



City of Sacramento

2021-2029

HOUSING ELEMENT

AN 8-YEAR HOUSING STRATEGY

Sacramento Housing and Redevelopment Commission

March 3, 2021

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

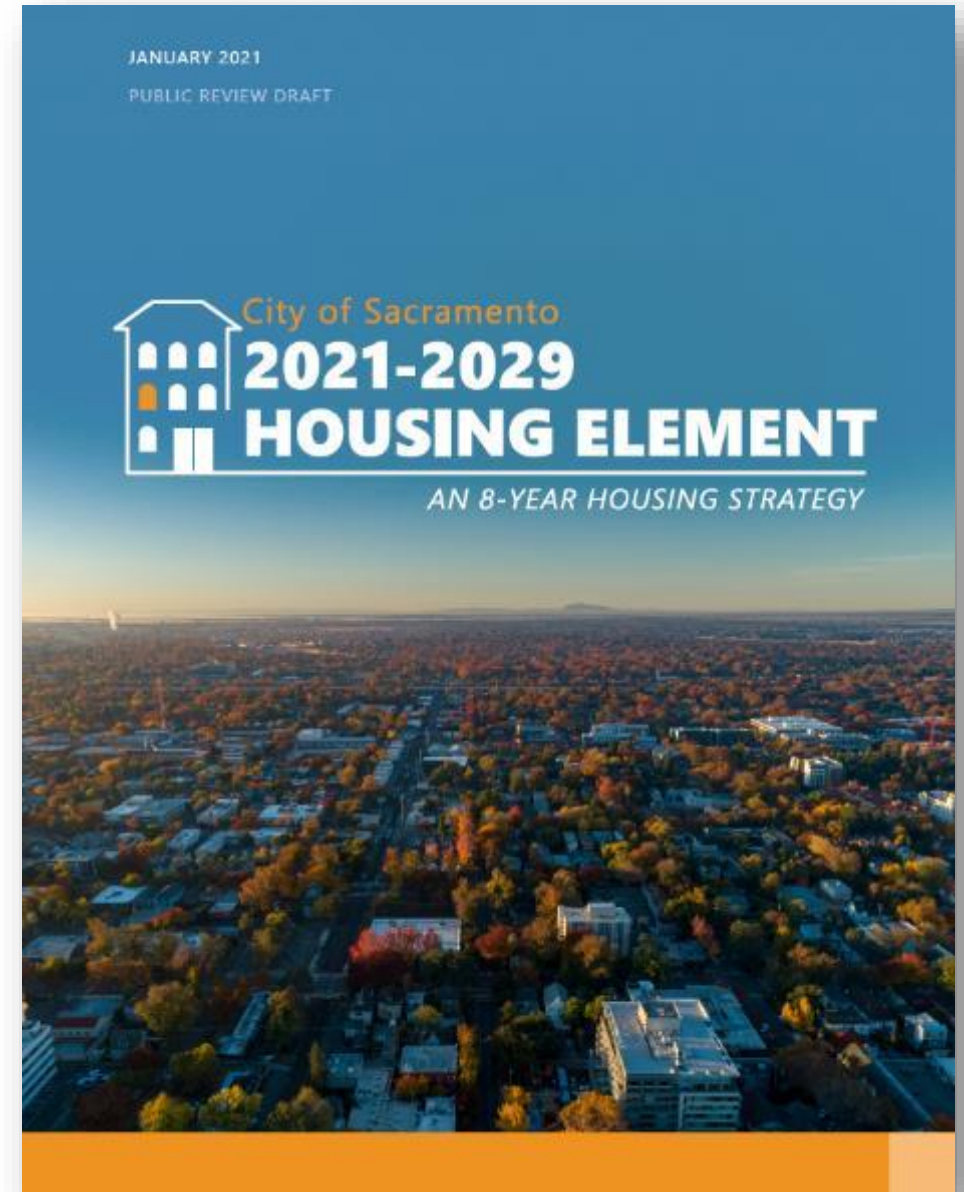
H-5 Constraints

H-6 Opportunities for Energy Conservation

H-7 Evaluation of Past Housing Element

H-8 Outreach Meeting Summaries

H-9 Glossary



Regional Housing Needs Allocation (RHNA)

Sacramento RHNA, 2013 vs. 2021

Income Category	2013-2021 RHNA (Housing Units)	2021-2029 RHNA (Housing Units)
Very Low Income (<50% of Median Income)	4,944	10,463
Low Income (51-80% of Median Income)	3,467	6,306
Moderate Income (81-120% of Median Income)	4,482	8,545
Above Moderate Income (> 120% of Median Income)	11,208	20,266
TOTAL	24,101	45,580

