number of abandoned vehicles and illegal structures from residential neighborhoods.

**Target Date:** Ongoing, 2008-2013.

**HE-17(b):** 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.

**Responsibility:** Code Enforcement Division, Environmental Health, Sheriff's Department.

**Funding:** Fees and/or fines.

**Objective:** Increase neighborhood safety and eliminate blighting conditions.

**Target Date:** Ongoing, 2008-2013.

**HE-17(c):** When necessary, initiate Special Planning Areas (SPAs) and Neighborhood Preservation Areas (NPAs) to fine-tune development standards in order to enhance and preserve unique communities.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Funds and Application Fees.

**Objective:** Enhance and preserve unique communities through SPA's and NPA's.

**Target Date:** Ongoing, 2008-2013.

**HE-17(d):** Identify small, specialized target focus areas that are not in larger redevelopment or block grant areas as sites suitable for neighborhood revitalization efforts. 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.

**Responsibility:** Sacramento Housing and Redevelopment Agency, Neighborhood Services Agency.

**Funding:** Housing Set-Aside Funds, Tax Increment, CDBG, HOME, Mortgage Revenue Bond Funds.

**Objective:** The approval and implementation of the Florin Revitalization Strategy.

**Target Date:** January 2013.

**HE-17(e):** The County will continue to apply Section 108.7 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.

**Responsibility:** Building Inspection Division.

**Funding:** Fees and/or fines.

**Objective:** Ensure rental housing complies with health and safety codes.

**Target Date:** Ongoing, 2008-2013.

**HE-17(f):** The County will develop and adopt a Crime Free Certification Program that will be implemented by the Sheriff's Department. Landlord training, review of physical security measures on site by the Sheriff's Department and annual tenant meetings are required for certification. The Planning and Community Development Department will require owners or managers of new multifamily projects to attain Crime Free Certification after planning entitlements and building permits have been attained and the construction of the multifamily project has occurred. The requirement to attain Crime Free Certification will be a condition of approval of the multifamily project's planning entitlement.

**Responsibility:** Sheriff's Department, Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Adopt a Crime Free Certification Program. Require Crime Free Certification as condition of approval for multifamily project's planning entitlement.

**Target Date:** January 2010.

**HE-17(g):** 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.

**Responsibility:** Code Enforcement Division, Building Inspection Division, Sacramento Housing and Redevelopment Agency.

**Funding:** County General Fund.

**Objective:** Increase the level of State code compliance to improve mobile home park conditions.

**Target Date:** Ongoing, 2008-2013.

**HE-17(h):** To help preserve the quality of residential neighborhoods and support sub-strategies III-A and II-B for the maintenance of housing, the County will conduct a sample exterior housing conditions survey using a methodology recommended by the California Department of Housing and Community Development. The County will establish the appropriate sample size for this survey and targeted neighborhoods in which to conduct the survey based on consultation with the Code Enforcement Division and SHRA.

**Responsibility:** Planning and Community Development, Code Enforcement Division, Sacramento Housing and Redevelopment Agency.

**Funding:** County General Fund.

**Objective:** To obtain an accurate estimate of housing rehabilitation and replacement needs to assist the County and SHRA in implementing neighborhood preservation and housing maintenance strategies.

**Target Date:** Complete sample housing conditions survey by December 2009.

**Policy**

*HE-18. Promote efficient public outreach programs to enhance the rehabilitation of substandard housing.*

**Program**

**HE-18(a):** The Code Enforcement Division, with assistance from the Sacramento Housing and Redevelopment Agency, will 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 will provide a brochure that will be 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.

**Responsibility:** Code Enforcement Division, Sacramento Housing and Redevelopment Agency.

**Funding:** County General Fund.

**Objective:** Increase the level of property maintenance through tenant and property owner education, thereby reducing the need for code enforcement.

**Target Date:** Ongoing, 2008-2013.

**Sub-Strategy III-E: Revitalization of Deteriorated Neighborhoods Through Public Facility Improvements** (Description: PG. 3-11)

**Policy**

*HE-19. Provide improved public infrastructure and services, including water, sewer, curbs gutter, sidewalks, landscaping, and lighting where these services will improve the physical quality of blighted or declining neighborhoods, or facilitate appropriate infill.*

**Programs**

**HE-19(a):** 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 redevelop commercial corridors as described in the Draft General Plan. One of the goals of redeveloping commercial corridors is to increase housing opportunities for households of all income levels. 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.

- Responsibility:** Economic Development, County Executive.
- Funding:** County General Fund.
- Objective:** Target infrastructure and public facility improvements to commercial corridors.
- Target Date:** Ongoing, 2008-2013.

**HE-19(b):** Provide improved public infrastructure and services for the Florin Road Corridor in order to facilitate revitalization and increase housing opportunities.

- Responsibility:** Economic Development, County Executive.
- Funding:** County General Fund, Florin Road Property and Business Improvement District (Assessment District).
- Objective:** Target infrastructure and public facility improvements to the Florin Road Corridor.
- Target Date:** Ongoing, 2008-2013.

**Sub-Strategy III-F: Local/Private Sector Investment for Neighborhood Revitalization** (Description: PG. 3-12)

**Policy**

*HE-20. Maintain local/private sector involvement in preserving and revitalizing older neighborhoods through local lending institutions and the Community Reinvestment Act.*

**Program**

**HE-20(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.

- Responsibility:** Department of Finance, Treasury Division.
- Funding:** County General Fund.
- Objective:** Increase investment in minority and low-income areas.
- Target Date:** Ongoing, 2008-2013.

**Sub-Strategy III-G: Reduce Loss of Housing Through Demolition Activities** (Description: PG. 3-12)

**Policy**

*HE-21. Support mechanisms to prevent the loss of housing by demolition, conversion to other uses, long-term vacancy, arson, vandalism, or malicious mischief, and support programs that return vacant housing to residential use.*

**Program**

HE-21(a): The County will implement the Vacant House Monitoring Program which requires property owners to remove blight conditions such as graffiti, fencing in need of repair, and overgrown vegetation of over 12 inches. There is a graduated fee system for noncompliance. The Program allows the County to abate overgrown vegetation.

**Responsibility:** Code Enforcement Division.

**Funding:** Fees and/or fines.

**Objective:** Increase neighborhood safety and eliminate blighting conditions.

**Target Date:** Ongoing, 2008-2013.

**Policy**

*HE-22. Assist lower income households displaced as a result of demolition of unsafe, substandard dwelling that cannot be economically repaired.*

**Programs**

HE-22(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. The Code Enforcement Division will provide such brochures to displaced tenants.

**Responsibility:** Sacramento Housing and Redevelopment Agency; Planning and Community Development Department.

**Funding:** CDBG and County General Funds.

**Objective:** Increase tenant awareness of assistance programs for those displaced by demolition activities.

**Target Date:** Publish new brochure by June 2012 and distribute thereafter.

HE-22(b): Continue the County program that pays for the relocation expenses of lower income residents displaced due to condemnation, demolition or vacation of units due to Building, Health and Safety Code violations. The Code Enforcement Division will require reimbursement by the property owner.

