



**REPORT TO COUNCIL**  
**City of Sacramento**  
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**Staff Report**  
**May 27, 2008**

**Honorable Mayor and Members of the City Council**

**Title: Approval of the Draft 2008-2013 Housing Element**

**Location/Council District:** Citywide

**Recommendation:** Adopt a City Resolution authorizing staff to submit the Draft 2008-2013 Housing Element to the California Department of Housing and Community Development for review and comment.

**Contact:** Cindy Cavanaugh, Assistant Director, SHRA, 440-1317; Emily Halcon, Management Analyst, SHRA, 440-1399, ext. 1420; Greg Sandlund, Assistant Planner, City of Sacramento, 808-8931

**Presenters:** Emily Halcon, Management Analyst, SHRA; Jeff Goldman, EDAW

**Department:** Sacramento Housing and Redevelopment Agency and City Planning Department

**Description/Analysis**

**Issue:** Over the past several months, the City has been working to understand how best to provide housing for all of its residents in the coming years and to enhance this vision of sustainable, complete neighborhoods. Conferring with a variety of interested stakeholders and the public, the City has looked at both its past successes, including a traditionally strong and affordable market and a rich variety of affordable housing programs, and its challenges, including current environmental and market constraints to

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housing development. In doing so, the City has evaluated not only the housing needs of its existing residents and neighborhoods but has also looked at how it will be able to meet the needs of its future citizens as the City continues to grow.

The result of this work is the 2008-2013 Housing Element, which is intended to not only meet the requirements of the State but, more importantly, serve as the City's strategic housing plan. The plan first evaluates the City's housing conditions and needs and provides an inventory of vacant residential land necessary to meet that need. At the heart of the Housing Element, however, are the strategic goals, policies and programs which will guide City investments and land use decisions to address future growth and existing need. Organized under six key housing issues or 'themes', this new strategy demonstrate the City's commitment to meeting the housing needs of all of its residents. (Details on State Housing Element requirements, public outreach, and the six key housing issues can be found in Attachments 1 through 3.)

In preparing its 2008-2013 Housing Element, the City has gone beyond a simple quantitative approach to housing needs and has focused instead on the broader values and goals of the community. Covering a much shorter time period, the Housing Element nonetheless reflects the long term vision of City's new 2030 General Plan.

This report transmits the draft 2008-2013 Housing Element that will be submitted to the State Department of Housing and Community Development (HCD) in June (See Exhibit A to the Resolution). It reflects comments heard throughout the process, including those of the City Council on March 18 and April 15, 2008. Most of the changes were editorial but a few were substantive. Attachment 4 highlights those policies and programs that address the comments, and provides notes on specific changes, references to corresponding policies and programs and details on implementation actions. The City Council also directed staff to include a more purposeful cross referencing to the General Plan. Attachment 5 provides a list of those policies from the Draft 2030 General Plan that, together with the Draft Housing Element policies, promote housing that is sustainable, safe and integrated into complete neighborhoods.

The draft Housing Element, once approved by the Council, will be submitted to HCD for their sixty day review and comment period. Concurrent with this review, consultants will prepare the environmental review for the Housing Element. The final Housing Element and environmental clearance will return for Council approval in late summer 2008.



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**Policy Considerations:** The 2008-2013 Housing Element is closely tied to policies in the 2030 General Plan and will set the citywide housing policies and programs for the next five years.

**Environmental Considerations:** This is not a project as defined by the California Environmental Quality Act (CEQA) [CEQA Section 21065 and CEQA Guidelines Section 15378 (b)(4)]. Adoption of the Housing Element will be subject to CEQA approval, which will commence upon Council approval to submit the Draft Housing Element to HCD for review and comment.

**Committee/Commission Action:** Staff is presenting the draft Housing Element to the following commissions prior to the May 27<sup>th</sup> City Council Meeting, and asking for their approval recommendation:

- City Planning Commission
- City Disability Commission
- General Plan Advisory Commission (GPAC)
- GPAC Infrastructure, Infill, Finance and Housing Subcommittee
- Sacramento Housing and Redevelopment Commission


The recommendation of each commission will be shared with the City Council at the May 27<sup>th</sup> hearing.


