



2025 Housing Element Annual Progress Report

City Council | March 24, 2026

Housing Element Annual Progress Report Overview

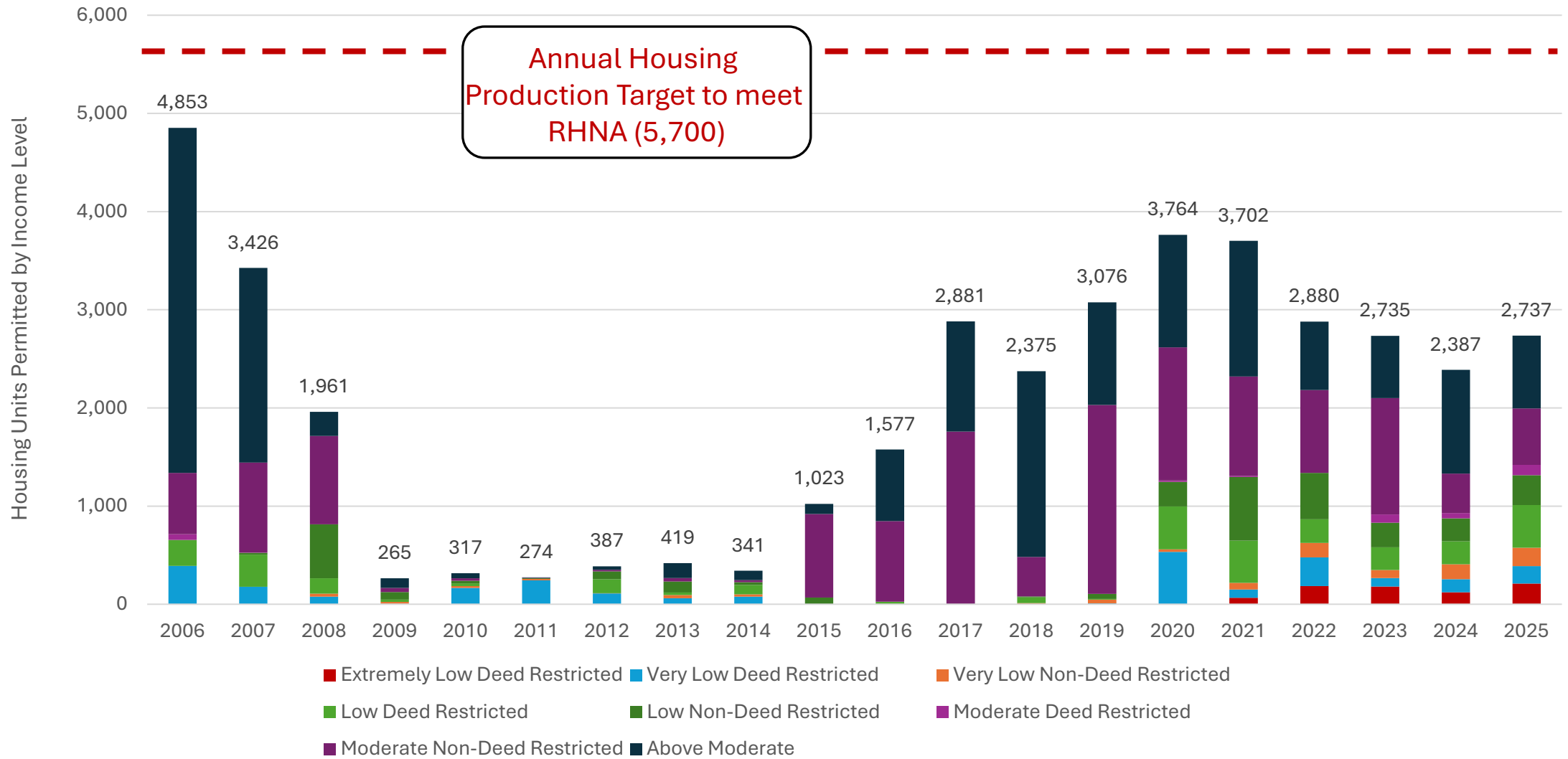
- Due to the State every April for the prior calendar year
- Includes:
 - Housing production numbers
 - Status update on implementation programs