**+ 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

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

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



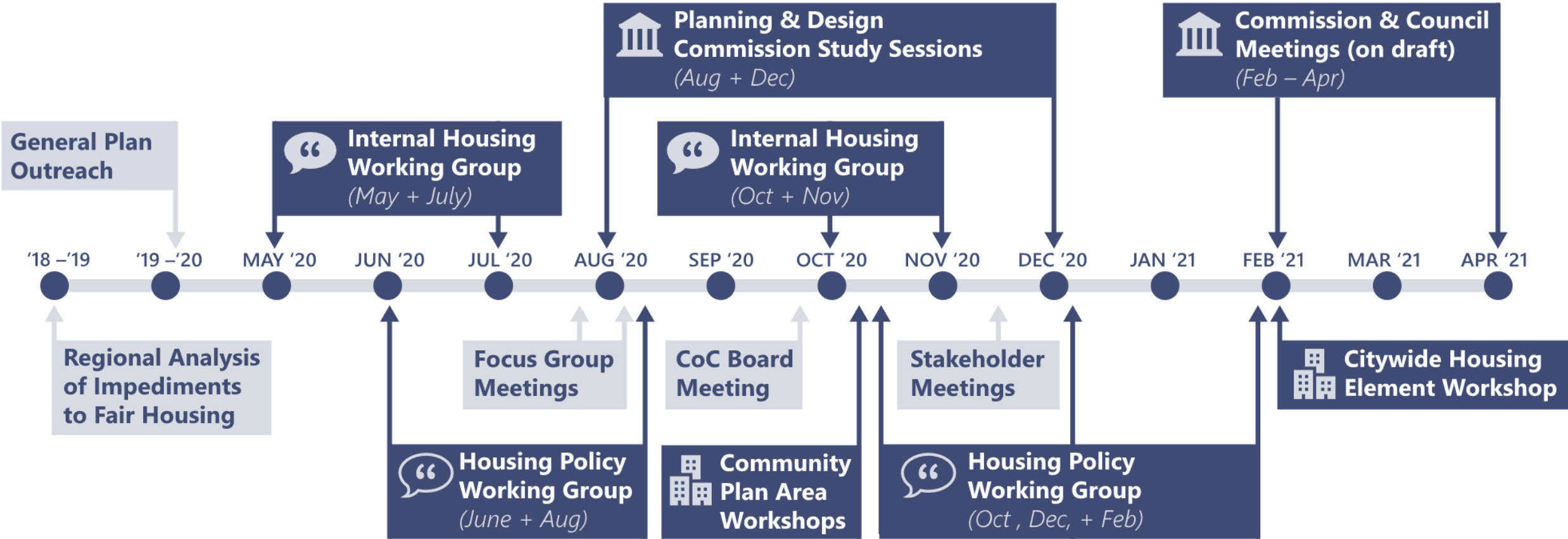
Goal 7. Housing for People Experiencing Homelessness



Goal 8. Increasing Accessible Housing



Community Engagement Timeline



Goal 1

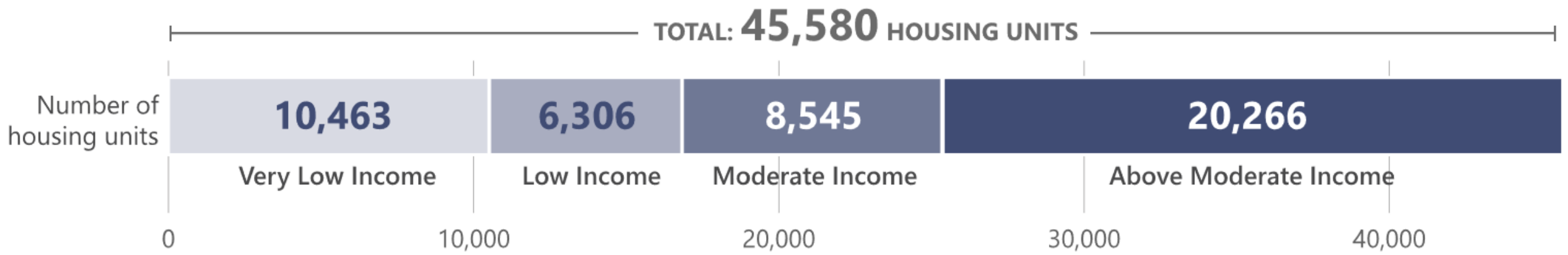
Increasing Overall Housing Production

Facilitate the construction of 45,580 new housing units by 2029.