**Rationale for Recommendation:** Prior to submittal to the California Department of Housing and Community Development (HCD), staff is seeking Council acceptance of the Draft Housing Element.

**Financial Considerations:** There are no financial impacts associated with the update on the Housing Element preparation. Funds have previously been committed for the Housing Element consultant contract and financial impacts associated with the adoption of the Housing Element and subsequent housing programs will be addressed in those Council reports.


**M/WBE Considerations:** The items discussed in this report have no M/WBE impact; therefore, M/WBE considerations do not apply.

**Emerging Small Business Development (ESBD):** No goods or services are being purchased under this report.

Respectfully Submitted by:   
LA SHELLE DOZIER  
Interim Executive Director

Respectfully Submitted by:   
CAROL SHEARLY  
Director of Planning

Recommendation Approved:

  
for RAY KERRIDGE  
City Manager

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## HOUSING ELEMENT REQUIREMENTS

### State Law Requirements

The Housing Element is one of seven state-mandated elements of the General Plan and the only one that requires state review and approval. Approximately every five years, jurisdictions must update their Housing Element, demonstrating the jurisdiction's plan for meeting existing and new housing needs for residents of all income levels. While development of housing is typically a function of the private market, the jurisdiction's role under the Housing Element is to ensure an adequate supply of residentially zoned land and to adopt policies and programs to support a variety of housing development.

The amount of land that the City must account for is determined by the Regional Housing Needs Allocation (RHNA). The Sacramento Area Council of Governments (SACOG) sets the RHNA for the six-county Sacramento region based on projected population growth, dividing regional growth numbers among the 30 SACOG jurisdictions and enumerating the anticipated new housing growth needs by income level. The RHNA spans a seven and a half year period (2006-2013), while the Housing Element covers only five of those years (2008-2013). The table below shows the 2006-2013 RHNA for the City, as well as the net new need after accounting for the production to date during the "overlap" years of 2006 and 2007.

<i>Income Category</i>	<i>2006-2013 RHNA</i>		<i>2006-2007 Production</i>	<i>Adjusted 2008- 2013 RHNA</i>
	<i>Number</i>	<i>Percent</i>		
Extremely Low <sup>1</sup>	1,236	7.05%	53	1,183
Very Low	1,236	7.05%	549	687
Low	2,582	14.6%	648	1,934
Moderate	3,603	20.4%	1,604	1,999
Above Moderate	8,992	50.9%	5,496	3,496
<b>Total</b>	<b>17,649</b>	<b>100%</b>	<b>8,350</b>	<b>9,299</b>

<sup>1</sup> RHNA does not include an extremely low income (ELI) designation; however, other components of the Housing Element require planning for and reporting on ELI housing needs. Therefore, for larger purposes of housing policy and planning, the City is showing half of its VLI need as ELI need, based on the accepted methodology in state law.

The adjusted 2008-2013 need represents the amount of development that the City must adequately plan for under the 2008-2013 Housing Element through identification of a sufficient land inventory. The City must demonstrate it has sufficient vacant residential land capacity to accommodate 9,299 new housing units, including higher density land (zoned at 20 dwelling units or more) to accommodate the remaining need for 3,804 lower income units. Annually, the City will be required to report to HCD on its progress toward meeting its RHNA goals and on the production outcomes of specific programs.



## **HOUSING ELEMENT OUTREACH**

### **Public Outreach**

As required by state law, the City of Sacramento conducted a comprehensive and inclusive public outreach to prepare the Housing Element. Because the Housing Element update coincided with the City's development of the new 2030 General Plan, outreach opportunities for the two planning documents overlapped. This allowed for a broader presentation of how housing policies are affected by and affect other citywide policies, including land use, public health and safety and economic development.

The public outreach for the Housing Element consisted generally of three levels of outreach: educating and receiving input from the general public, seeking advice from expert stakeholders, and receiving direction from City commissions and City Council.

City staff informed the public about the role of the Housing Element and sought specific input from them on housing issues. This effort included five community meetings throughout the City in August and September of 2007, which were designed to assess existing and future housing needs. In addition, the Housing Element was featured at all General Plan open houses in November 2007 and at the General Plan Community Convention in May 2008.