**Responsibility:** Code Enforcement Division, Board of Supervisors.

**Funding:** CDBG and County General Funds.

**Objective:** Paying for the relocation expenses of lower income residents and seeking reimbursement by property owner.

**Target Date:** Ongoing, 2008-2013.

**Sub-Strategy III-H: Implement Design Review** (Description: PG. 3-13)

**Policy**

*HE-23. The County will require high quality design in residential projects.*

**Program**

**HE-23(a):** The County will adopt the Interim Multiple-Family Residential Design Guidelines which will apply to residential projects at densities of eight units per acre and higher, including attached and detached homes. The emphasis will be on quality design and less emphasis on strict development standards. The Guidelines will focus on design elements adjacent to single-family development, rather than large setbacks. [Same as Program HE-9(b)]

**Responsibility:** County Planning and Community Development, Board of Supervisors.

**Funding:** Application Processing Fees, County General Funds.

**Objective:** Adopt the Interim Multiple-Family Residential Design Guidelines.

**Target Date:** June 2009.

**Policy**

*HE-24. Ensure that the structural design, aesthetics and site layout of new development is compatible and interconnected with existing residential development.*

**Program**

**HE-24(a):** Use the County’s adopted Design Review Program to ensure that new commercial and mixed use development within established communities is compatible with existing residential development and benefits the surrounding community through high quality design and the provision of services. The Design Review Administrator (DRA) and an administrative Design Review Advisory Committee (DRAC) review commercial and mixed use projects for Design Review conformance. The DRA and DRAC review occurs during the normal project review process.

**Responsibility:** County Planning and Community Development.

**Funding:** Application Processing Fees, County General Fund.

**Objective:** Ensure that new commercial and mixed use development is compatible with existing residential development by implementing design review.

**Target Date:** Ongoing 2008-2013.

**Policy**

*HE-25. Infill Projects, shall be integrated into the surrounding neighborhoods and communities to the greatest extent feasible.*

**Program**

**HE-25(a):** The County will develop and utilize design guidelines that are flexible with regard to infill, and yet are commensurate with the County Design Guidelines and Improvement Standards to achieve a balance between the goals for additional housing and/or commercial in established neighborhoods while addressing the community’s concerns for reinforcing cherished aspects of community character and identity. New infill development should help create desirable and attractive places. This involves:

Listing specific considerations in the design guidelines unique to infill (i.e. minimizing scale contrasts between existing development and new higher density development, considerations that the neighborhood may “desire a future different character” rather than being compatible with the existing character of the neighborhood).

Provide incentives for “quality projects” using sustainable products, quality architecture, energy efficiencies and on-site amenities, walkability and accessibility to off-site amenities.

Identify areas of the Improvement Standards that conflict with infill development and existing in-place infrastructure, identify opportunities in the application of the improvement standards and where appropriate, provide relief or administrative exemptions from some of these standards to better accommodate infill development.

Include in corridor plans identified areas for open space and attractive public spaces.

- Responsibility:** Planning and Community Development Department.
- Funding:** County General Funds.
- Objective:** Ensure high quality and safe designs.
- Target Date:** 2009.

**HOUSING STRATEGY IV: IMPROVEMENT OF HOUSING OPPORTUNITIES FOR SPECIAL NEEDS GROUPS** (DESCRIPTION: PG. 3-13)

**Sub-Strategy IV-A: Housing for Persons with Disabilities** (Description: PG. 3-14)

**Policy**

*HE-26. Support efforts to improve accessibility for both dwelling units and residential neighborhoods to meet the special needs of persons with disabilities.*

**Programs**

**HE-26(a):** The Planning and Community Development Department will work with the Sacramento Housing and Redevelopment Agency (SHRA) to publicize the Home Assistance and Repair Programs for Seniors (HARPS) and the Emergency Repair Program (ERP-A) programs which assist seniors and low-income households with necessary repairs or accessibility modifications. Information will be provided on the Planning Department's and SHRA's websites, at the Planning Department's information counter and the Building Department's permit counters. HARPS will be continued to be advertised in the Sacramento County Senior Resource Guide

**Responsibility:** Planning and Community Development Department, Sacramento Housing and Redevelopment Agency.

**Funding:** County General Fund.

**Objective:** Publicize the HARPS and ERP-A programs.

**Target Date:** Ongoing, 2008-2013. Information will be provided on the Planning Department's website starting in January 2009. HARPS is currently advertised on SHRA's website. Handouts will be provided at the Planning Department's information counter and Building Department's permit counters starting in March 2009. Handouts will also be provided at senior service centers throughout the unincorporated County starting in March 2009.

**HE-26(b):** The County will inform homebuilders regarding Universal Design features that can be incorporated into new houses, condominiums and townhomes. Information will be provided on Universal Design at the Planning Department's website, at the Planning Department's information counter and the Building Department's permit counters.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Publicize Universal Design standards.

**Target Date:** Ongoing, 2008-2013.

**HE-26(c):** Both the Federal Fair Housing Act and the California Fair Employment and Housing Act direct local governments to make reasonable accommodations (i.e. modifications or exceptions) in their zoning laws and other land use regulations to allow disabled persons an equal opportunity to use and enjoy a dwelling.

Although the County practices providing reasonable accommodation for housing intended for persons with disabilities, the County does not have a formal policy or procedure for processing such requests. For this reason, the County will adopt a reasonable accommodation ordinance and/or written procedures, detailing how the County will accommodate requests for exceptions and other special considerations during the planning process.

**Responsibility:** Planning and Community Development Department, Building Inspection Division.

**Funding:** County General Fund.

**Objective:** Adoption of a reasonable accommodation ordinance.

**Target Date:** July, 2009.

**HE-26(d):** In planning for new residential developments, the County will continue to 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.

**Responsibility:** Planning and Community Development Department, Transportation Department.

**Funding:** CDBG, developer contributions.

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

**Target Date:** Ongoing, 2008-2013.

**Policy**

*HE-27. The County will encourage housing for people with disabilities near public transportation, shopping, medical and other essential support services and facilities.*

**Programs**

**HE-27(a):** The County will include specific requirements for provision of access for seniors and disabled persons in their transit master plans.

**Responsibility:** Planning and Community Development Department, Transportation Department.

**Funding:** County General Fund.

**Objective:** Specific requirement for disabled access in transit master plans.

**Target Date:** Ongoing, 2008-2013.

**Policy**

*HE-28. Support activities that serve the housing needs of disabled low-income persons with a continuum of housing options, from independent living, to housing with supportive services, to institutionalized care.*

**Program**

**HE-28(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 needs housing alternatives with on-site supportive services. The County will continue to promote its regulatory and financial incentives for special needs housing through and printed information distributed to public and private community organizations serving special needs clients with disabilities.

**Responsibility:** Department of Human Assistance.

**Funding:** HUD's Supportive Housing for Persons with Disabilities - Section 811 program, permanent housing for the Handicapped Homeless Program (part of the Supportive Housing Demonstration Program [McKinney Act], Low-Income Housing Fund Revolving Loan Fund, Cal-Mortgage Program (health facility construction loan program).

**Objective:** 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 400 persons annually with HIV/AIDS.

**Target Date:** Ongoing 2008-2013.

**HE-28(b):** The County will amend the Zoning Code to list Supportive Housing and Transitional Housing as residential uses in the Zoning Code's land use tables.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Amend the Zoning Code to have Supportive Housing and Transitional Housing as residential uses listed in the Zoning Code's land use tables.

