Housing Element Overview

- Plan for accommodating the City’s “fair share” of the regional housing need
- Required element of the General Plan
- Reviewed and certified by the State for compliance with State law
- 8-year State-mandated update schedule
Housing Element Contents

Chapter 1: Introduction
Chapter 2: Community Engagement
Chapter 3: Summary of Land Available for Housing
Chapter 4: Goals and Policies
Chapter 5: Implementation

APPENDICES

H-1 Community Profile
H-2 Land Inventory
H-3 Fair Housing Assessment
H-4 Housing Program Resources
H-5 Constraints
H-6 Opportunities for Energy Conservation
H-7 Evaluation of Past Housing Element
H-8 Outreach Meeting Summaries
H-9 Glossary
## Sacramento RHNA, 2013 vs. 2021

<table>
<thead>
<tr>
<th>Income Category</th>
<th>2013-2021 RHNA (Housing Units)</th>
<th>2021-2029 RHNA (Housing Units)</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Very Low Income</strong> (&lt;50% of Median Income)</td>
<td>4,944</td>
<td>10,463</td>
</tr>
<tr>
<td><strong>Low Income</strong> (51-80% of Median Income)</td>
<td>3,467</td>
<td>6,306</td>
</tr>
<tr>
<td><strong>Moderate Income</strong> (81-120% of Median Income)</td>
<td>4,482</td>
<td>8,545</td>
</tr>
<tr>
<td><strong>Above Moderate Income</strong> (&gt;120% of Median Income)</td>
<td>11,208</td>
<td>20,266</td>
</tr>
<tr>
<td><strong>TOTAL</strong></td>
<td>24,101</td>
<td>45,580</td>
</tr>
</tbody>
</table>

+ 21,479 units = 89% increase
### Residential Capacity Summary

**Summary of Residential Capacity Compared to 6th Cycle RHNA by Income, City of Sacramento, June 30, 2021 to October 31, 2029**

<table>
<thead>
<tr>
<th></th>
<th>Lower-Income Units</th>
<th>Moderate-Income Units</th>
<th>Above Moderate-Income Units</th>
<th>Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>2021-2029 RHNA</td>
<td>16,769</td>
<td>8,545</td>
<td>20,266</td>
<td>45,580</td>
</tr>
<tr>
<td>Pipeline Residential Projects</td>
<td>2,066</td>
<td>15,033</td>
<td>6,236</td>
<td>23,335</td>
</tr>
<tr>
<td>Capacity on Vacant &amp; Underutilized Land</td>
<td>18,850</td>
<td>5,636</td>
<td>3,971</td>
<td>28,457</td>
</tr>
<tr>
<td>ADU Projection</td>
<td>392</td>
<td>301</td>
<td>7</td>
<td>700</td>
</tr>
<tr>
<td><strong>Total Capacity</strong></td>
<td><strong>21,308</strong></td>
<td><strong>20,970</strong></td>
<td><strong>10,214</strong></td>
<td><strong>52,492</strong></td>
</tr>
<tr>
<td><strong>Surplus/Shortfall</strong></td>
<td>+4,539</td>
<td>+12,425</td>
<td>-10,052</td>
<td>+6,912</td>
</tr>
</tbody>
</table>
**Housing Element Goal Sections**

- **Goal 1.** Increasing Overall Housing Production
- **Goal 2.** Increasing Affordable Housing and Workforce Housing Production
- **Goal 3.** Promoting Accessory Dwelling Units
- **Goal 4.** Advancing Equity & Inclusion
- **Goal 5.** Protecting Residents from Displacement
- **Goal 6.** Preserving the Existing Housing Stock
- **Goal 7.** Housing for People Experiencing Homelessness
- **Goal 8.** Increasing Accessible Housing
Community Engagement Timeline

- **General Plan Outreach**
  - '18-'19
  - '19-'20

- **Internal Housing Working Group (May + July)**
  - MAY '20
  - JUN '20
  - JUL '20