To gain greater insight into those issues raised through the public involvement process, City staff sought specific input and analysis from those groups and individuals that are directly involved in housing development, advocacy and financing. The City assembled a stakeholder group that was consulted throughout the Housing Element update and was asked to review and comment on early drafts of the policies and programs. The GPAC Housing subcommittee and the internal staff Technical Advisory Committee functioned in much the same way, providing detailed input as draft materials were prepared. At multiple times multiple occasions, staff reached out specifically to a few stakeholder groups with keen interest in the Housing Element. At key points in the update process, staff individually met with both the North State Building Industry Association and the Sacramento Housing Alliance.

The community outreach culminated with on-going presentations, workshops and reports to City commissions and the City Council. Staff held three workshops with the City Council and typically routed those same reports through one or more of the following commissions: General Plan Advisory Commission (GPAC), Disability Advisory Commission (DAC), Development Oversight Commission (DOC), Planning Commission and the Sacramento Housing and Redevelopment Commission (SHRC). A complete list of the public outreach opportunities can be found in Chapter 4 of the attached draft Housing Element (staff report Attachment 4), starting on page H 4-1.

## **HOUSING ELEMENT STRATEGY**

### **Strategic “Themes”**

Preparation of the Housing Element has been guided within the context of six “themes” intended to provide connectivity to other City initiatives, a framework for the strategies and a clear organization for the goals, policies and programs.

1. Create and enhance sustainable housing, balanced communities and complete neighborhoods
2. Produce new housing units to meet growth projections and regional fair share goals
3. Ensure housing for extremely low income and special needs families
4. Rehabilitate and preserve our existing housing resources
5. Provide accessible housing and neighborhoods
6. Provide and sustain modest income homeownership

The six themes were developed based on on-going comments and concerns expressed by stakeholders, the public and the City Council. They reflect the most important goals for housing development and capture the biggest housing challenges for the City. Public outreach presentations were crafted around the themes and they carry through to the organization of the Housing Element.

### **Strategy Summary**

Staff proposes a new housing strategy that reflects current market conditions, and the 2030 General Plan prioritizes resources within this context. Although the Housing Element has a shorter timeframe (five years) than the General Plan, short-term market and development constraints particular to greenfield areas suggest a shift towards infill development to accommodate growth under the Housing Element. Key elements of the strategy include:

- Use a variety of zoning, planning and financing tools, ensure all strategies contribute to sustainable housing, balanced communities, and complete neighborhoods;
- Employ financial, planning and redevelopment tools to remove barriers and facilitate infill housing production, including affordable housing;
- Employ a multi-pronged approach to address extremely low-income (ELI) housing needs rather than a single strategy;
- Target rehabilitation efforts to the areas of greatest need and where efforts can have the greatest impact;
- Adopt ordinances and improve information to promote accessible housing development; and
- Align homeownership resources with other strategic efforts, including redevelopment, foreclosure mitigation and inclusionary homeownership.



### Key Housing Element Policies and Programs

The following table details policies and programs which address some of the major housing issues discussed at previous Housing Element workshops. This list is not exhaustive nor are the policies and programs mutually exclusive; many of the programs noted address many policy objectives and vice versa. In addition to highlighting significant policies and programs to address key issues, the table also includes notes signifying where specific language was changed or cross referencing other related policies or programs.

POLICY			PROGRAM			NOTES
Number	Page	Language	Number	Page	Language	
DISPERSION OF AFFORDABLE HOUSING						
1.3.2	9-3	The City shall consider the economic integration of neighborhoods when financing new multi-family affordable housing projects.	11	9-17	The City shall revise SHRA's Multifamily Lending Guidelines to ensure that all SHRA financed multifamily rental projects (new construction and rehabilitation) incorporate security measures such as installation of security cameras, enhanced lighting and roving security patrols.	
			New	TBD	The City shall develop siting processes/guidelines for new multifamily and permanent supportive housing developments.	• Program will be added to draft before submittal to HCD
			18	9-19	The City shall map the placement and licensing of new group homes, placement of emergency shelters, and other supportive housing and social services and shall coordinate with the Community Care Licensing Division of the State of California to ensure that such uses are provided throughout the City and not concentrated in any one neighborhood.	
			67	9-32	The City shall provide funding and other resources for permanent supportive housing located both in leased units and affordable housing developments.	• Additional program (68) supports implementation of the Ten-Year Plan to End Chronic Homelessness.