**Target Date:** January 2010.

**Sub-Strategy IV-B: Housing for Seniors** (Description: PG. 3-15)**Policy**

*HE-29. Provide adequate and affordable housing for senior citizens.*

**Programs**

**HE-29(a):** The County proposes developing a Senior Housing Master Plan. This Plan would be the overarching strategy regarding the provision of housing for seniors. The Plan would have at least the following goals:

- The County will encourage the provision of housing for older adults within well-planned, stable communities through maintenance, renovation and modification of existing homes.
- The County will encourage the development of new housing that meets the needs of seniors while complementing existing neighborhoods.
- The County will encourage the provision of affordable and diverse housing structures to meet the needs of low and moderate-income seniors.
- The County will form an advisory committee of realtors, developers, community residents and senior and housing advocates to help develop recommended policies and program elements for the Master Plan.
- The County will identify barriers to the development of senior housing.
- The County will develop design guidelines and siting criteria for senior housing and care facilities. [See HE-31 (a)]

**Responsibility:** Planning and Community Development Department; Department of Health and Human Services, Senior and Adult Services Division; Sacramento Housing and Redevelopment Agency.

**Funding:** County General Fund.

**Objective:** Develop a Senior Housing Master Plan.

**Target Date:** December 2010.

**HE-29(b):** The County will encourage the development of affordable housing for seniors, including independent living, assisted living, and congregate care facilities.

**Responsibility:** Planning and Community Development Department, Sacramento Housing and Redevelopment Agency.

**Funding:** Tax credits, mortgage revenue bonds, HOME and tax increment funding.

**Objective:** Promote incentives to builders to provide housing and care choices for seniors of all income levels. These incentives include grants and financial help for developers of senior housing, including multifamily developer assistance programs administered by SHRA.

**Target Date:** Ongoing, 2008-2013.

**HE-29(c):** The County will support the current facilities providing temporary shelter for abused or neglected seniors.

**Responsibility:** Planning and Community Development, Sacramento Housing and Redevelopment Agency.

**Funding:** County General Fund.

**Objective:** Continue funding current facilities providing temporary shelter for seniors.

**Target Date:** Ongoing, 2008-2013.

**Policy**

*HE-30. The County will encourage housing for seniors to be near public transportation, shopping, medical and other essential support services and facilities.*

**Program**

**HE-30(a):** The County will encourage senior housing throughout Sacramento County to be near neighborhood centers, public transportation, shopping centers, and parks by developing flexible design guidelines and siting criteria for senior housing and care facilities.

**Responsibility:** Planning and Community Development, Transportation Department.

**Funding:** County General Fund.

**Objective:** Develop flexible design guidelines and siting criteria for senior housing and care facilities.

**Target Date:** July 2011.

**Policy**

*HE-31. Support activities that increase the ability of the elderly to remain in their homes or to locate other housing to rent or purchase.*

**Programs**

**HE-31(a):** The County will continue to provide assistance to older residents and enhance programs that make it possible for them to remain independent and in their homes.

**Responsibility:** Planning and Community Development Department; Department of Health and Human Services, Senior and Adult Services Division; Sacramento Housing and Redevelopment Agency.

**Funding:** County General Fund.

**Objective:** Ongoing support of the In-Home Supportive Services program of the Department of Health and Human Services, Senior and Adult Services Division. Work with SHRA to publicize the Home Assistance and Repair Programs for Seniors (HARPS) and ERP-A programs which assist seniors and low-income households with necessary repairs or accessibility modifications.

**Target Date:** Ongoing, 2008-2013.

**HE-31(b):** The County will continue to promote the adaptability and maximum accessibility of residential dwellings for disabled and elderly occupants.

**Responsibility:** Planning and Community Development, Sacramento Housing and Redevelopment Agency.

**Funding:** County General Fund.

**Objective:** Work with SHRA to publicize the Home Assistance and Repair Programs for Seniors (HARPS) and ERP-A programs which assist seniors and low-income households with necessary repairs or accessibility modifications.

**Target Date:** Ongoing, 2008-2013.

**Sub-Strategy IV-C: Farm Worker Housing** (Description: PG. 3-16)

**Policy**

*HE-32. Ensure housing that is provided to migrant farm workers is decent, safe, and affordable.*

**Program**

**HE-32(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.

**Responsibility:** Department of Environmental Health.

**Funding:** Inspection Fees.

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

**Target Date:** Annual inspections and reports.

**Policy**

*HE-33. Support the use of available federal, state, and local resources to provide and enhance housing opportunities for farm workers.*

**Programs**

**HE-33(a):** The County, through the Sacramento Housing and Redevelopment Agency, 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.

**Responsibility:** Sacramento Housing and Redevelopment Agency; non-profit farm worker housing organizations.

**Funding:** Rural Development Services 514/516 Rental Assistance Program, California Farm Worker Housing Program, Rural California Assistance Corporation.

**Objective:** Provide technical assistance for applications for loans through the Federal and State government to construct 50 housing units for farm workers.

**Target Date:** Ongoing 2008-2013.

**HE-33(b):** The County, through SHRA, will support and financially assist proposals within rural communities to participate in the funding of farm worker housing developments.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** CDBG, HOME, Housing Trust Funds, Rural Housing Services 502, Rural Housing Services 514/516, California Farm worker Housing Program.

**Objective:** Assist in financing 50 units of housing affordable to farm workers.

**Target Date:** Ongoing, 2008-2013.

**HE-33(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.

**Responsibility:** Environmental Management Department, Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Biennially review housing needs of farm workers starting September 2009.

**Target Date:** Ongoing, 2008-2013.

**Sub- Strategy IV-D: Housing for the Homeless** (Description: PG. 3-17)

**Policy**

*HE-34. Support programs that address long-term solutions to homelessness, including work skills assessment, job training/placement, and permanent housing with supportive services.*

**Programs**

**HE-34(a):** Sacramento County will sponsor and support the Policy Board to End Homelessness which was established in September 2006 by the County Board of Supervisors and the Sacramento City Council. The Policy Board is 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. During the planning period, the Policy Board will implement the Ten Year Plan to End Homelessness in addition to implementing the ongoing Homeless Continuum of Care Plan.

1. Develop 280 new permanent supportive housing units within five years.
2. Create 218 new housing opportunities for chronically homeless in leased units within 3 years.
3. Continue to use the Central Intake system to screen and place chronically homeless people into housing-plus-services programs.
4. Improve Sacramento’s Point-In-Time Homeless Count.

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, 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.

The Ten Year Plan to End Chronic Homelessness focuses on long-term strategies that create exits from homelessness by moving the homeless into permanent housing and independent living. To achieve the long-term objective, the Consolidated Plan will provide for supportive health care, case management, life-skills management, education, job training, and other services to assist homeless individuals and families achieve independence in permanent housing. The Plan will also recognize different strategies and programs needed to address various homeless sub-groups, such as women and children escaping domestic violence, homeless youth, seniors, working single adults, homeless veterans, individuals with substance abuse problems, persons with mental and other disabilities, and individuals with chronic illnesses.

**Responsibility:** County Department of Human Assistance; Sacramento Housing and Redevelopment Agency.

**Funding:** CDBG, HOME, Redevelopment Agency Housing set-aside funds, Emergency Shelter Grant Program, Housing Opportunities for Persons with AIDS (HOPWA), Runaway Youth Program, HUD McKinney Act Funding, HUD Shelter Plus Program, HUD Supplemental Assistance for Facilities to Assist the Homeless (SAFAH), State Emergency Shelter Program, State Transitional Housing Program-Plus, State and Federal health care funding for the homeless, State and Federal alcohol and drug counseling services, employment services and literacy training programs.

**Objective:** Develop affordable housing opportunities with supportive services for homeless persons in need; assist homeless men, women and children through the Continuum of Care

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

**Target Date:** Ongoing participation on Policy Board, continue to implement the Ten Year Plan to End Chronic Homelessness, 2008-2013.