Goal 1: Increasing Overall Housing Production



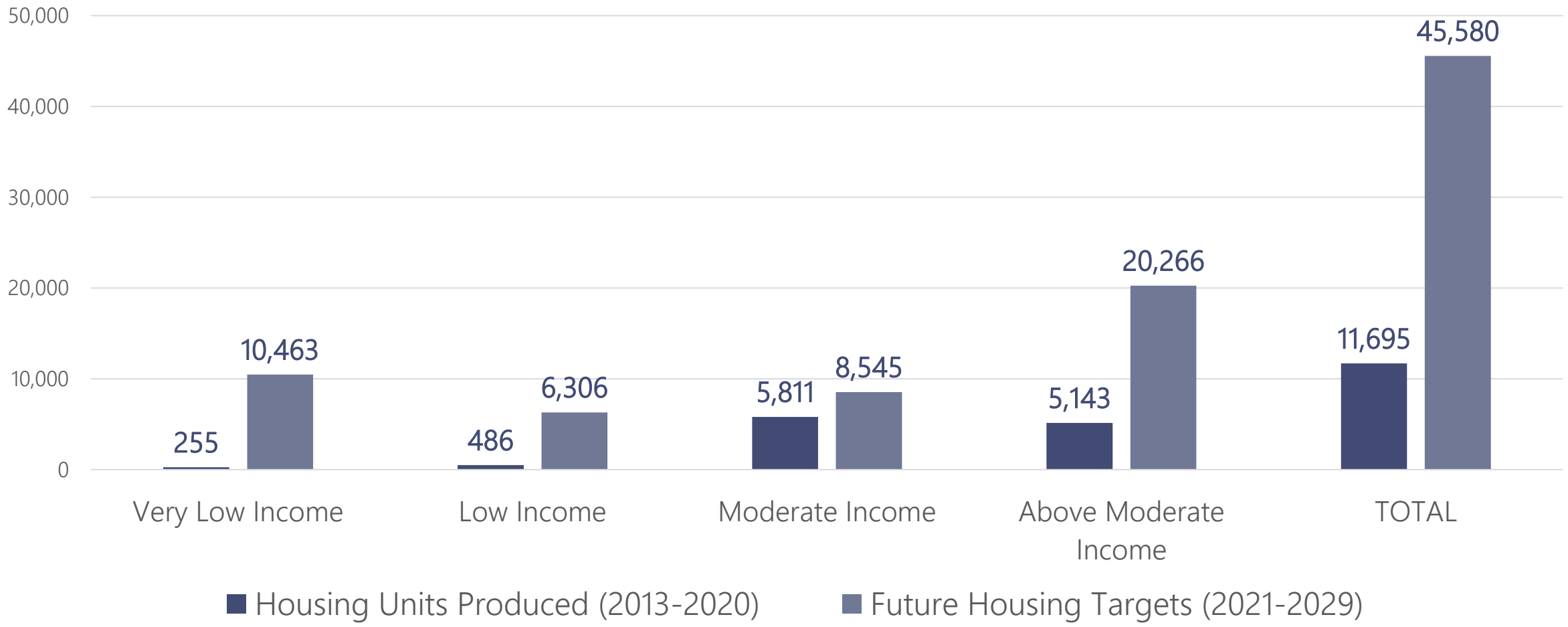
City of Sacramento RHNA, 2021-2029



Goal 1: Increasing Overall Housing Production



Past Housing Production (2013-2019) Compared to Future Housing Targets (2021-2029)





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



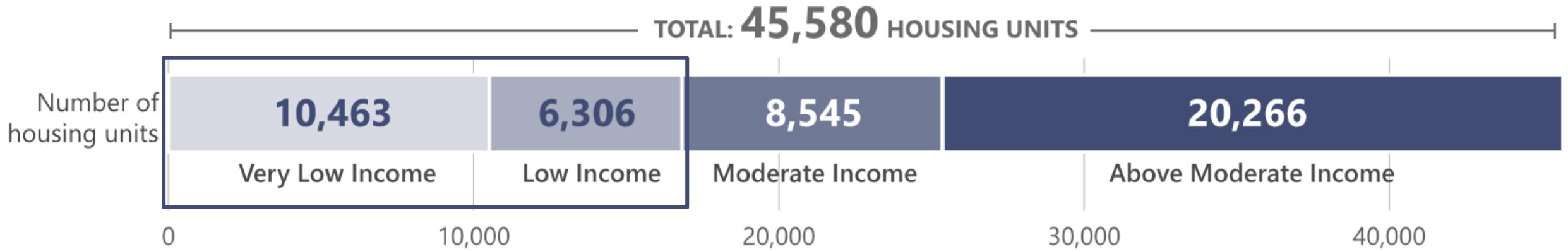
Goal 2

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.



City of Sacramento Lower Income RHNA, 2021-2029





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.

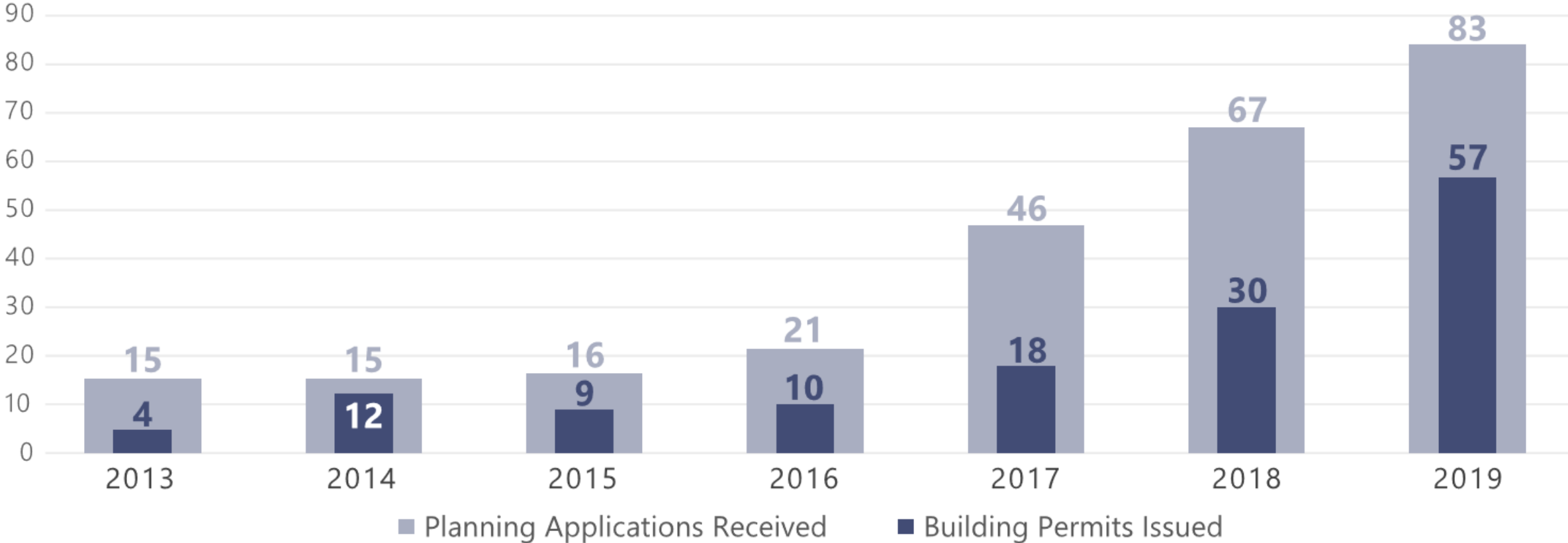
What is an ADU?