POLICY			PROGRAM			NOTES
Number	Page	Language	Number	Page	Language	
INCLUSIONARY HOUSING						
1.3.4	9-3	The City shall encourage a range of housing opportunities for all segments of the community as part of the community planning and implementation process for newly annexed, newly developing, re-use and intensification areas.	5	9-16	The City shall use an economic analysis to evaluate the impact, timing and process of incorporating inclusionary housing obligations on areas not currently subject to the Mixed Income Housing Ordinance Development in 2008.	<ul style="list-style-type: none"><li>Language added to clarify possible expansion beyond current new growth areas</li></ul>
2.2.5	9-5	The City shall pursue and maximize the use of all appropriate state, federal, local, and private funding for the development, preservation, and rehabilitation of housing affordable for extremely low-, very low-, low-, and moderate-income households.	27	9-21	The City shall continue to administer Section 17.190 of the Zoning Code, the Mixed Income Housing Ordinance	<ul style="list-style-type: none"><li>Economic analysis will also inform modifications to promote for-sale inclusionary homes (Program 90).</li></ul>
3.1.1	9-7	The City shall promote the siting, production, rehabilitation, and preservation of housing for ELI households, including non traditional housing types.	51	9-27	The City shall explore “in-lieu” fee equivalents using the economic impact analysis described in Program 5 for market developers under to the Mixed Income Housing Ordinance for consideration by the City Council. Uses of collected fees may include funding of the Extremely Low Income (ELI) Buydown Program and maintaining affordability of inclusionary ownership units.	<ul style="list-style-type: none"><li>Buy-down program contingent on identified funding source. Tie to inclusionary ordinance possible through enactment of an in-lieu fee program (Program 51).</li></ul>
6.4	9-12	The City shall promote modest income homeownership opportunities through alternative construction methods and ownership models, employer assisted housing and amendments to the Mixed Income Housing Ordinance.	60	9-30	The City shall study the feasibility of a voluntary ELI “buy-down” program. For all new multifamily rental housing developments with SHRA funding, SHRA will have the right to buy down affordable units. The buy-down program provides a subsidy to provide affordable units to extremely low income households. Approval and implementation of the program is dependent on identification of an on-going local funding source.	<ul style="list-style-type: none"><li>Additional programs promote research on alternative housing products and employer assisted housing models.</li></ul>
			90	9-37	Using the economic impact analysis described in Program 5, the City shall recommend modifications in homeownership income targets in the Mixed Income Housing Ordinance to promote development of inclusionary ownership housing.	

POLICY		PROGRAM			NOTES	
Number	Page	Language	Number	Page		Language
COMPLETE NEIGHBORHOODS (HOUSING DIVERSITY)						
1.2.1	9-2	The City shall encourage the development and redevelopment of neighborhoods that include a variety of housing tenure, size and types, such as second units, carriage homes, lofts, live-work spaces, cottages, and manufactured/modular housing.	3	9-15	The City shall develop guidelines for large residential developments over 10 acres as well as master planned communities to ensure a variety of densities and housing types.	<ul style="list-style-type: none"><li>Combined intent behind two previous programs aimed at encouraging variety of housing in large developments.</li></ul>
1.2.2	9-2	The City shall encourage a greater variety of housing types and sizes to diversify, yet maintain compatibility with, single family neighborhoods.	9	9-17	The City shall develop a study proposing best practices for incorporating multifamily developments with other surrounding uses and housing types. The study will analyze the feasibility of building smaller apartment complexes and how to integrate this housing type in areas with predominantly single family homes. The study would also determine what building and site design features are optimal both for transitioning from lower density to higher density development, and creating a distinct identity for each multifamily development.	<ul style="list-style-type: none"><li>Modified language for a previous program that suggested clear limitations on apartment size and layout. New program takes a more holistic approach to design, siting and size of apartments as a part of a larger neighborhood.</li></ul>