**HE-34(b):** Continue to provide transitional housing, job training, and employment counseling at Mather Field to help homeless people gain employment and long-term independence.

**Responsibility:** County Department of Human Assistance and Sacramento Housing and Redevelopment Agency.

**Funding:** HUD McKinney Act, County General Fund, SETA, CalWORKs, Tobacco Litigation Settlement, Food Stamps, Program Fees.

**Objective:** Provide housing and comprehensive job training.

**Target Date:** Ongoing, 2008-2013.

**HE-34(c):** The County will maintain an adequate supply of land where homeless shelters are allowed by right and where public services, infrastructure and facilities are available to facilitate the development.

**Responsibility:** Planning and Community Development Department.

**Funding:** Appropriate identified funding source.

**Objective:** Maintain an adequate supply of land for homeless shelters.

**Target Date:** Ongoing, 2008-2013.

**HE-34(d):** The County's Department of Human Assistance and Department of Health and Human Services will continue to support the LaVerne Adolfo Housing Programs for Former Foster Youth. This is a collaborative effort by local agencies and individuals to help young people emancipating from foster care. This program provides housing choices and services including counseling in life skills, legal consultation, as well as providing money for emergencies and expenses. Lutheran Social Services and Volunteers of America are under contract with the Department of Human Assistance to provide services.

**Responsibility:** County Department of Human Assistance and County Department of Health and Human Services.

**Funding:** HUD McKinney Act, State Transitional Housing Program-Plus.

**Objective:** Provide housing and services for emancipated foster youth.

**Target Date:** Ongoing, 2008-2013.

**HE-34(e):** The County will continue to support the Winter Shelter Program which provides emergency overnight shelter for the County's homeless men, women and children when other local shelters are filled during the cold weather months. The goal of the program is to provide nightly dry shelter and two meals. Volunteers of America operate the housing and meal components under contract with the County Department of Human Assistance.

**Responsibility:** County Department of Human Assistance.

**Funding:** County General Fund.

**Objective:** Provide emergency housing for the homeless.

**Target Date:** Ongoing, 2008-2013.

**HE-34(f):** The County will continue to support the Shelter Plus Care (SPC) program which provides supportive housing for homeless disabled individuals and families. The County Department of Human Assistance administers this program.

**Responsibility:** County Department of Human Assistance.

**Funding:** HUD McKinney Act.

**Objective:** Provide supportive housing for disabled individuals and families.

**Target Date:** Ongoing, 2008-2013.

**HE-34(g):** 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 (near transit), 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.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Identification of appropriate zoning categories and land use designations.

**Target Date:** Ongoing, 2008-2013.

**HE-34(h):** 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. The County will increase the number of zones that allow SROs.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Identification of appropriate zoning categories and land use designations. Increase the number of zones that allow SROs.

**Target Date:** Ongoing, 2008-2013. January 2010 for increasing number of zones for SROs.

**HE-34(i):** The County will amend the Zoning Code to list Supportive Housing and Transitional Housing as residential uses in the Zoning Code’s land use tables.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Amend the Zoning Code to have Supportive Housing and Transitional Housing listed as residential uses in the Zoning Code’s land use tables.

**Target Date:** January 2010.

**Sub-Strategy IV-E: Enforcement of Anti-Discrimination Programs**  
(Description: PG. 3-17)

**Policy**

*HE-35: The County shall continue to provide funding for equal housing opportunity programs such as those operated by the Human Rights and Fair Housing Commission and/or other fair housing enforcement organizations to support their mission and programs.*

**Programs**

**HE-35(a):** The County will continue to support a fair housing auditing/testing program. 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.

**Responsibility:** Sacramento Housing and Redevelopment Agency, Fair Housing Commission.

**Funding:** Community Development Block Grants (CDBG).

**Objective:** Increase the resolution to housing complaints and reduce housing discrimination.

**Target Date:** Ongoing, 2008-2013.

**HE-35(b):** The County will update the Analysis of Impediments to Housing by 2009 and will follow and implement its recommendations. As part of the Analysis, SHRA will continue to collaborate with the Association of Community Organizations for Reform Now (ACORN), Legal Services of Northern California 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.

**Responsibility:** Sacramento Housing and Redevelopment Agency; Human Rights and Fair Housing Commission.

**Funding:** CDBG.

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

**Target Date:** 2009.

**HE-35(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.

The County, through SHRA, currently funds the Human Rights/Fair Housing Commission to conduct fair housing investigations and education. The Commission has a website located at [www.hrfh.org](http://www.hrfh.org) that provides general information and copies of complaint forms. The Commission has prepared an informational brochure and also provides a lengthier landlord/tenant handbook.

**Responsibility:** Code Enforcement Division; Human Rights and Fair Housing Commission.

**Funding:** CDBG.

**Objective:** Increase the level of public awareness regarding County policies.

**Target Date:** Annual reports, 2008-2013; website link current and ongoing, 2008-2013; distribution of information during code enforcement activities current and ongoing, 2008-2013.

**Sub-Strategy IV-F: Housing Needs of Female Heads of Households**  
(Description: PG. 3-18)

**Policy**

*HE-36. Promote the construction of affordable housing that meets the needs of female heads of households.*

**Program**

**HE-36(a):** 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. The proposed Land Use Element Policy 12 which encourages the location of higher density housing affordable to low-income households to be located along commercial corridors with transit routes, also supports the objective of this program.

**Responsibility:** Planning and Community Development Department.

**Funding:** Application fees.

**Objective:** Appropriately located affordable housing to address needs of female heads of households.

**Target Date:** Ongoing through project review, 2008-2013.

#### **Sub-Strategy IV-G: Housing Needs of Large Households** (Description: PG. 3-18)

##### **Policy**

*HE-37: Support the development of housing to meet the needs of large households.*

##### **Programs**

**HE-37(a):** Utilize public resources to finance the development of housing for large families (units with three or more bedrooms). 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.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** Redevelopment Housing Set-Aside Funds, Housing Trust Funds, HOME Program, Multifamily Housing Program (HCD), Federal Home Loan Bank - Affordable Housing Program, Tax Exempt Bonds, Low-Income Housing Tax Credits (State and Federal).

**Objective:** Annually develop 40 affordable housing units with three bedrooms or more for large families.

**Target Date:** Ongoing, 2008-2013.

**HE-37(b):** Grant processing priority for multifamily residential development proposals if at least 20 percent of units are proposed to be affordable with three or more bedrooms-units. The Planning and Community Development Department and the Sacramento Housing and Redevelopment Agency (SHRA) will request the Building Division to grant assistance to "fast track" a multiple-family project during the plan checking and inspection phases if the project meets the above criteria.

**Responsibility:** Sacramento Planning and Community Development Department, SHRA, Building Division.

**Funding:** Application Fees.

**Objective:** Increase the availability of large family housing.

**Target Date:** Ongoing, 2008-2013.

**HE-37(c):** The County will implement comparable size requirements for all new development subject to the County Affordable Housing Ordinance. Under this program, for sale affordable units must be in size proportion (by number of bedrooms) to the market units, up to three bedrooms. Rental affordable complexes must include a minimum of 15 percent three bedroom units to meet the needs of large families.

**Responsibility:** Sacramento Planning and Community Development Department, Sacramento Housing and Redevelopment Agency.