Regional Housing Needs Allocation, City of Sacramento 2021-2029

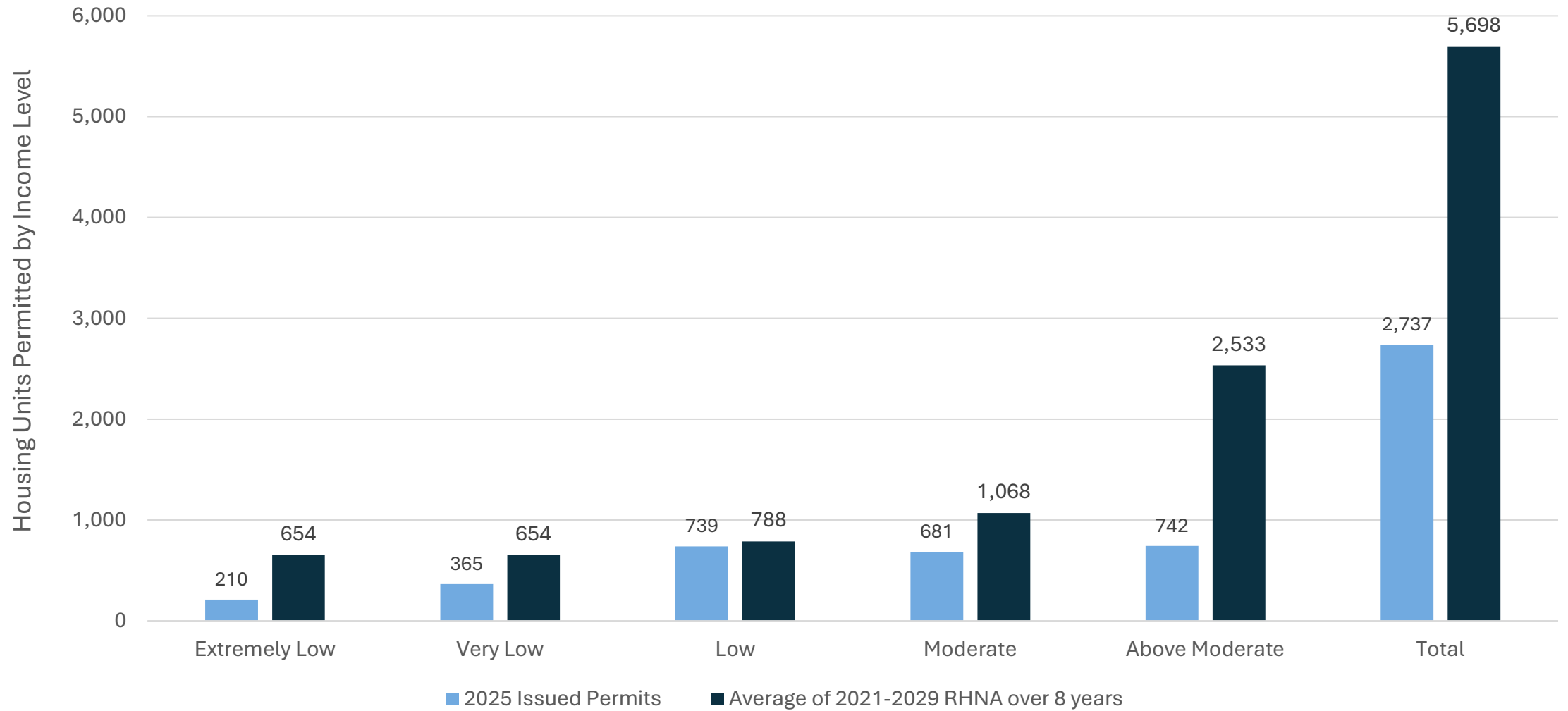
Income Category	Units	Percent of Total
Extremely Low- and Very Low-Income (<50% of Median Income)	10,463	23.0%
Low-Income (51-80% of Median Income)	6,306	13.8%
Moderate-Income (81-120% of Median Income)	8,545	18.7%
Above Moderate-Income (>120% of Median Income)	20,266	44.5%
TOTAL	45,580	100.0%

Regional Housing Needs Allocation (RHNA)