- **Planning & Design Commission Study Sessions (Aug + Dec)**
  - AUG '20
  - SEP '20
  - OCT '20
  - NOV '20
  - DEC '20

- **Internal Housing Working Group (Oct + Nov)**
  - JAN '21

- **Commission & Council Meetings (on draft) (Feb – Apr)**
  - FEB '21
  - MAR '21
  - APR '21

- **Regional Analysis of Impediments to Fair Housing**

- **Focus Group Meetings**

- **CoC Board Meeting**

- **Stakeholder Meetings**

- **Housing Policy Working Group (June + Aug)**

- **Community Plan Area Workshops**

- **Citywide Housing Element Workshop**

- **Housing Policy Working Group (Oct, Dec, + Feb)**
Goal 1
Increasing Overall Housing Production

Facilitate the construction of 45,580 new housing units by 2029.
Goal 1: Increasing Overall Housing Production

City of Sacramento RHNA, 2021-2029

TOTAL: 45,580 HOUSING UNITS

- Very Low Income: 10,463
- Low Income: 6,306
- Moderate Income: 8,545
- Above Moderate Income: 20,266

Number of housing units

0 10,000 20,000 30,000 40,000
Goal 1: Increasing Overall Housing Production


- Very Low Income
  - Past: 255
  - Future: 10,463

- Low Income
  - Past: 486
  - Future: 6,306

- Moderate Income
  - Past: 5,811
  - Future: 8,545

- Above Moderate Income
  - Past: 5,143
  - Future: 20,266

- TOTAL
  - Past: 11,695
  - Future: 45,580
Goal 1: Increasing Overall Housing Production

Key Themes

- Streamlining the planning and building process
- Expanding housing types in single-unit zones
- Facilitate infill development
- Shifting to Floor Area Ratio (FAR) Intensity Regulations
- Support efforts to expand construction workforce
Goal 2
Increasing Affordable and Workforce Housing Production

Support the production of 16,769 new lower-income housing units by 2029 and increase other affordable housing opportunities within the existing housing stock.
Goal 2: Increasing Affordable & Workforce Housing Production

City of Sacramento Lower Income RHNA, 2021-2029

TOTAL: 45,580 HOUSING UNITS

0 10,000 20,000 30,000 40,000

Number of housing units

Very Low Income 10,463
Low Income 6,306
Moderate Income 8,545
Above Moderate Income 20,266
Goal 2: Increasing Affordable & Workforce Housing Production

Key Themes

- Provide opportunities in all areas of the city
- Develop new sources of funding
- Review Mixed Income Housing Ordinance
- Use publicly-owned properties
Goal 3
Promoting Accessory Dwelling Units
Facilitate the construction of at least 700 accessory dwelling units by 2029.
What is an ADU?
Goal 3: Promoting Accessory Dwelling Units

ADU Building Activity, 2013-2019

<table>
<thead>
<tr>
<th>Year</th>
<th>Planning Applications Received</th>
<th>Building Permits Issued</th>
</tr>
</thead>
<tbody>
<tr>
<td>2013</td>
<td>4</td>
<td>15</td>
</tr>
<tr>
<td>2014</td>
<td>12</td>
<td>15</td>
</tr>
<tr>
<td>2015</td>
<td>9</td>
<td>16</td>
</tr>
<tr>
<td>2016</td>
<td>10</td>
<td>21</td>
</tr>
<tr>
<td>2017</td>
<td>18</td>
<td>46</td>
</tr>
<tr>
<td>2018</td>
<td>30</td>
<td>67</td>
</tr>
<tr>
<td>2019</td>
<td>83</td>
<td>57</td>
</tr>
</tbody>
</table>
Key Themes

- Loan Program for Affordable ADUs
- ADU Toolkit
- Outreach Plan
- Allowing Tiny Homes on Wheels
Goal 4
Advancing Equity and Inclusion

Create more equitable and inclusive neighborhoods.
Goal 4: Advancing Equity & Inclusion

Racial and Ethnic Distribution in the Sacramento Region (2010)
Goal 4: Advancing Equity & Inclusion

