

## CHAPTER 4:

**EVALUATION OF PRIOR ACHIEVEMENTS**

A critical part of the County's housing strategy is to assess the achievements of the 2003 Housing Element in relation to the goals and objectives of the Element. The purpose of this assessment is to determine the effectiveness of current housing policies and programs and whether modifications are appropriate. This evaluation provides valuable information on how successful these programs have been in achieving stated objectives and addressing local needs.

The review and evaluation of prior achievements is also a requirement of State law. California Government Code Section 65588 requires that the evaluation assess:

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

**SUMMARY OF PROGRAM ACHIEVEMENTS**

The following is a summary of the County's achievements under the 2003 Housing Element. There is a more detailed evaluation of the effectiveness of each of the programs in Appendix B. The previous Element contained five Housing Strategies related to: 1) an adequate supply of land for housing; 2) preservation of existing housing and neighborhoods; 3) reduction of housing costs; 4) improvement of housing opportunities for special needs groups; and 5) provision of housing affordability. The County of Sacramento (County) and the Sacramento Housing and Redevelopment Agency (SHRA) have achieved many key objectives of the existing Housing Element.

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

Elements of this strategy include:

- Ensure an adequate supply of land for housing.
- Inventory of surplus land.
- Use of infill and underutilized sites.

Implementation of Sacramento County's programs under this strategy included the rezoning of land to multiple-family zones to meet the County's share of regional housing need for all income levels, as specified in Government Code 65583(c)(1). To ensure that the County continues to have an adequate supply of land for multiple-family development, there is an existing Housing Element program that requires multifamily-designated land to be developed with multifamily housing. Nonresidential projects could be developed if findings could be made that there is

excess land available for multiple-family. The County achieved the following goals during the planning period of the previous Housing Element.

- Sacramento County has rezoned a total of 134 acres of land with minimum RD-20 densities. This was done at the County's expense. All but one of the rezoned properties are infill sites. These include parcels in commercial and transit corridors. Furthermore, the County has not permitted land zoned for multifamily development (RD-20 or higher) to be developed with non-residential uses.
- A commercial corridor land use study has been conducted for the General Plan Update. The development potential for each parcel was analyzed. The study provided an inventory of vacant land as well as underutilized and fully developed land that has the potential to be developed more intensely.
- Frequent (annual or quarterly) reporting of the vacant land inventory has been conducted by the County but it has been a challenge for the County. Program HE-1(b), which calls for quarterly inventories of vacant residential sites, will be revised to require biannual inventories.

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

Elements of this strategy include:

- Reduction of permit processing times.
- Review of development standards.
- Review of residential development and permit fees.

Program accomplishments under Strategy II have reduced constraints to housing posed by permit processing times, development standards, and fees. These include the following.

- Planning staff consults with SHRA staff on projects with an affordable housing component on a weekly basis. The Planning Department expedites affordable housing projects in order to meet funding deadlines. Furthermore, the County has recently begun a "Streamlining the Development Process Program," which will provide a forum for stakeholder input, including special needs providers/advocates during the 2008-2013 period.
- The Planning Department has pre-application meetings with many residential developers. The Current Planning Division has encouraged the use of Special Development Permits, particularly for multifamily projects or mixed use projects, to vary from the strict development standards of the Zoning Code. Special development permits are less expensive and take less time to attain than variances.
- The County has not conducted an annual review of zoning ordinances to remove constraints, nor has the County implemented a program of

consultation with housing providers to evaluate the development approval process. However, a comprehensive update to the County's zoning code and development standards is currently underway, and housing providers have given input to this update process. Furthermore, a new program with annual consultation meetings is proposed in the 2008-2013 period.

- Through the Affordable Housing Fee Waiver/Deferral Program, the County waives some development impact fees for affordable projects. Also the County defers payment until occupancy for affordable projects.

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

Elements of this strategy include:

- Establishment and maintenance of programs for rental housing rehabilitation.
- Maintenance of programs for owner-occupied housing rehabilitation.
- Rehabilitation of older motels serving as transitional or permanent housing.
- Conservation of residential neighborhood quality through zoning and code enforcement.
- Revitalization of deteriorated neighborhoods through public facility improvements.
- Local/private sector investment for neighborhood revitalization.
- Preservation and maintenance of mobile homes.
- Housing quality survey.
- Reduction of loss in housing through demolition activities.

The following programs assist in the conserving and improving of the condition of the existing affordable housing stock, as specified in Government Code 65583 (c)(4).