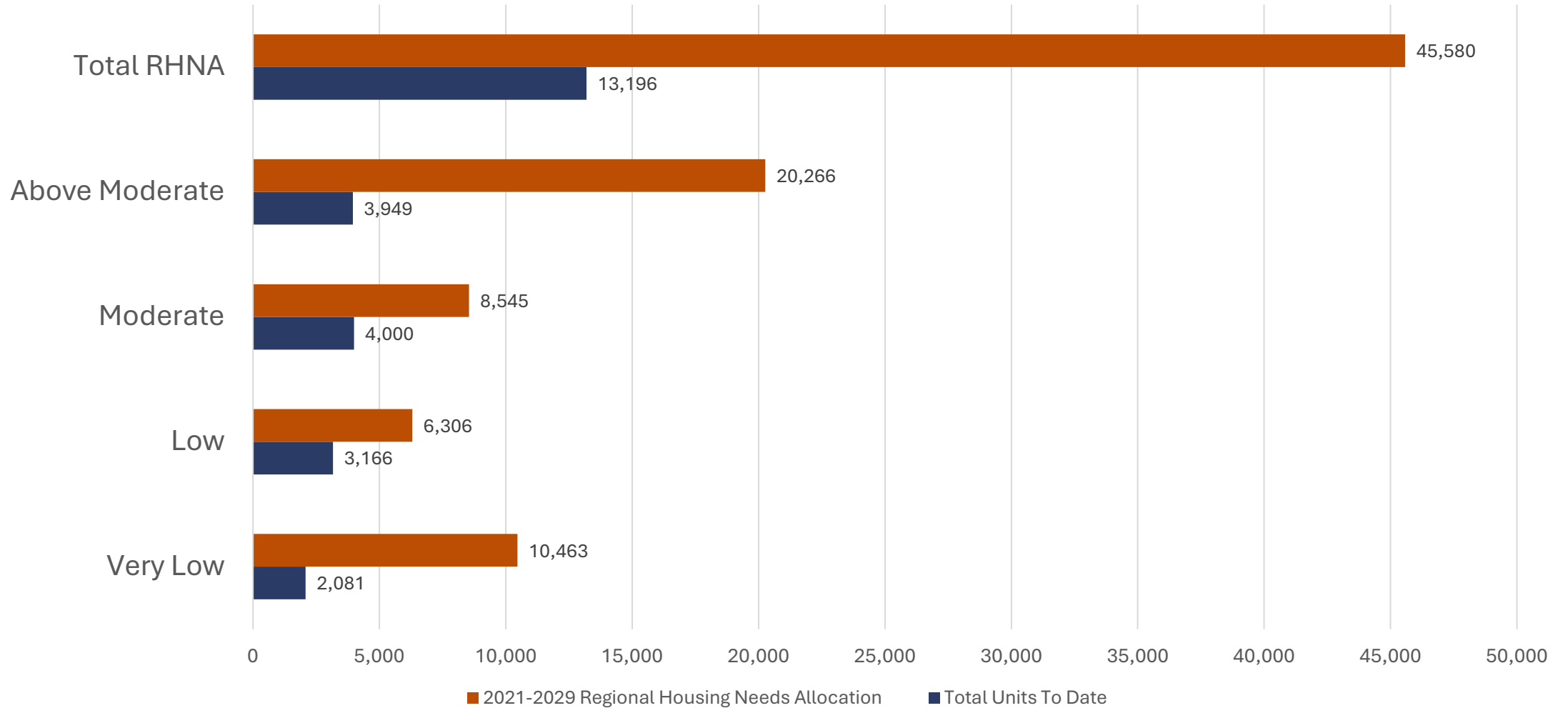
City of Sacramento Housing Production (2006-2025)



2025 Building Activity By Income Category Relative to 2021-2029 RHNA Annual Target



Progress Towards Total 2021-2029 Regional Housing Needs Allocation (RHNA) by Income Category



Deed-Restricted Unit Production

Income Level		2025
Extremely Low	Deed Restricted	210
Very Low	Deed Restricted	179
	Non-Deed Restricted	186
Low	Deed Restricted	436
	Non-Deed Restricted	303
Moderate	Deed Restricted	105
	Non-Deed Restricted	576
Above Moderate	Non-Deed Restricted	742
Total Units		2,737

Deed-Restricted Affordable Housing Projects:

- 69th Street Apartments (6711 Folsom Blvd)
- Central Sac Studios (815 11th St)
- Sakura (2000 16th St)
- The Monarch (805 R St)
- Donner Field (4501 9th Ave)
- Esperanza (424 12th St)
- The Grace (628 15th St)
- Gateway East (3401 Stockton Blvd)
- 13C 305 (13th St)
- The Joule (2130 J St)

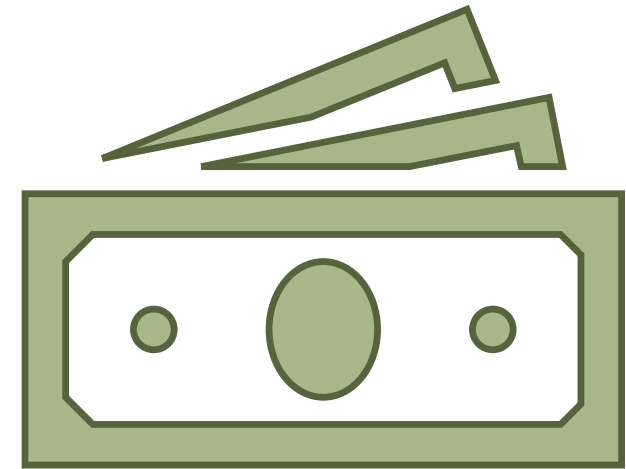
True Cost of Affordable Housing

Total Cost

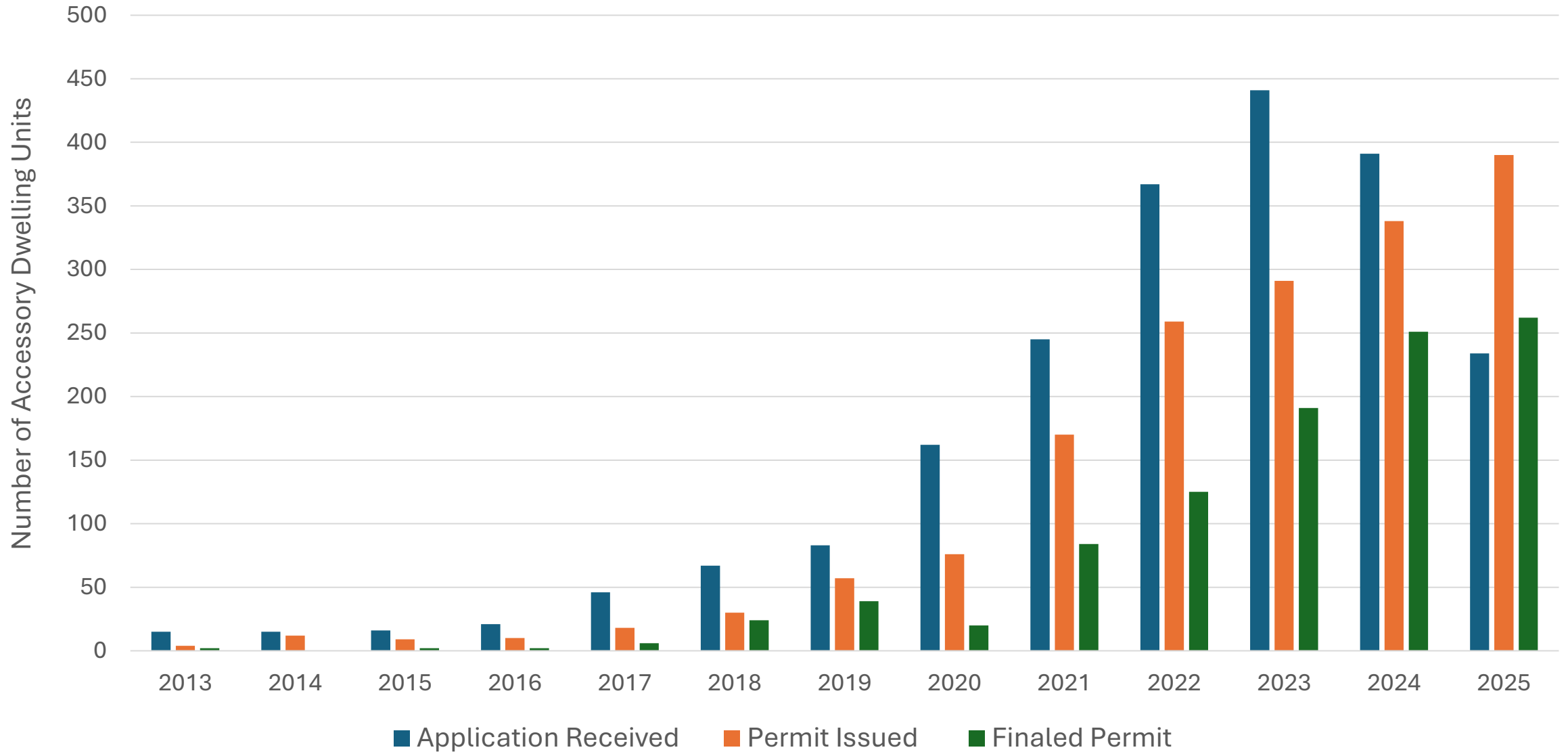
Average regulated affordable unit \$600,000
Lower Income RHNA 16,769 units
\$10 Billion