POLICY			PROGRAM			NOTES
Number	Page	Language	Number	Page	Language	
BALANCED COMMUNITIES (INTEGRATION)						
1.3.1	9-3	The City shall encourage economic and racial integration, fair housing opportunity and the elimination of discrimination.	23	9-20	The City shall develop a report that will examine indicators of economic and social balance and evaluate housing needs. Housing needs would include those of different ethnic groups and cultures. The report would also analyze the production and investment in housing from the neighborhood to the regional level.	• Metrics and indicators for report to be developed and expanded upon as needs change.
1.3.2	9-3	The City shall consider the economic integration of neighborhoods when financing new multi-family affordable housing projects.				
2.1.2	9-4	The City shall promote policies and programs by the Sacramento Area Council of Governments (SACOG) and other regional entities to facilitate the equitable distribution of affordable housing throughout the region.	25	9-21	The City shall participate in efforts to address regional equity and fair share issues through education and coalition building.	
			32	9-22	The City shall report annually to the Sacramento Area Council of Governments (SACOG) on its affordable production achievements, in compliance with the SACOG Regional Housing Compact. The City shall also request that SACOG produce an annual report on the region's achievements under the compact.	
2.2.2	9-5	The City shall use financial tools to diversify market developments with affordable units, especially in infill areas.	42	9-25	The City shall implement the Downtown Housing Investment Strategy. The primary purpose of the Downtown Housing Investment Strategy is to establish priorities for the expenditure of downtown housing set-aside funds. This will help ensure the production of a broad range of housing types for all income levels and support improved economic vitality within the Downtown Redevelopment Area	• Downtown strategy estimates approximately 250 new affordable units within mixed income, mixed use developments.

## **Related 2030 General Plan Policies and Programs**

There are several proposed policies and implementation measures in the 2030 General Plan that will impact how housing is developed, maintained, and is integrated into new and existing communities. These policies and programs are not in the Housing Element because they apply to a variety of development types, not just housing. The policies and implementation programs listed below will help to create and maintain housing that is sustainable, safe, integrated in complete neighborhoods, well designed, and serves the needs of all residents.

### **POLICIES**

#### ***Sustainable Housing***

- LU 1.1.4 Regional Leadership.** The City shall take an active role as the regional leader in the promotion of sustainable forms of growth and development. *(IGC)*<sup>1</sup>
- LU 2.6.1 Sustainable Development Patterns.** The City shall promote compact development patterns and higher-development intensities that use land efficiently, reduce pollution and the expenditure of energy and other resources, and facilitate walking, bicycling, and transit use. *(RDR)*
- LU 2.6.3 Sustainable Building Practices.** The City shall promote sustainable building practices that incorporate a “whole system” approach to designing and constructing buildings that consume less energy, water and other resources, facilitate natural ventilation, use daylight effectively, and are healthy, safe, comfortable, and durable. *(RDR)*
- LU 2.6.5 Existing Structure Reuse.** The City shall encourage the retention of existing structures and promote their adaptive reuse and renovation with green building technologies to retain the structures embodied energy, make it more energy efficient, and limit the generation of waste. *(RDR)*
- LU 2.6.6 Green Building Retrofit.** The City shall promote the retrofitting of existing structures with green building technologies/practices

<sup>1</sup> The two to four letter identifiers (in parenthesis) are used in Part 2 of the General Plan to indicate how each policy will be implemented. The identifiers are also used in Section 5 of Part 4 to indicate the type of specific implementation program.

- Regulation and Development Review (RDR)
- City Master Plans, Strategies, and Programs (MPSP)
- Financing and Budgeting (FB)
- Planning Studies and Reports (PSR)
- City Services and Operations (SO)
- Inter-governmental Coordination (IGC)
- Joint Partnerships with the Private Sector (JP)
- Public Information (PI)



and encourage structures under renovation to be built to a green building standard such as Leadership in Energy and Environmental Design (LEED). *(RDR)*

- LU 2.6.7      Heat Island Effect.** The City shall seek to reduce the “heat island effect” by promoting such features as reflective roofing, green roofs, light-colored pavement, and urban shade trees and reducing the unshaded extent of parking lots. *(RDR)*
  
- LU 4.5.3      Green Neighborhoods.** The City shall encourage new development to build to a green neighborhood rating standard and apply for certification in a green neighborhood system such as LEED-ND (Leadership in Energy and Environmental Design-Neighborhood Development). *(RDR)*
  