**Funding:** Application Fees.

**Objective:** Increase the availability of large family housing.

**Target Date:** Ongoing, 2008-2013.

**Sub-Strategy IV-H: Increase the Supply of Affordable Rental Housing for Extremely Low-Income Households** (Description: PG. 3-18)

**Policy**

*HE-38: Facilitate the development of new Extremely Low-Income (ELI) rental units.*

**Program**

**HE-38(a):** The County shall administer the "ELI buy-down" program as part of the County's Affordable Housing Ordinance. Through this program, SHRA must use available fees generated through the Affordable Housing Ordinance to buy down at least 20 percent of rental units within a project built to meet the Affordable Housing Obligation to an extremely low-income level. The amount of the buy down shall be established annually, and shall correlate with the additional subsidy needed to reduce a very low- income (50 percent area median income, adjusted by unit size) unit to an extremely low- income (30 percent area median income, adjusted by unit size) level.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** Affordable Housing Program Fees.

**Objective:** Buy down at least 20 percent of rental units within a project built to meet the Affordable Housing Obligation to an extremely low income level.

**Target Date:** Ongoing, 2008-2013.

**Policy**

*HE-39: Maintain and preserve existing stock of ELI units.*

**Program**

**HE-39(a):** The County will support SHRA in repositioning, redeveloping and rehabilitating its public housing stock. Through these actions, SHRA shall commit to a "no net loss" goal of its Annual Contribution Contract ("ACC") units. Preservation of the ACC units is vital to the County's ability to house lower income families, including many extremely low-income families, although they are not net new affordable units.

**Responsibility:** Sacramento Housing and Redevelopment Agency, Municipal Services Agency.

**Funding:** US Department of Housing and Community Development, HOME, Tax Increment, tax credits, mortgage revenue bonds.

**Objective:** Support SHRA in repositioning, redeveloping and rehabilitating its public housing stock.

**Target Date:** Ongoing, 2008-2013.

**Policy**

*HE-40: Assist extremely low-income households through the use of portable and project based housing vouchers, including Housing Choice Vouchers (HCV) and Housing Assistance Payment (HAP) vouchers. Such vouchers pay the difference between a specified percentage of a participating household's income and the gross rent (contract rent plus utilities) for an eligible rental unit, up to a pre-determined amount called the "fair market rent."*

**Programs**

**HE-40(a):** SHRA will maximize the use of the Housing Choice Voucher program, including "project basing" up to 10 percent of the vouchers to provide housing options to extremely low-income households.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** US Department of Housing and Community Development.

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

**Target Date:** Ongoing, 2008-2013.

**HE-40(b):** SHRA will use available housing resources, including project based rental subsidies, such as local Housing Choice Vouchers, federal Housing Assistance Payment vouchers and state Mental Health Services Act Vouchers for the provision of housing for extremely low income households.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

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

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

**Target Date:** Ongoing 2008-2013.

## HOUSING STRATEGY V: PRESERVATION OF EXISTING AFFORDABLE HOUSING STOCK AND PROVISION OF AFFORDABLE HOUSING

(DESCRIPTION: PG. 3-19)

### Sub-Strategy V-A: Preservation of Existing Affordable Housing Stock

(Description: PG. 3-20)

#### Policy

*HE-41. Preserve the affordability of subsidized rental housing whenever possible through a combination of regulatory and financial incentives.*

#### Programs

**HE-41(a):** 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.

**Responsibility:** Fair Housing Commission; Sacramento Housing and Redevelopment Agency.

**Funding:** Housing Set-Aside Funds, CDBG.

**Objective:** Preservation of existing affordable rental units.

**Target Date:** Ongoing 2008-2013.

**Target Date:** February 1, 2009.

**HE-41(b):** 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:

SHRA will contact rental property owners two years before the earliest conversion 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.

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.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** Housing Set-Aside Funds, HOME, Tax Credits, Mortgage Revenue Bonds.

**Objective:** Do not allow any affordable units to convert to market rate housing, preserve up to 500 units “at risk” of conversion through 2013.

**Target Date:** Ongoing, 2008-2013.

**HE-41(c):** The Planning and Community Development Department and the Sacramento Housing and Redevelopment agency will propose an Affordable Housing Preservation Ordinance for adoption by the Board of Supervisors. This ordinance codifies HE-41(b) and will be consistent with state law. The ordinance can be aligned with rehabilitation programs and funding.

**Responsibility:** Planning and Community Development Department, Sacramento Housing and Redevelopment Agency.

**Funding:** County General Fund.

**Objective:** Preserve affordable housing that potentially converts to market-rate.

**Target Date:** July 2011.

**HE-41(d):** SHRA shall enter into a legally enforceable loan agreement with Allied Pacific Development, LLC for up to \$1,500,000 in HOME and tax increment funding to preserve the Shiloh Arms Apartments.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** HOME and Low/Mod Tax Increment.

**Objective:** Preserve 106 low income housing units from conversion to market rate.

**Target Date** July 2010

**Policy**

*HE-42: Assist eligible owner-occupants to rehabilitate existing substandard mobile homes and assist mobile home park owners with a significant proportion of low-income residents to make improvements to park facilities.*

**Programs**

HE-42(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 should be advised of all available programs.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** CalHOME.

**Objective:** Improve the condition of existing mobile homes.

**Target Date:** Ongoing 2008-2013.

HE-42(b): 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.

**Responsibility:** Code Enforcement, Sacramento Housing and Redevelopment Agency.

**Funding:** Inspection Fees.

**Objective:** Ensure that mobile home parks are safe and well maintained in order to provide housing options for lower income residents.

**Target Date:** Ongoing 2008-2013.

**Sub-Strategy V-B: Utilization of Federal, State, and Local Programs for the Provision of Affordable Housing** (Description: PG. 3-21)

**Policy**

*HE-43. Support the use of federal, state, and local programs for the purchase of affordable housing (new and existing) and assist low- and moderate-income households to purchase such dwelling units. Promote a partnership between the public and private sector for the provision of affordable housing, with an objective of increasing homeownership for low- and moderate-income families.*

**Programs**

HE-43(a): Seek Mortgage Credit Certificate (MCC) allocations from the State of California and funding from 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.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** Mortgage Credit Certificates, California Housing Finance Agency Tax-Exempt Bonds, Housing Choice Voucher Homeownership Program, CalHome Program, Federal HOME and CDBG, Redevelopment Housing Set-Aside Funds.

**Objective:** Assist 175 households with MCCs and 200 households with First Time Homebuyer loans to become homeowners.

**Target Date:** Ongoing, 2008-2013.

**HE-43(b):** Support the Sacramento County Home Loan Counseling Program, Sacramento Neighborworks, and programs offered by other non-profit organizations in their homebuyer education, counseling and post purchase counseling, including default/foreclosure counseling efforts.

**Responsibility:** Sacramento Housing and Redevelopment Agency (as the referring agency), non-profit organizations, and private lenders.

**Funding:** Programs Fees, CDBG.

**Objective:** Serve 600 households annually.

**Target Date:** Ongoing, 2008-2013.

**HE-43(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.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** CDBG, HOME and Tax Increment Funds, CHFA, California Department of Housing and Community Development.

**Objective:** Increase homeownership opportunities for low-income families - 10 homes over 5 years.

**Target Date:** Ongoing, 2008-2013.

**HE-43(d):** Support developer applications to the BEGIN program through the State Department of Housing and Community Development, to provide dedicated downpayment assistance to development projects for buyers up to 120 percent of area median income.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

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

**Objective:** 10 new homeownership units annually.

**Target Date:** Ongoing, 2008-2013.

**Policy**

*HE-44. Support programs that provide assistance to developers who construct affordable rental units.*

**Programs**

**HE-44(a):** The County will use available local, state, and federal funding to provide gap financing to stimulate private nonprofit and for profit developers to construct rental 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 Multifamily Mortgage Revenue Bond Program and Investment Property Improvement Program, as well as through funding or program specific Notices of Funding Availability (NOFA), Requests for Proposals/Qualifications (RFP/Q) and Requests for Applications (RFA).