City Cost

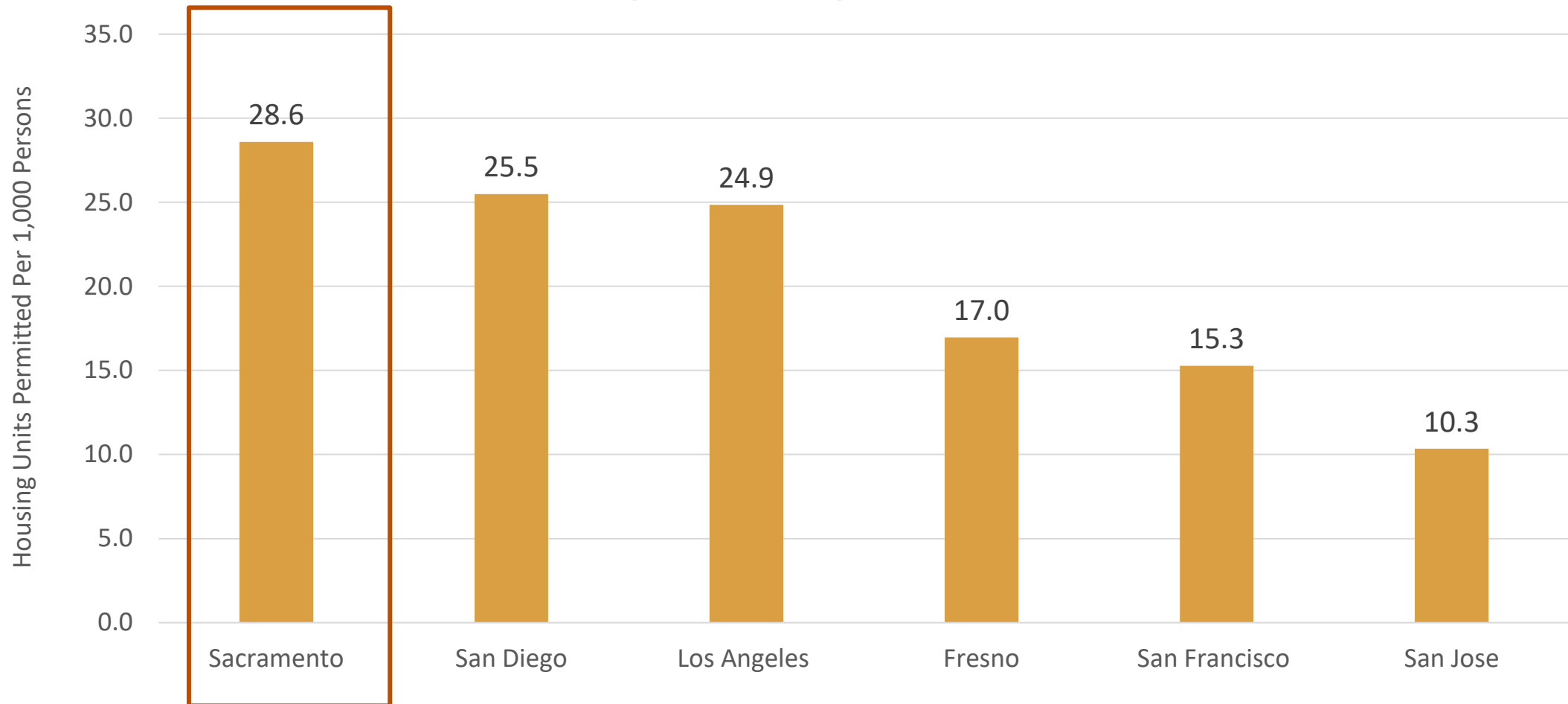
Average regulated affordable unit \$100,000 local match
Lower Income RHNA 16,769 units
\$1.7-2.5 Billion