Goal 3: Promoting Accessory Dwelling Units



ADU Building Activity, 2013-2019





Key Themes

- ❖ Loan Program for Affordable ADUs
- ❖ ADU Toolkit
- ❖ Outreach Plan
- ❖ Allowing Tiny Homes on Wheels



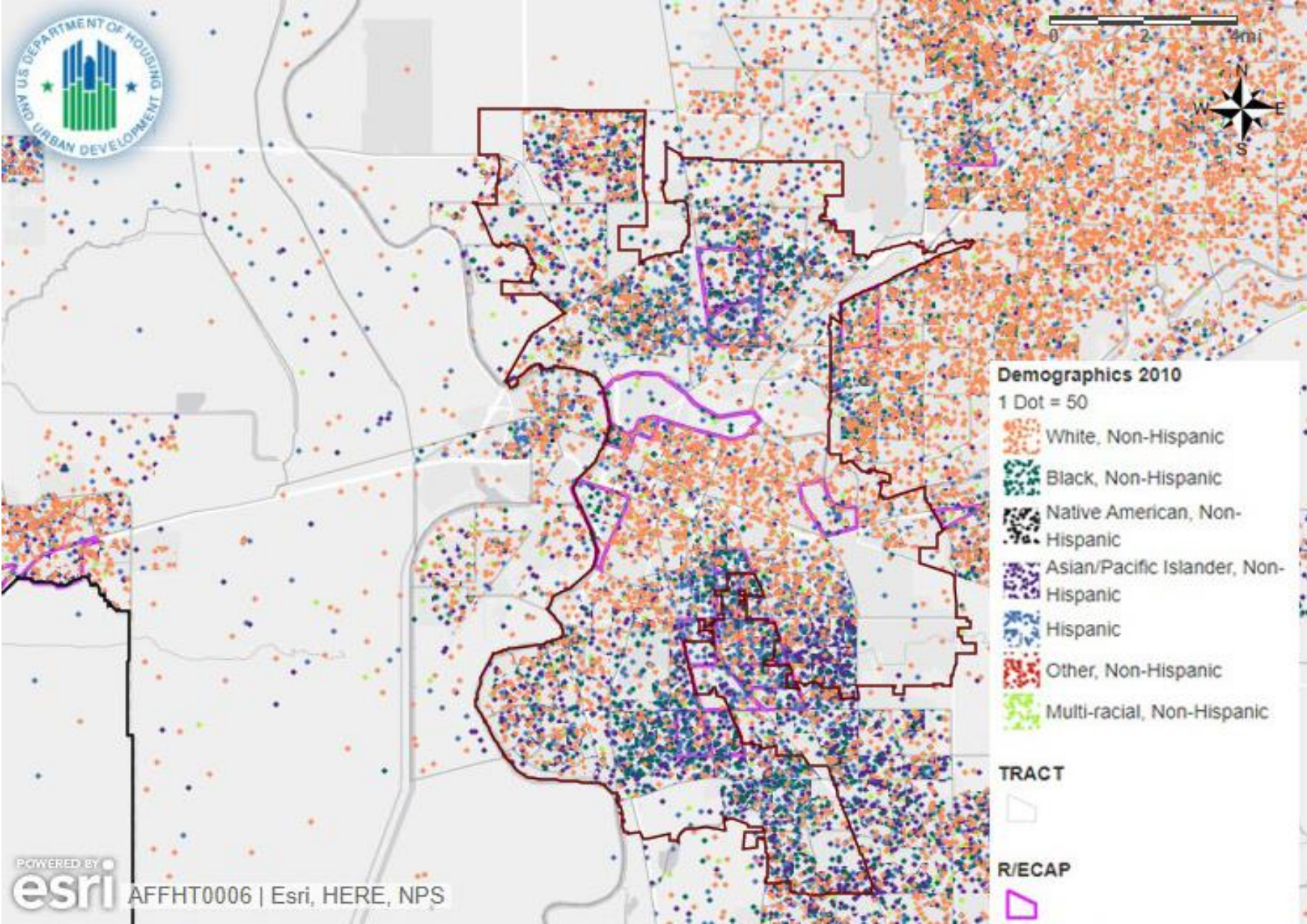
Goal 4

Advancing Equity and Inclusion

Create more equitable and inclusive neighborhoods.