- A total of 1,911 multifamily units were acquired and rehabilitated by SHRA during 2004-2007.
- SHRA originated 86 single-family rehabilitation loans and 680 Emergency Repair and Accessibility Grants during 2002-2007.
- The County has converted two former blighted motels to permanent affordable housing: The former Dodge City Inn was converted to the 146 unit Ladi Senior Apartments in 2002. South Pointe Motel was converted into a 56 unit permanent supportive housing project (Saybrook) in 2003.
- Community Development Block Grant (CDBG) funding was allocated to support the activities of County Code Enforcement officers working in low-income neighborhoods. Residential units are inspected for health and

safety code violations and, if cited, are referred to the Sacramento Housing and Redevelopment Agency rehabilitation programs as well as other housing assistance agencies. During the reporting period, 2,571 residential units were inspected for health and safety code violations.

- A relocation assistance plan was adopted in 2006. This program requires the Code Enforcement Division to notify residential tenants of assistance options if housing units are demolished.

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

Elements of this strategy include:

- Housing for persons with disabilities.
- Housing for seniors.
- Farmworker housing.
- Housing for homeless people.
- Enforcement of anti-discrimination programs.
- Housing needs of female heads-of-household.
- Housing needs of large households.
- Increase in the supply of affordable rental housing for special needs groups.

These programs promote equal housing opportunities (Government Code 65583(c)(5)), as well as supporting homeless shelters, transitional housing, and farmworker housing (Government Code 65583(c)(1). The County's efforts to preserve existing affordable units at risk of conversion (Government Code 65583(c)(6)(D)) are also detailed in programs under Strategy IV.

- The County provides housing assistance to approximately 400 persons with HIV/AIDS annually and there are 60 emergency, transitional or permanent units available for people with HIV/AIDS.
- SHRA assisted in retrofitting 124 units with accessibility features through the Handicapped/Disabled Retrofit Grant Program during 2004-2007.
- The Human Rights Fair Housing Commission performed audits and investigated over 600 housing discrimination complaints during 2002-2007.
- The Department of Environmental Health continues to conduct annual checks of farm labor camps. Recently, use of existing farm labor camps has been declining, and rehabilitation and replacement may be a higher priority than creation of new units.
- Sacramento County serves approximately 6,000 people each year in emergency, transitional and permanent housing. An additional 1,500

people are served in the Winter Shelter Program (WSP). In the current contract year, the WSP has 27,192 bed nights.

- During 2003-2007, 34 newly constructed and 60 rehabilitated units for lower income families were financed.

## HOUSING STRATEGY V: PROVISION OF AFFORDABLE HOUSING

Elements of this strategy include:

- Utilization of Federal, State, and local programs for the provision of affordable housing.
- Fair-share housing plan.
- Density bonuses for affordable housing.
- Tax-increment funds.
- Mixed-use development.
- Accessory dwelling units.
- Non-profit housing organizations.
- Alternative housing types.
- Condominium conversions.
- Self-help housing.
- Affordable housing program.
- Mixed housing in new residential developments.
- New funding sources for provision of affordable housing.

These programs include regulatory concessions, incentives, and financing to assist in the development of adequate housing to meet the needs of low- and moderate-income households, as specified in Government Code 65583(c)(2).

- The County adopted an affordable housing program on December 8, 2004. The program requires that new residential projects include 15 percent of their units at prices affordable to low-, very low- and extremely low-income households. The program offers a variety of compliance options, including land dedication, off-site construction and in-lieu fees. The biennial report showed that, between 1-1-05 and 12-31-06, 211 affordable housing plans were processed by the County, resulting in the approval of approximately 4,006 affordable housing units. Of these 4,006 units, over 25 percent (1,082) will be ownership and 14 percent (567) will be affordable to households at extremely low-incomes. In addition to the 400 units to be built by developers or on dedicated land, the County anticipates collecting over \$50 million in in-lieu and affordability fees.

- SHRA provided mortgage assistance to 815 homebuyers during 2002-2007.
- SHRA provided financing for construction of a total of 1,035 new multifamily units during 2004-2007.
- The County has permitted an additional 150-200 dwelling units in approved projects through application of density bonuses. An additional 700-800 density bonus units are planned in pending projects. The Affordable Housing Program gave impetus to developers to seek density bonuses.
- SHRA has provided financing for two supportive housing projects: Bell Street (2 units), and McClellan Cottages (83 units).

A program by program evaluation of the 2003 Housing Element programs is located in Appendix B.