City of Sacramento ADU Production 2013-2025



Housing Production Per 1000 Persons (2020-2024): Top Six Housing Producing Jurisdictions



How Are We Doing?

Rental Rates



Average Rent in
Sacramento

\$1,895



Year-over-year
Change

-\$105



Rent Affordable to
Low Income
Household of 2

\$2,059

Source: Zillow Rentals

How Are We
Doing?

Home Prices



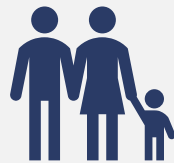
Average Home Value
in Sacramento

\$472,863



Year-over-year
Change

-2.9%



Home Price
Affordable to Low
Income Household of
3

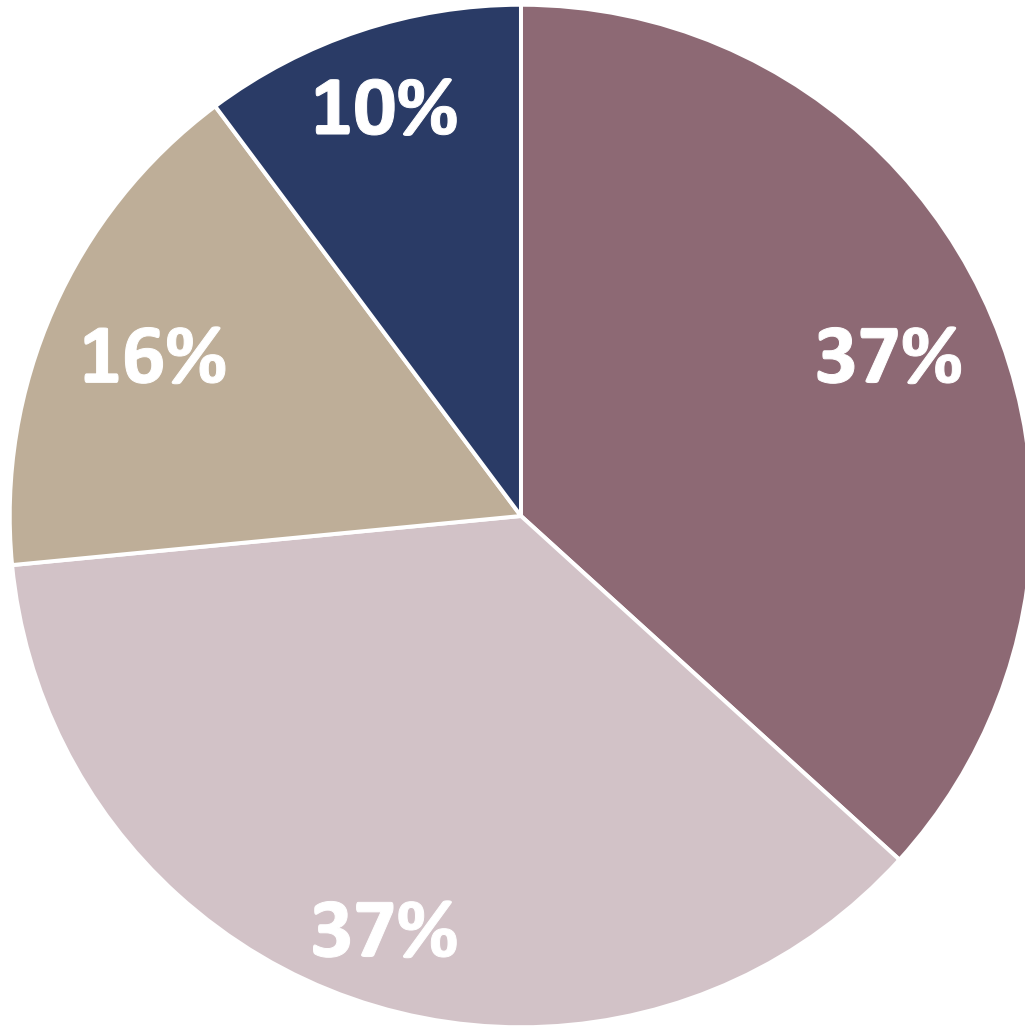
\$366,945

Source: Zillow Home Value Index



Implementation Program Updates

2021-2029 Housing Element Implementation Programs Progress



■ Complete ■ Continuous ■ In Progress ■ Not yet started



2025 Housing Policy Initiatives

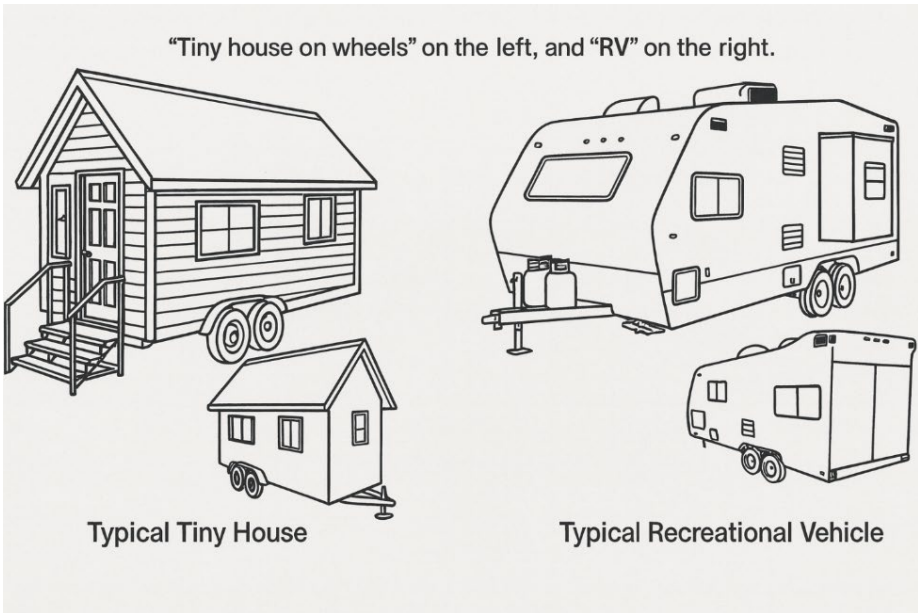
- Updated Universal Design Ordinance
- Launched Housing Development Toolkit Map
- Small Developer Incubator Pilot Program
- Prohousing Designation Renewal Application
- Adoption of ordinance for SB 684
- Completed Review of Mixed Income Housing Ordinance

Photos from 2025 Small Developer Incubator Events



Upcoming 2026 Initiatives

- Ordinance to allow Cottages on Wheels
- Universal Design Ordinance Outreach