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** County Housing Trust Fund, HOME, Tax Increment Funds, Low-Income Housing Tax Credits, Mortgage Revenue Bonds.

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

**Target Date:** Ongoing, 2008-2013.

**HE-44(b):** The County will issue multifamily mortgage revenue bonds to finance affordable housing, subject to underwriting, overconcentration standards and construction standards as detailed in SHRA's multifamily lending guidelines.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** Tax-Exempt Mortgage Revenue Bonds with and without Low-Income Housing Tax Credits.

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

**Target Date:** Ongoing, 2008-2013.

**HE-44(c):** SHRA will support developers applying for state or federal funding programs such as Proposition 1C funds, the Multifamily Housing Program and Low-Income Housing Tax Credits with local gap funds and/or regulatory incentives.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** HOME, Housing Trust Fund and Low/Moderate Redevelopment Tax Increment.

**Objective:** Increase housing opportunities for lower income households, and use locally controlled funding to leverage funding from state and federal programs.

**Target Date:** Ongoing, 2008-2013.

### **Sub-Strategy V-C: Density Bonuses for Affordable Housing**

(Description: PG. 3-21)

#### **Policy**

*HE-45. Continue to implement a density bonus ordinance that provides for a greater number of dwelling units and other incentives in exchange for housing units affordable to lower income households.*

#### **Program**

**HE-45(a):** The County shall update the County Zoning Code to incorporate changes to the State Density Bonus law into the local ordinance and to incorporate density bonus provisions of the County Affordable Housing Ordinance.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Amend the Zoning Code to incorporate changes to the State Density Bonus law.

**Target Date:** December 2010.

### **Sub-Strategy V-D: Mixed Use Development in Infill Parcels, Commercial Corridors and Near Light Rail Stations in Order to Provide More Opportunities for Affordable Housing** (Description: PG. 3-22)

#### **Policy**

*HE-46. When feasible, integrate housing with compatible non-residential uses in an effort to locate affordable housing near employment opportunities and take maximum advantage of infill development opportunities.*

#### **Programs**

**HE-46(a):** The County will amend the Zoning Code or provide for in the new development code a mixed use zone. This mixed use zone will permit mixed use development including both vertical and horizontal mixture of uses. This zone provides for a variety of alternative housing types such as: single and multiple-family attached and detached, “pull apart” housing and co-housing, street-oriented ground floor commercial uses, generally with residential uses above, but allowing for office/retail and live/work or other combinations in select locations (especially in the commercial corridors). [Same as Program HE-4(d)]

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Amend the Zoning Code to establish a mixed use zone.

**Target Date:** July 2011.

**HE-46(b):** The County will adopt a new Development Code, or form based codes or districts/special planning areas (SPA's) to facilitate medium to high density residential and mixed use development within the commercial corridor areas. Form based codes allow for flexibility in uses, densities and development standards while prohibiting certain uses that will have a detrimental effect on desirable uses for the district or SPA. Design standards are an important feature of form based codes. These districts or SPA's would be consistent with principles of smart growth and sustainable communities in their design and function, as defined by the County. [Same as Programs HE-4(e) and HE-9(a)]

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Adopt form based codes or districts/SPA's.

**Target Date:** January 2010.

**HE-46(c):** The County will ensure that there are mixed use zones in any master plan for the Jackson Highway new growth area.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Incorporate mixed use zones in any master plan for the Jackson Highway new growth area.

**Target Date:** Ongoing, in conjunction with development of master plans for the Jackson Highway new growth area, 2008-2013.

**Sub-Strategy V-E: Accessory Dwelling Units** (Description: PG. 3-23)

**Policy**

*HE-47. Support the development of residential accessory dwelling units as a means to increase the overall supply of housing.*

**Programs**

**HE-47(a):** Continue to implement Zoning Code standards to encourage homeowners to build second units to increase the availability of lower-cost housing.

The County will continue to promote its second unit standards on its website, through an insert in utility billings to single-family property owners, through a brochure at the information counter, and through pre-application meetings with residential developers who may desire to incorporate second units in new developments.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Encourage residential accessory dwelling unit construction. At least 100 will be constructed.

**Target Date:** Ongoing, 2008-2013.

**HE-47(b):** The Planning and Community Development Department will propose to amend the Zoning Code to require accessory dwellings between 400 and 1,200 square feet to have a staff level design review instead of a use permit. The accessory dwellings must be located on parcels of at least 10,400 sq. ft. net lot area and at least double the minimum lot size for the parcel's zone.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Require staff level design review instead of use permits for accessory dwellings between 400 and 1,200 square feet.

**Target Date:** January 2011.

**HE-47(c):** The Planning and Community Development Department will develop a technical assistance program to assist homeowners in designing an accessory dwelling unit for their properties. This will include providing “ready made” plans, community workshops, and a manual. The “ready made plans” and the manual will be advertised on the department’s website and will be available for purchase at the information counter.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Develop an accessory dwelling technical assistance program.

**Target Date:** January 2012.

**Sub-Strategy V-F: Alternative Housing Types** (Description: PG. 3-23)

**Policy**

*HE-48. Support alternative housing types that provide for a variety of ownership opportunities through regulatory and financial incentives.*

**Program**

**HE-48(a):** Encourage and facilitate alternative housing types in residential and mixed use developments that provide ownership opportunities for low- and moderate-income households. Development proposals that incorporate housing units affordable to lower-income households will qualify for density bonuses, regulatory incentives, and financial assistance. 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.

**Responsibility:** Planning and Community Development Department, Sacramento Housing and Redevelopment Agency.

**Funding:** CDBG, HOME, Housing Trust Funds, Redevelopment Tax Increment.

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

**Target Date:** Ongoing, 2008–2013.

**Sub-Strategy V-G: Condominium Conversion** (Description: PG. 3-23)

**Policy**

*HE-49. Discourage the conversion of existing rental housing units, primarily those serving the needs of very low- and low-income households, to market-rate condominiums.*

**Program**

**HE-49(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.

**Responsibility:** County Planning and Community Development.

**Funding:** Application Fees.

**Objective:** Reduce the conversion of market-rate rental housing occupied by lower income households to condominiums unless ownership opportunities are provided.

**Target Date:** Ongoing, 2008–2013.

**Sub-Strategy V-H: Self-Help Housing** (Description: PG. 3-24)

**Policy**

*HE-50. Support the use of self-help or sweat equity programs, as a means of providing affordable housing opportunities for lower income households.*

**Program**

**HE-50(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.

**Responsibility:** Sacramento Housing and Redevelopment Agency, various non-profit organizations including Mercy Housing California.

**Funding:** CHFA, State Department of Housing and Community Development, CDBG, HOME, Tax Increment Funds, Federal Home Loan Bank Affordable Housing Program.

**Objective:** Assistance to ten low- and moderate-income households to build their own homes.

**Target Date:** Ongoing, 2008-2013.

**Sub-Strategy V-I: Affordable Housing Program** (Description: PG. 3-25)

**Policy**

*HE-51. The County will continue to implement its affordable housing program which requires that 15 percent of new residential development to be affordable to extremely low-, very low- and low-income households.*

**Programs**

**HE-51(a):** The County will continue to implement a mandatory affordable housing requirement which is part of the zoning ordinance. The requirement applies to new residential and mixed use developments of 5 units or more. Residential projects of 5 units to 99 units have the option of providing units on site, offering land dedicated for affordable housing or paying in-lieu fees. Residential projects of 100 units or more are required either to provide units on site or provide dedicated land. Biennial reports on the Affordable Housing Program will continue to be prepared for review by the Board of Supervisors.