Redlining in Sacramento (1937)
Advancing Equity and Inclusion by expanding areas of opportunity
Goal 4: Advancing Equity & Inclusion

City Land Area and Lower Income Site Capacity by TCAC Opportunity Area

<table>
<thead>
<tr>
<th>Category</th>
<th>Percent of Total Lower Income Units</th>
<th>Percent of Total City Limits</th>
</tr>
</thead>
<tbody>
<tr>
<td>High Segregation &amp; Poverty + Low Resource</td>
<td>55%</td>
<td>54%</td>
</tr>
<tr>
<td>Moderate Resource + Rapidly Changing</td>
<td>17%</td>
<td>17%</td>
</tr>
<tr>
<td>High Resource + Highest Resource</td>
<td>21%</td>
<td>25%</td>
</tr>
<tr>
<td>Master Planned Communities</td>
<td>5%</td>
<td>4%</td>
</tr>
<tr>
<td>Missing/Insufficient Data</td>
<td>2%</td>
<td>0%</td>
</tr>
</tbody>
</table>

Legend:
- Blue bar: Percent of Total Lower Income Units
- Gray bar: Percent of Total City Limits
Goal 4: Advancing Equity & Inclusion

Key Themes

- More equitable land use patterns
- Targeted investment in underserved communities
- Neighborhood action planning
- Fair housing outreach and education
- Protecting residents from displacement
Goal 5
Protect Residents from Displacement

Protect residents at-risk of displacement from their homes and their communities.
Risk of Gentrification by Census Tract

Citywide
Renters: 51% | Owners: 49%
Percentage of people of color: 53%
Median Household Income: $58,456
Key Themes

- Strengthen tenant protections
- Expand homeowner protection services
- Neighborhood-specific anti-displacement strategies
- Support collective ownership models
Goal 6
Preserving the Existing Housing Stock

Preserve, maintain, and rehabilitate existing housing to ensure neighborhood livability and promote continued housing affordability.
Goal 6: Preserving the Existing Housing Stock

- An estimated **1,178** subsidized affordable units are at risk of converting to market rate by 2031.
- The median age of a Sacramento home is 45 years old.
- **72%** of Sacramento homes were built before 1990.
Goal 6: Preserving the Existing Housing Stock

Key Themes

- Affordable Housing Preservation Ordinance
- Rehabilitation and Preservation
- Improve Rental Housing Inspection Program
- No Net Loss of housing stock
Goal 7
Housing for People Experiencing Homelessness

Prevent the occurrences of homelessness and address the housing needs of people experiencing homelessness.
Goal 7: Housing for People Experiencing Homelessness

• An estimated **10,000 to 11,000** residents in Sacramento County experienced homelessness in 2019. Nearly 70 percent of people experiencing homelessness were unsheltered.

• From 2017 to 2019, Sacramento County saw a **19% increase in people experiencing homelessness**
Goal 7: Housing for People Experiencing Homelessness

• About **70%** of people experiencing homelessness on any given night are unsheltered.

• **93%** of unsheltered residents were originally from Sacramento or long-term residents.
Goal 7: Housing for People Experiencing Homelessness

Key Themes

- Housing First Principles
- Develop Local Homeless Action Plan
- Develop and report on Homeless Program metrics
- Improve connections between shelters and housing
Goal 8

Increasing Accessible Housing

Promote greater universal access in housing and support efforts that provide seniors and people with disabilities the option to stay in their homes and neighborhoods.
Goal 8: Increasing Accessible Housing

Universal Design. The design of buildings, products, and environments that make them accessible and safe to all people regardless of age, size, ability, or disability.

Homeownership Among Older Adults in Sacramento (2018)

- All Residents: 48% Owners, 52% Renters
- Older Adults: 65% Owners, 35% Renters
Goal 8: Increasing Accessible Housing

Key Themes

- Universal Design Ordinance
- Financial assistance for accessible affordable housing
QUESTIONS AND DISCUSSION

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(916) 808-7158