- For-sale ADU's (AB 1033) Ordinance
- Condo Conversion Ordinance Review
- Continued Small Developer Programming
- City ADU Survey





Housing Projects Updates

Recently Completed Projects (2025-2026)



Joshua's House (District 3)

- Developer: Health Communication Research Institute/Yolo Cares
- City Funding: \$450,500 ARPA grant and long-term ground lease
- # units: 15 units for PEH receiving in-home hospice care



Rodeway Inn (District 6)

- Developer: Hope Cooperative
- City Funding: \$3.2M HHAP-4
- # units: 70 units of permanent supportive housing for PEH and behavioral health



Kind South (District 5)

- Developer: Fulcrum/Urban Elements
- City Funding: \$8,426,213 loan (ARPA and Measure U)
- # units: 108 units at 80% AMI

Projects Currently Under Construction



Bridge Housing (District 2)

- Developer: Bridge Housing
- City Funding: \$3.7M HHAP-2 and ARPA grant and City properties
- # units: 124 units between 30-60% AMI (34 units for PEH)
- State property, AHSC funded



San Juan Apartments (District 6)

- Developer: Mutual Housing
- City Funding: \$2.5M Prohousing Incentive Program grant
- # units: 113 units between 30-60% AMI (25 in City, 88 in County)
- Phase 2 in County with 70 units



13th and C Street (District 4)