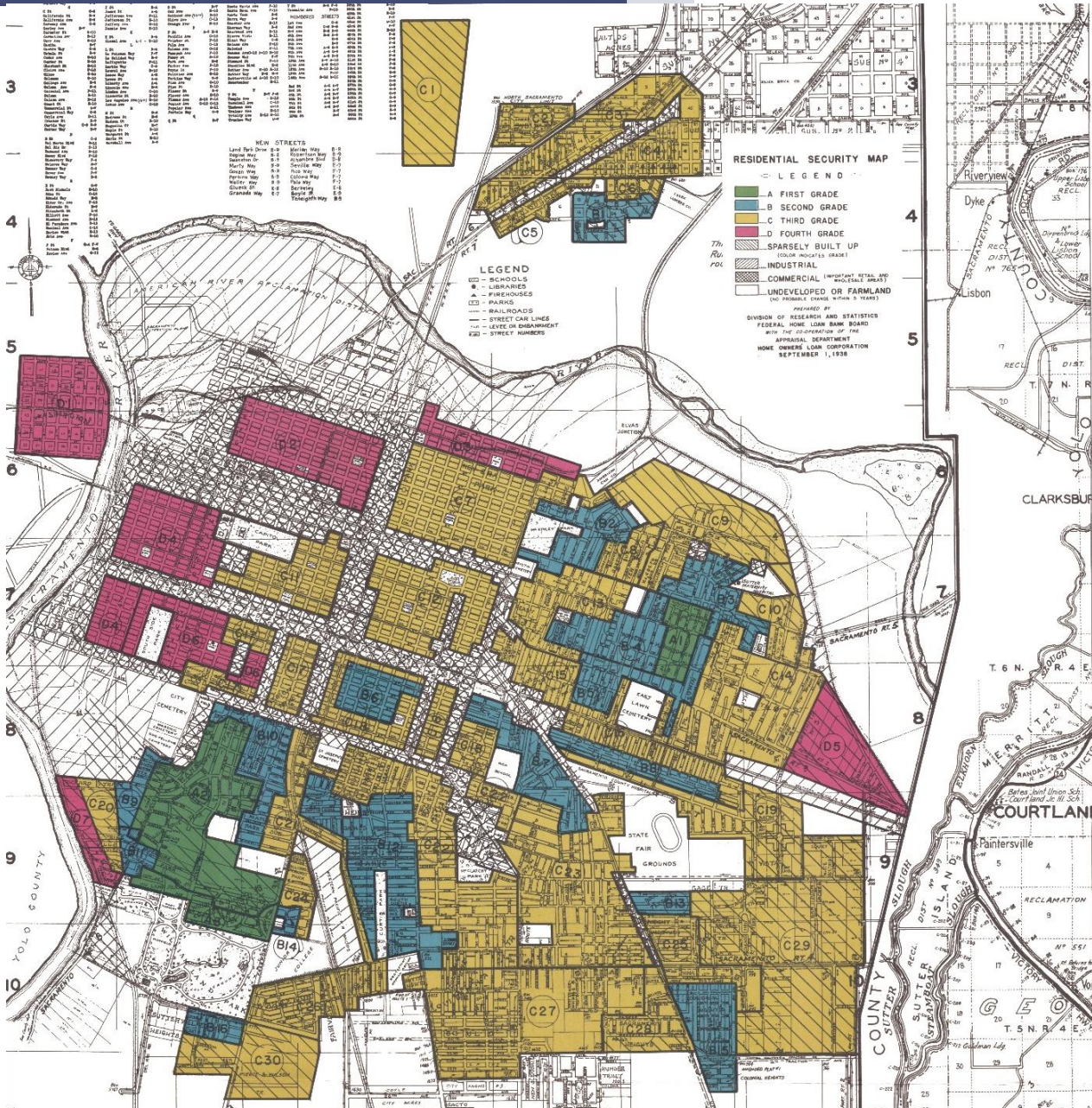
Racial and Ethnic Distribution in the Sacramento Region (2010)



