

**City of Sacramento
Mixed Income Housing Ordinance
Annual Report
for
January 1, 2024 to December 31, 2024**

Sacramento Housing and Redevelopment Agency

May 2025

MIXED INCOME HOUSING ORDINANCE REPORT FOR 2024

On September 1, 2015, the City Council (Council) repealed Chapter 17.712 of the City Code, known as the Mixed Income Housing Ordinance (No. 2000-039), and adopted a revised citywide Mixed Income Housing Ordinance (No. 2015-0029) effective November 1, 2015 (Ordinance). As part of this revision, the City contracted with a consultant to perform a residential nexus analysis which demonstrates the relationship between the development of market-rate residential units and the need for additional workforce housing. The revised Ordinance requires an affordable housing impact fee for all new housing units and large subdivisions to provide housing for a variety of incomes and family types. The fee-generated revenue is placed in a citywide Housing Trust Fund and used to develop affordable housing units with the goal of increasing the supply available for low-income households earning up to 80 percent of the area median income.

Pursuant to subsection 17.712.070 of the revised Ordinance, this annual report provides information on revenue and production generated by the City Mixed Income Housing Ordinance's housing impact fees.

Housing Impact Fee As of July 1, 2024

Housing Type	Fee (per Square Foot)
Single-unit and duplex dwellings (less than 20 dwelling units per net acre)	\$3.56
High density single-unit and duplex dwellings (20 dwelling units per net acre or more*)	\$0.00
Multi-unit dwellings (less than 40 dwelling units per net acre)	\$3.56
High density multi-unit dwellings (40 dwelling units per net acre or more*)	\$0.00
Conversion of a nonresidential building to a residential use	\$0.00
Dwelling units in the Housing Incentive Zone (See Figure 1)	\$1.54

* "Net acre" for the purposes of this fee, means the total area of a site excluding portions that cannot be developed, such as public and private streets, and open space.

The following City Mixed Income Housing Financial Information tables provide the following figures for the fees generated in 2024, including:

- beginning and ending balance
- revenue, including the amount of fees collected and interest earned
- amount of expenditures for operations and developments
- amount budgeted, but not expended, for developments
- balance available for new developments

2024 City Mixed Income Housing Fund Financial Information

Beginning Balance	
\$ 3,756,350	
Income	
Fees Collected (single/duplex dwellings)	\$1,718,961
Interest	\$53,308
Total Income	\$1,772,269
Balance and Total Income	
\$ 5,528,619	
Expense	
Operations	\$79,726
Projects	\$4,200,000
Total Expenses	\$4,279,726
Ending Balance	
Remaining Project Balances (committed)	\$721,841
Balance Available for Projects (uncommitted)	\$527,052
Ending Balance	\$1,248,893

Production Accomplished

The City Mixed Income Housing Fund Expenditures table below identifies current funding commitments of a Mixed Income Housing development, expenditures, and remaining balance. For each development, the chart also identifies the Mixed Income Housing restricted units, the total number of housing units and the loan maturity date.

2024 City Mixed Income Housing Fund Expenditures

Development	Address	MIHO Units	Total Units	Total MIHF Budgeted	MIHF 2024 Expenditure	Remaining Balance	Loan Maturity Date
Mirasol Block D	1381 Swallowtail Avenue	6	116	\$ 1,400,000	\$ 0	\$ 140,000	3/1/2080
On Broadway	1121 9 th Street	3	140	\$700,000	\$0	\$0	3/1/2080
39 th & Broadway	3900 Broadway	5	43	\$750,000	\$ 0	\$581,841	3/1/2080
The Sequoia	911 K Street	20	89	\$3,400,000	\$ 3,400,000	\$0	4/1/2064
TOTAL		34	388	\$ 6,250,000	\$ 3,400,000	\$721,841	

City Mixed Income Housing Fund January – May 2025 Commitments

Project	Address	Total Units	Amount Committed	Date Committed
River City Apartments	1601 69 th Street	66	\$1,300,000	3/11/2025
TOTAL		66	\$1,300,000	

2016-2024 City Mixed Income Housing Fund Income Report

Year	Fees	Interest	Income/ Adjustment	Total Income
2016	\$ 565,192	\$ 0	\$ 0	\$ 565,192
2017	\$ 1,103,186	\$ 6,563	\$ 0	\$ 1,109,749
2018	\$ 626,768	\$ 30,399	\$ 0	\$ 657,167
2019	\$ 2,179,716	\$ 51,530	\$ 0	\$ 2,231,246
2020	\$ 1,059,719	\$ 56,907	\$ 0	\$ 1,116,626
2021	\$ 695,522	\$22,963	\$ 0	\$718,485
2022	\$464,283	\$15,731	\$ 0	\$480,014
2023	\$2,442,536	\$65,799	\$ 442,613	\$2,950,947
2024	\$1,718,961	\$53,308	\$53,308	\$1,772,269
TOTAL	\$ 10,855,883	\$ 303,200	\$495,921	\$ 11,601,695

SHRA follows its Multifamily Lending and Mortgage Revenue Bond Policies approved by Council on December 3, 2019, for the allocation of the Mixed Income Housing Ordinance funds.

Recommended Changes to Chapter 17.712

There are no recommended changes at this time.

Adjustments to the Fee

The fees established pursuant to this section shall be adjusted automatically to take into consideration inflation on July 1 of each year by a factor equal to the percentage increase, if any, in the construction cost index for San Francisco (based on 1913 U.S. average = 100) during the 12 months ending on the preceding March 1 as published by Engineer News Record/McGraw-Hill Construction Weekly, or any substitute index that the city council adopts by resolution.

City Mixed Income Housing Fund Developments

Project Status	Project Name	Total Units
Completed	Capitol Park	134
Completed	The Heights on Stockton	200
TOTAL UNITS		334