**Responsibility:** Planning and Community Development Department, Sacramento Housing and Redevelopment Agency.

**Funding:** Development Fees.

**Objective:** Implement the Affordable Housing Program and prepare biennial reports.

**Target Date:** Ongoing, 2008-2013.

**HE-51(b):** The County will adopt process and procedure guidelines, including for-sale guidelines, for the implementation of the Affordable Housing Ordinance.

**Responsibility:** Planning and Community Development Department, Sacramento Housing and Redevelopment Agency.

**Funding:** General Fund.

**Objective:** Adopt process and procedure guidelines for the Affordable Housing Ordinance.

**Target Date:** 2010.

**Sub-Strategy V-J: Locating Multiple-Family Projects Near Services**  
(Description: PG. 3-25)

**Policy**

*HE-52. The County will encourage the locating of multiple-family projects near public transportation, shopping, recreation and other amenities.*

**Programs**

**HE-52(a):** The Planning and Community Development Department will develop commercial corridor plans that will have multiple-family projects located in a mixed use setting or a single-use setting with nearby amenities. Amenities include transit and neighborhood serving commercial such as grocery and drug stores.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Develop commercial corridor plans with multiple-family projects located near amenities.

**Target Date:** Ongoing, in conjunction with development of commercial corridor plans, 2008-2013.

**HE-52(b):** The Planning and Community Development Department will discourage the clustering of multiple-family projects in one area of a community where services are limited. An exception to this will be transit stations and mixed use nodes along commercial corridors.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Avoid cluster of multiple-family projects in one area of a community where services are limited.

**Target Date:** Ongoing, 2008-2013.

**Sub-Strategy V-K: New Funding Sources for Provision of Affordable Housing** (Description: PG. 3-25)

**Policy**

*HE-53. Identify new funding sources for the provision of affordable housing.*

**Programs**

**HE-53(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:

- An increase in the current Housing Trust Fund fee as permitted under current ordinance.
- 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.

- Use of general obligation bonds or revenue bonds to finance affordable housing developments.
- Solicitation of private contributions to the Housing Trust Fund from major employers and others in Sacramento County.
- “Location efficient mortgages” and “employer-assisted mortgages” as a County employee benefit program and/or with private sector employers.
- Participation in the Housing Trust Fund matching program.
- Lease-purchase bonds for single-family home ownership through pooled issuances and by considering participation in a statewide program.
- Tax-exempt mortgage revenue bonds, with or without Low-Income Housing Tax Credits (four percent noncompetitive program).

**Responsibility:** Planning and Community Development Department; Sacramento Housing and Redevelopment Agency.

**Funding:** Private and public funding.

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

**Target Date:** Ongoing, 2008-2013.

**HE-53(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.

**Responsibility:** Sacramento Housing and Redevelopment Agency.

**Funding:** HUD HCV Program.

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

**Target Date:** Ongoing, 2008-2013.

## **HOUSING STRATEGY VI: PROMOTE THE HEALTH AND SAFETY OF ALL RESIDENTS** (DESCRIPTION: PG. 3-26)

**Sub-Strategy VI-A: Promote Health through Community Design** (Description: PG. 3-27)

### **Policy**

*HE-54. The County will develop regular channels of communication in the review of residential and residential mixed use development projects between County*

*health officials and the Planning and Community Development Department. County health officials will provide ongoing feedback and input during the development process.*

**Program**

**HE-54(a):** The Department of Health and Human Services will dedicate a staff position to review development plans of significant projects and participate in the development of new master plans with the goal of promoting community health.

**Responsibility:** Department of Health and Human Services.

**Funding:** County General Fund.

**Objective:** Dedicate a staff person to review development plans with the goal of promoting community health.

**Target Date:** January 2010.

**Policy**

*HE-55. The County will continue to encourage walking and bicycling and reducing auto dependency in order improve the health of its citizens and improve the region's air quality.*

**Program**

**HE-55(a):** The County will continue to provide and promote the use of bicycle and pedestrian trails and sidewalks, through: master planning walk-ability principles and connectivity in residential project planning, capital projects and strategic partnerships. New residential and residential mixed use infill development should help create bicycle and pedestrian connectivity through:

- Creating and providing open space connections for multiple residential projects utilizing stormwater quality, utility easements and other opportunities to integrate trails within urban development.
- Invest in transit-oriented and non-motorized residential and residential mixed use development projects that promote urban density, economic vitality, street connectivity and attractive public transportation choices.
- Trail system linkages to roads and park-and-ride facilities, sidewalk projects that create more walkable residential communities and safe bicycle lanes.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Funds.

**Objective:** Provide and encourage walking, bicycling and use of transit in residential communities. Diminish auto dependency. Improve air quality and minimize environmental impacts.

**Target Date:** Ongoing, 2008-2013.

**Policy**

*HE-56: The County will endeavor to protect homes from major sources of outdoor air pollution.*

**Program**

HE-56(a): Locate housing at least 500 feet from roadways that have 100,000 or more daily trips or implement mitigation measures in consultation with the Sacramento Metropolitan Air Quality Management District.

**Responsibility:** Planning and Community Development Department.

**Funding:** Application Fees.

**Objective:** Mitigate impacts of air pollution for residential projects.

**Target Date:** Ongoing, 2008-2013.

**Policy**

*HE-57: The County will encourage the provision of safe, convenient opportunities to purchase fresh fruits and vegetables by ensuring that sources of healthy foods are accessible in all neighborhoods.*

**Programs**

HE-57(a): A study will be conducted through the use of GIS to determine which residential areas of the unincorporated County are underserved by grocery stores.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Comprehensive study to determine residential areas underserved by grocery stores.

**Target Date:** January 2010.

HE-57(b): The County will expedite permitting for applications of new grocery stores in underserved residential areas.

**Responsibility:** Planning and Community Development Department.

**Funding:** Application Fees.

**Objective:** Expedite permitting for new grocery stores in underserved residential areas.

**Target Date:** December 2010.

HE-57(c): The Planning and Community Development Department will consider the provision of community gardens in open space areas of new multifamily projects as part of the new Multifamily Design Guidelines.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Amend the Zoning Code to requiring community gardens in multiple-family projects.

**Target Date:** January 2010.

**Sub-Strategy VI-B: Promote Safety Through Community Design** (Description: PG. 3-27)

**Policy**

*HE-58: The County will encourage residential subdivision and building design that help to reduce crime.*

**Programs**

**HE-58(a):** The Sheriff's Department will continue to review development plans and recommend conditions of approval that pertain to crime prevention.

**Responsibility:** Sheriff's Department.

**Funding:** Application Fees.

**Objective:** Review of development plans to discourage crime.

**Target Date:** Ongoing, 2008-2013.

**HE-58(b):** The Planning and Community Development Department will encourage its staff members to take classes in reducing crime through environmental design.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Review of development plans to discourage crime.

