Housing Element

PLNP2019-00027

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Office of Planning and Environmental Review

January 2021
Overview

1. Housing Element Overview
2. Projected Housing Needs
3. Housing Element Goals
4. Timeline and Next Steps
1 HOUSING ELEMENT OVERVIEW
Housing Element Overview

1. Analyze existing and projected housing needs
2. Include goals, policies and programs to address the identified needs
3. Provide sites for new housing development
PROJECTED HOUSING NEEDS
Projected Housing Needs

Regional Housing Needs Assessment (RHNA)

State

Regional Housing Needs Allocation (RHNA)

Sacramento County’s 2021-2029 RHNA

21,272 units

Sacramento Area Council of Governments (SACOG)

Regional Housing Needs Determination (RHND)

153,512 units

California
(Housing and Community Development)

Local Jurisdictions
Regional Housing Needs Allocation (RHNA)

Sacramento County’s 2021-2029 RHNA

21,272 units
# Projected Housing Needs

**2021-2029 Regional Housing Needs Allocation**

<table>
<thead>
<tr>
<th>Income Category</th>
<th>Number of Units</th>
<th>Percentage</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Lower-Income</strong></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Low-Income</td>
<td>2,692</td>
<td></td>
</tr>
<tr>
<td>Very Low-Income</td>
<td>2,233</td>
<td></td>
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<tr>
<td>Extremely Low-Income</td>
<td>2,233</td>
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<tr>
<td></td>
<td><strong>7,158</strong></td>
<td><strong>33.6%</strong></td>
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<tr>
<td><strong>Moderate-Income</strong></td>
<td><strong>4,186</strong></td>
<td><strong>19.7%</strong></td>
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<tr>
<td><strong>Above Moderate-Income</strong></td>
<td><strong>9,928</strong></td>
<td><strong>46.7%</strong></td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>21,272</strong></td>
<td><strong>100%</strong></td>
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</tbody>
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Capacity for New Housing

What is included in the inventory

• Utilize vacant sites that were in previous inventory (program for by-right development on these sites)

• Appropriately zoned underutilized sites

• Commercial sites - multi-family allowed by right

• Master Plan Communities - recently adopted expected to develop in 2021-2029 cycle
Affirmatively Further Fair Housing
Assembly Bill 686

County must take action to ensure sites are not concentrated in areas of high segregation and poverty and to **identify sites in high opportunity areas**
KEY POLICY TOPICS
Housing Element Goals

1. Providing an adequate supply of land for housing
2. Reducing constraints to housing production
3. Preserving existing housing and neighborhoods
4. Improving housing opportunities and conditions for special needs groups
5. Providing and maintaining housing affordability
6. Promoting the efficient use of energy in residences
7. Promoting and affirmatively furthering fair housing opportunities for Sacramento County residents
Goal 1: **Adequate Land Supply**

- Program A1. Countywide Rezone Program
  - Objective: Create opportunity for rental housing affordable to lower-income households.
  - Target Date: January 2022
Goal 5: **Housing Affordability**

- **Program E3. Affordable Housing Ordinance Amendment**
  - Objective: Consider amendments to increase productions of affordable housing.
  - Target Date: December 2023

- **Housing Trust Fund Ordinance Amendment**
Timeline

• **Public Outreach:** Spring 2020
• **Prepare Draft Element:** Summer 2020 - Fall 2021
• **Planning Commission & Board of Supervisors Workshops:** Summer 2020 - Fall 2020
• **Report Back to Outreach Participants:** Fall 2020
• **Revise Draft Based on Outreach:** Fall 2020 - Winter 2020
• **HCD Review of Draft Element:** January 2021 - March 2021
• **Board of Supervisors Adoption Hearing:** May 2021
• **HCD Certification:** May 2021
Ways to Stay Engaged

Email List
Sign up for our email list
bit.ly/SacCountyGovDelivery

Project Website
For more information, visit the Housing Element Update webpage at
http://bit.ly/SacCountyHousingElement

Contact
Questions? Contact
HousingElement@saccounty.net
Thank You!