Goal 4: Advancing Equity & Inclusion

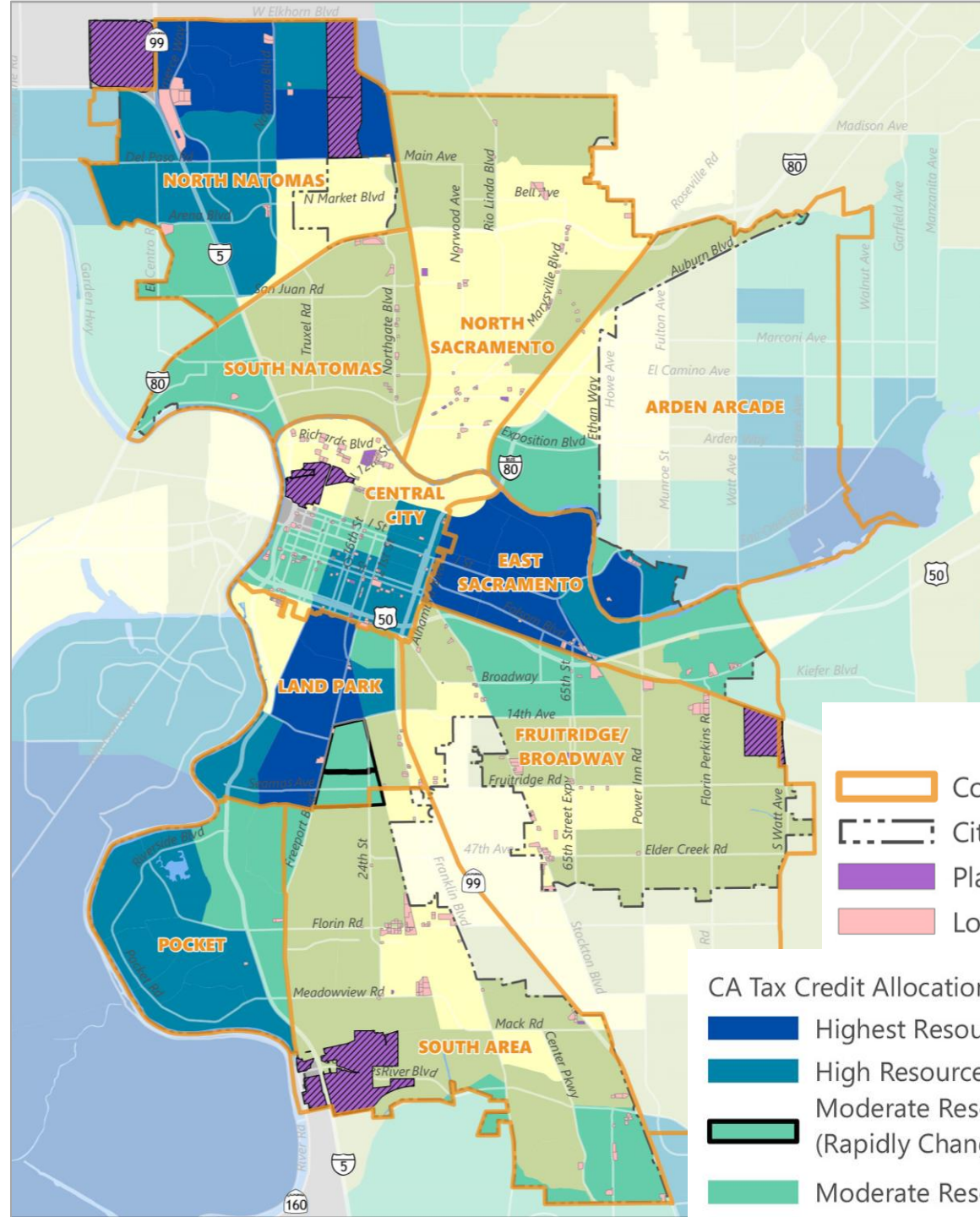


Redlining in Sacramento (1937)

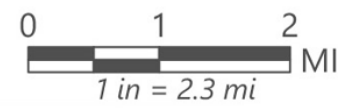




Advancing Equity and Inclusion by expanding areas of opportunity



- Community Plan Area
- City Limits
- Planned Lower Income Units
- Lower Income Unit Sites