**Target Date:** Ongoing, 2008-2013.

**HOUSING STRATEGY VII: PROMOTE THE EFFICIENT USE OF ENERGY AND IMPROVE THE AIR QUALITY OF SACRAMENTO COUNTY**

(DESCRIPTION: PG. 3-28)

**Sub-Strategy VII-A: Promote the Efficient Use of Energy and Reduce the Long-Term Operational Cost of Housing** (Description: PG. 3-28)

**Policy**

*HE-59. Whenever feasible, incorporate energy-efficient site design, such as proper orientation to benefit from active and/or passive solar heating and cooling, into master planning efforts.*

**Programs**

**HE-59(a):** The County will include SMUD energy system planners and energy efficiency specialists in appropriate pre-application discussions with property

owners and developers to identify the potential for solar orientation and energy efficient systems, building practices and materials.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Have SMUD staff participate in pre-application meetings.

**Target Date:** Ongoing, 2008-2013.

**HE-59(b):** The County will develop Community Plans, Specific and Comprehensive Plans, Corridor Plans and Residential Design Guidelines that incorporate energy efficient configuration and design as primary goals.

**Responsibility:** Planning and Community Development Department.

**Funding:** Application Fees, County General Fund.

**Objective:** Incorporate energy efficiency as primary goals in master plans.

**Target Date:** Ongoing, 2008-2013.

**HE-59(c):** The County will continue to provide a 25 percent density bonus to residential development projects if the following two conditions are met:

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

**Responsibility:** Planning and Community Development Department.

**Funding:** Application Fees.

**Objective:** Provide up to a 25 percent density bonus for residential projects with increased energy efficiency.

**Target Date:** Ongoing, 2008-2013.

#### **Policy**

*HE-60. The County will encourage residential developers/builders to maximize energy efficiency through building design and through the use of energy efficient materials, equipment, and appliances.*

#### **Programs**

**HE-60(a):** The Building Division will continue to require a Residential Title 24 Energy Analysis and enforce these requirements as part of building plan check procedures. Title 24 requires new residential buildings to meet a comprehensive set of standards for energy efficiency.

**Responsibility:** Building Division.

**Funding:** Building Permit Fees.

**Objective:** Require Residential Title 24 Energy Analysis for building permit applications.

**Target Date:** Ongoing, 2008-2013.

**HE-60(b):** The County will develop a comprehensive Green Building Program. This program will consider Green Building rating systems as optional standards for builders to use for their energy analysis. This program will consider incentives for builders to construct homes that exceed Title 24 standards [See HE-61 (e)]. Also, there will be an educational component to this program [See HE-61 (d)].

**Responsibility:** Municipal Services Agency.

**Funding:** County General Fund.

**Objective:** Develop a comprehensive Green Building Program.

**Target Date:** July 2011.

**HE-60(c):** The County will develop a web page that will advertise the GreenPoint rating program and/or equivalent rating system. The web page will highlight residential developments that have homes that are certified by a third party to have exceeded requirements of Residential Title 24 Energy Analysis. For instance, a GreenPoint Rated residential development reflects construction practices that exceed California's building and energy code requirements. A GreenPoint Rated home is graded on 5 categories - energy efficiency, resource conservation, indoor air quality, water conservation and community. If the home meets minimum point requirements in each category, it earns the right to bear the GreenPoint Rated label.

**Responsibility:** Planning and Community Development Department.

**Funding:** County General Fund.

**Objective:** Prepare a web page that advertises the GreenPoint rating program and/or equivalent rating system and highlights residential developments that exceed Residential Title 24 Energy Analysis requirements.

**Target Date:** July 2009.

**HE-60(d):** The County will participate in educating residents about Green Building and the promoting the use of Green Building rating systems.

**Responsibility:** Planning and Community Development Department, Building Division.

**Funding:** County General Fund.

**Objective:** Determine and implement 3 programs that educate residents about Green Building and promoting the use of Green Building rating systems.

**Target Date:** Ongoing, 2008-2013.

**HE-60(e):** The County will consider offering incentives (e.g. density bonus, expedited process, fee reduction/waiver) to residential projects that attain rating of being a “Green Building” through independent third-party verification. Incentives will be considered and adopted through the County’s Green Building Program.

**Responsibility:** Planning and Community Development Department, Building Division, Municipal Services Agency.

**Funding:** County General Fund.

**Objective:** Offer incentives for the attainment of the GreenPoint Rated label.

**Target Date:** January 2011.

**HE-60(f):** The County, in partnership with SMUD, will develop and distribute pertinent information about the benefits of energy conservation and available energy efficiency incentive programs to residents and developers and builders of housing.

**Responsibility:** Planning and Community Development.

**Funding:** County General Fund.

**Objective:** Provide information on benefits of energy conservation and available energy conservation incentive programs.

**Target Date:** Ongoing, 2008-2013.

**HE-60(g):** As part of the plan-check process for single-family and multifamily residential (3 stories or less), the Planning and Community Development Department will provide a line item to indicate whether the applicant is participating in SMUD’s Advantage Home rebate program, to achieve a 20 percent margin above the State’s Title 24 energy efficiency standards.

**Responsibility:** Planning and Community Development.

**Funding:** Application Fees.

**Objective:** Ensure that an applicant for a new home will participate in SMUD’s Advantage Home rebate program.

**Target Date:** Ongoing, 2008-2013.

**HE-60(h):** If a project’s applicants conducted a Residential Title 24 Energy Analysis and the project exceeded Title 24 energy efficiency standards, then Planning staff

will report this in the staff report and during presentations to hearing bodies. Planning staff will report the percentage that a project exceeds the State's standards.

**Responsibility:** Planning and Community Development.

**Funding:** Application Fees.

**Objective:** Report in staff reports and presentation the percentage that a project exceeds the State's Title 24 energy efficiency standards.

**Target Date:** Ongoing, 2008-2013.

### PART 3: SUMMARY OF QUANTIFIED OBJECTIVES

As required by State law governing Housing Elements, Table H 3-1 lays out the County's quantified objectives for the development, improvement, maintenance, preservation of housing, and other housing activities for the period 2008-2013.

TABLE 3-1. QUANTIFIED OBJECTIVES FOR 2008-2013						
	ELI TOTAL	VLI	LI	MOD	ABOVE MOD	TOTAL
<b>New Construction</b>						
Single-Family	0	25	50	25	6,828	6,928
Multi-Family	200	753	476	2,700	0	4,129
<b>Rehabilitation</b>						
Single-Family	0	250	250	0	0	500
Multi-Family	0	125	375	0	0	500
<b>Preservation</b>						
	200	150	150	0	0	500
<b>Owner Assistance</b>						
	0	0	305	70	0	375
<b>Special Needs</b>						
New	0	0	0	0	0	0
Units Through Leasing	140	0	0	0	0	140
<b>TOTAL Q.O. PRODUCTION</b>	<b>540</b>	<b>1,303</b>	<b>1,606</b>	<b>2,795</b>	<b>6,828</b>	<b>13,072</b>

The Sacramento Area Council of Government's (SACOG) Regional Housing Needs Allocation (RHNA) covers a seven-and-one-half-year period, while the Housing Element covers only a portion of the RHNA timeframe. The objectives contained in the following table cover the Housing Element period July 1, 2008 to June 30, 2013.

While the RHNA lays out the County's anticipated new growth and sets clear requirements for the County's ability to accommodate that growth, the quantified objectives speak more to the County's program and policy objectives. The quantified objectives aim to meet the RHNA growth projections, but also consider the rehabilitation and preservation needs of existing housing throughout the County. Finally, the quantified objectives is prepared in the context of funding availability, community desires and programmatic limitations, allowing for a more comprehensive understanding of how the County anticipates balancing affordable housing development.