- Developer: SKK (sold to UD+P)
- City Funding: \$3M loan (Innovation and Growth fund and Measure U)
- # units: 127 units at 80% AMI

Projects Currently Under Construction



Gateway East and West (Districts 5 & 6)

- Developer: CTI Housing
- City Funding: \$15 million Risk Management Fund loan
- # units: 131 units 80-120% AMI (west), 65 units 60-80% AMI (east)



Monarch (District 4)

- Developer: Mutual Housing/CADA
- City Funding: \$3.3M ARPA and HHAP-4 grant
- # units: 242 units between 30-70% AMI (20 for PEH)
- State property, commercial space



Donner Field (District 5)

- Developer: Eden Housing
- City Funding: \$1.25M Measure U and Redevelopment funds
- # units: 67 units between 30-60% AMI (17 for PEH)
- Senior housing aged 55+

Pending Projects



Russell & Truxel Apt. (District 3)

- Developer: Anton Development
- PSA amendment approved in 2025, entitlements completed
- 119 multi-family housing units, and approximately 100 single-family lots (to be sold to SF home builder)



Club Center Drive (District 1)

- Developer: EAH Housing
- City property declared exempt surplus in 2025
- Entered into Exclusive Right to Negotiate agreement in 2025
- Family and workforce housing



Step Up on Fruitridge (District 5)

- Developer: Step Up on Second
- City Funding: \$2.925M for land acquisition
- Proposed 100 units of permanent supportive housing

AHSC Funded Projects



On Broadway (District 4)

- Developer: EAH Housing
- # units: 140 units between 30-60% AMI
- City Project: 34th St/2nd Ave bike lanes, lighting, sidewalk, median
- Status: Construction complete

Sakura (District 4)

- Developer: Mutual Housing/CADA
- # units: 134 units between 30-60% AMI
- City Project: Bike lanes on S Street
- Status: Under construction



Clover Apartments (District 8)

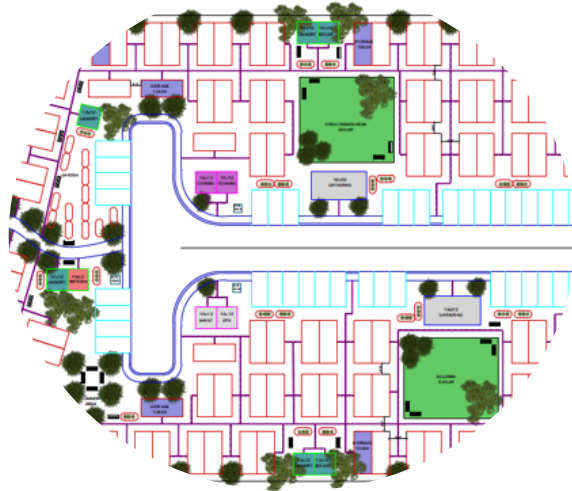
- Developer: AMCAL
- # units: 348 units between 30-60% AMI
- City Project: Meadowview Neighborhoods Connections Project
- Status: Building permit

I Street Apartments (District 4)

- Developer: CHW
- # units: 84 units between 30-80% AMI
- City Project: L and N Street bikeways and sidewalk repairs
- Status: Building permit



Potential Projects – Homekey+



Rio Linda Blvd. Senior Housing Project (District 2)

- Applied for State Homekey+ Grant in May 2025, working through application review process with HCD.
- 100 units of permanent supportive housing for seniors and senior veterans.

Mack Road Housing Project (District 8)

- Applied for State HomeKey+ grant in June 2025. Waiting on review and comments from HCD.
- 120 units of permanent supportive housing for families and adults, with population focuses.



Potential Projects – City Properties



Colfax Site (District 2)

- Exploring housing development with developer.
- Evaluating environmental determination.
- Potential for Exclusive Right to Negotiate agreement in 2026.

Patio and Northgate Site (District 3)

- Exploring housing development with developer.
 - Evaluating site and development standards.
- Potential for Exclusive Right to Negotiate agreement in 2026.



Opportunity Sites



For Sale
±3.92 Acres (170,755 SF) Vacant
Parcel of Land in Sacramento



For Sale
±1.42 Acres (61,855 SF) Vacant Parcel
Land in Sacramento

Thank you

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