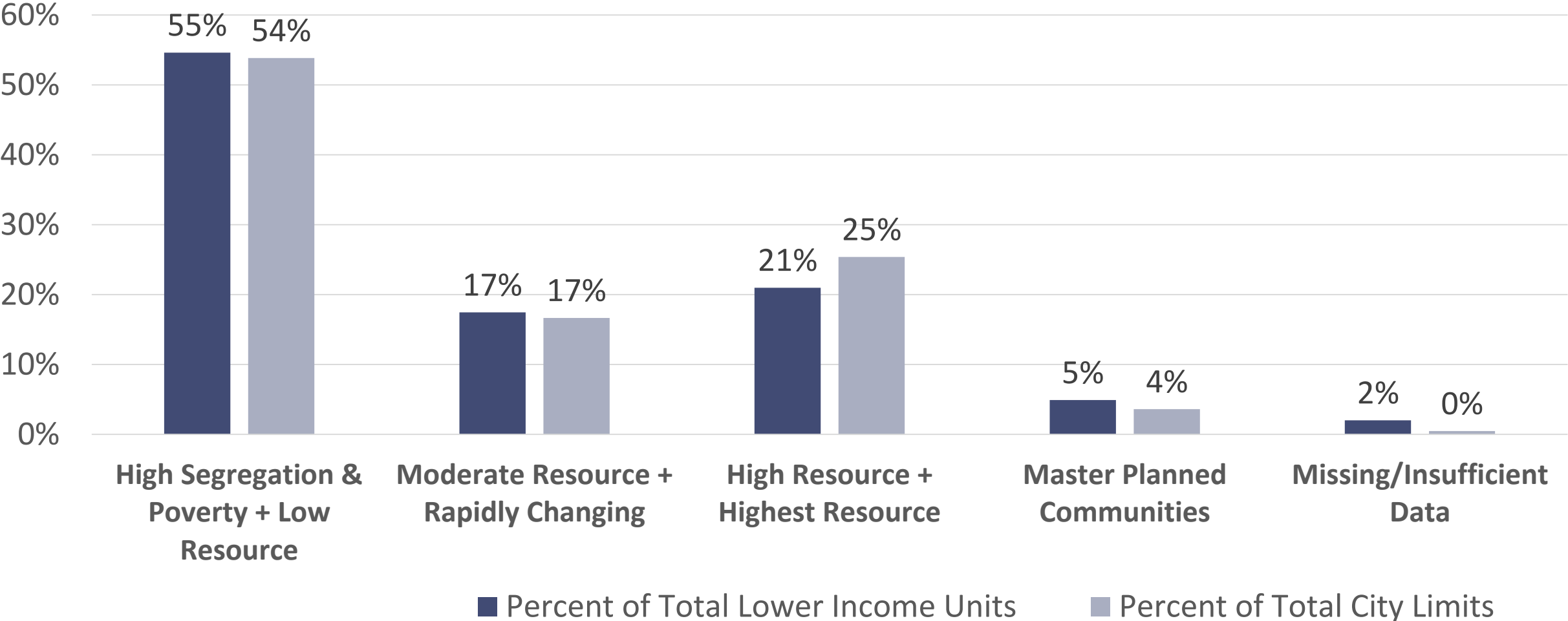


- CA Tax Credit Allocation Committee (TCAC)
- | | |
|--------------------------------------|---|
| Highest Resource | Low Resource |
| High Resource | High Segregation & Poverty |
| Moderate Resource | Missing/Insufficient Data |
| Moderate Resource (Rapidly Changing) | Master Planned Community (Future High Resource) |

Goal 4: Advancing Equity & Inclusion



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





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

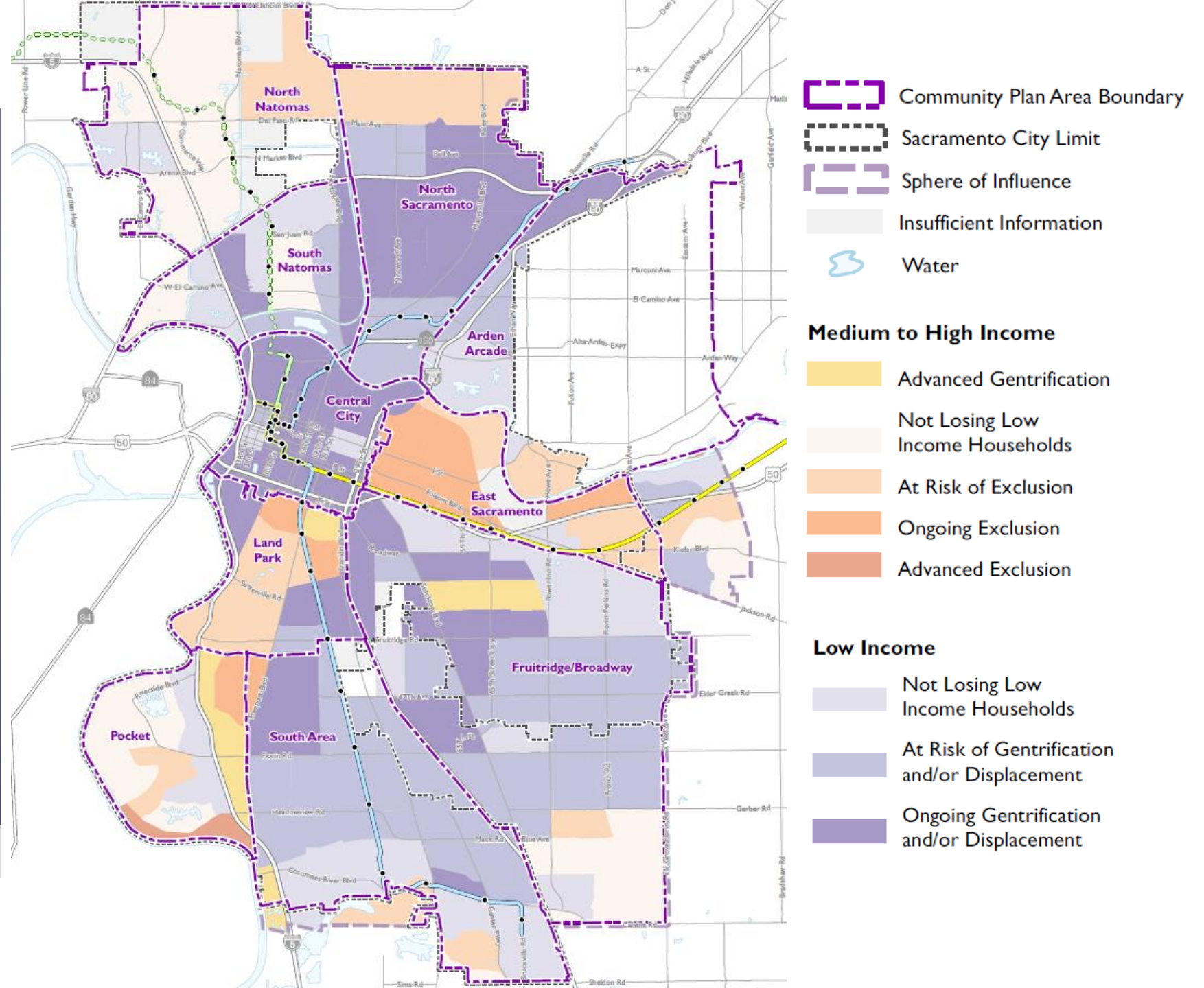
Protect Residents from Displacement

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.





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.



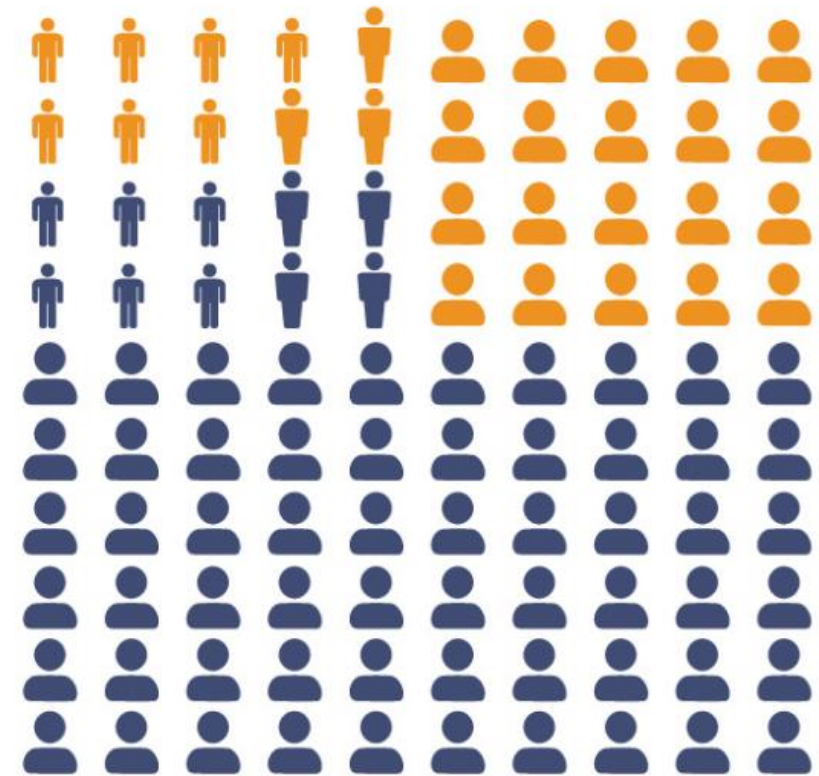
- An estimated **10,000** to **11,000** residents in Sacramento County experienced homelessness in 2019. Nearly 70 percent of people experiencing homelessness were unsheltered.
- From 2017 to 2019, Sacramento County saw a **19% increase in people experiencing homelessness**

Goal 7: Housing for People Experiencing Homelessness



70% Unsheltered 30% Sheltered

- About **70%** of people experiencing homelessness on any given night are unsheltered.
- **93%** of unsheltered residents were originally from Sacramento or long-term residents.



12% 8% 80%

Children Youth Adults
under 18 years 18-24 years 25+ years



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

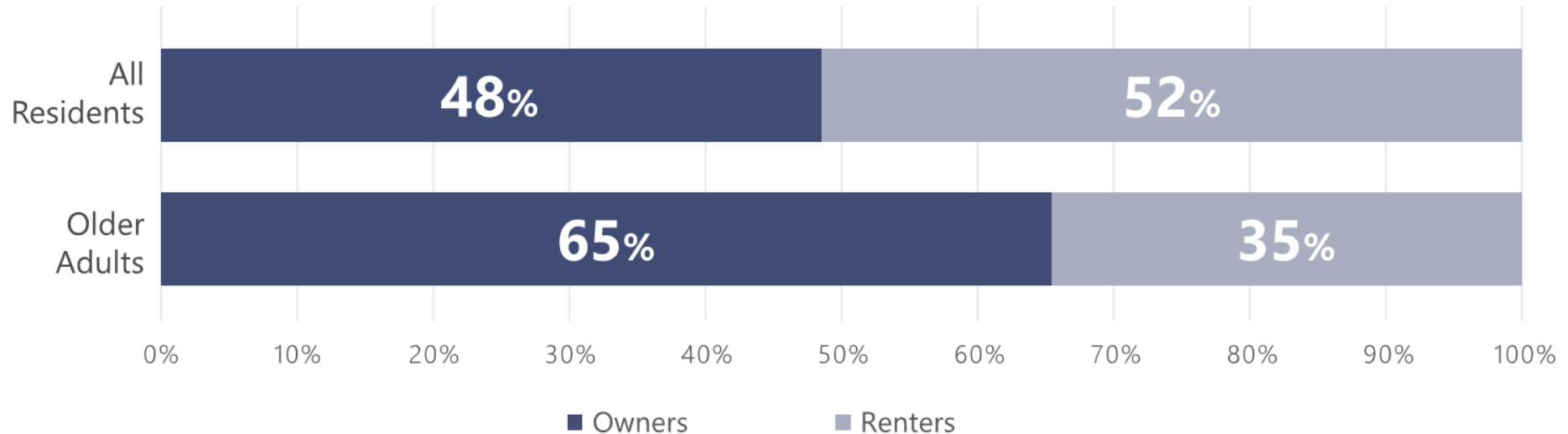
Promote greater universal access in housing and support efforts that provide seniors and people with disabilities the option to stay in their homes and neighborhoods.

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)





Key Themes

- ❖ Universal Design Ordinance
- ❖ **Financial assistance for accessible affordable housing**



QUESTIONS AND DISCUSSION

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