- M 1.5.5      Neighborhood Electric Vehicles.** The City shall encourage developments and street systems that support the use of Neighborhood Electric Vehicles (NEV). *(RDR/JP)*
  
- U 6.1.7      Solar Access.** The City shall ensure, to the extent feasible, that sites, subdivisions, landscaping, and buildings are configured and designed to maximize and protect solar access. *(RDR)*
  
- U 6.1.10      Energy Rebate Programs.** The City shall promote energy rebate programs offered by local energy providers to increase energy efficiency in older neighborhoods and developments. *(IGC/JP/PI)*
  
- U 6.1.11      Energy Efficiency Improvements.** The City shall develop and implement energy efficiency standards for existing buildings and provide incentives to property owners to make improvements necessary to meet minimum energy efficiency standards upon sale of a property or change of lease of rental properties. *(RDR/MPSP)*
  
- U 6.1.12      Energy Efficiency Audits.** The City shall continue to work with the Sacramento Metropolitan Utility District to conduct energy efficiency audits of existing buildings. *(MPSP)*
  
- ER 6.1.12      Zero-Emission and Low-Emission Vehicle Use.** The City shall encourage the use of zero-emission vehicles, low-emission vehicles, and car-sharing programs by requiring sufficient and convenient infrastructure and parking facilities in residential developments and employment centers to accommodate these vehicles. *(RDR/PI)*

### ***Safe Housing***

- LU 2.7.4 Public Safety and Community Design.** The City shall promote design of neighborhoods, centers, streets, and public spaces that enhance public safety and discourage crime by providing street-fronting uses (“eyes on the street”), adequate lighting and sight lines, and features that cultivate a sense of community ownership. *(RDR)*
- PSH 1.1.4 Timing of Services.** The City shall ensure that development of police facilities and delivery of services keeps pace with development and growth in the city. *(MPSP/SO)*
- PSH 2.1.5 Timing of Services.** The City shall ensure that the development of fire facilities and delivery of services keeps pace with development and growth of the city. *(MPSP/SO)*
- PSH 2.1.7 Future Station Locations.** The City shall require developers to set aside land with adequate space for future fire station locations in areas of new development. *(RDR)*
- PSH 2.1.12 Development Fees for Facilities and Services.** The City shall require development projects to contribute fees for fire protection services and facilities. *(RDR/FB)*

### ***Housing in Complete Neighborhoods***

- LU 2.1.1 Neighborhoods as a Basic Unit.** Recognizing that Sacramento’s neighborhoods are the basic living environments that make-up the city’s urban fabric, the City shall strive through its planning and urban design to preserve and enhance their distinctiveness, identity, and livability from the downtown core to well integrated new growth areas. *(RDR/MPSP)*
- LU 2.1.2 Protect Established Neighborhoods.** The City shall preserve, protect, and enhance established neighborhoods by providing sensitive transitions between these neighborhoods and adjoining areas, and requiring new development, both private and public, to respect and respond to those existing physical characteristics—buildings, streetscapes, open spaces, and urban form—that contribute to the overall character and livability of the neighborhood. *(RDR)*
- LU 2.1.3 Complete and Well-Structured Neighborhoods.** The City shall promote the design of complete and well-structured neighborhoods whose physical layout and land use mix promote walking to services, biking and transit use; foster community pride; enhance neighborhood identity; ensure public safety; are family-friendly and address the needs of all ages and abilities. *(RDR)*



- LU 2.1.4 Neighborhood Centers.** The City shall promote the development of strategically located (e.g., accessible to surrounding neighborhoods) mixed-use neighborhood centers that accommodate local-serving commercial, employment, and entertainment uses; provide diverse housing opportunities; are within walking distance of surrounding residents; and are efficiently served by transit. *(RDR)*
- LU 2.8.1 Equitable Distribution of Uses and Amenities.** The City shall strive to ensure that that desirable uses and neighborhood amenities are distributed equitably throughout the city and strive to remove undesirable uses from existing neighborhoods. *(RDR/MSPS)*
- LU 2.8.2 Public Facilities and Services.** The City shall strive to equitably distribute public facilities, improvements, and services throughout the city, with priority given to remedying existing deficiencies in blighted or under-served neighborhoods. *(MPSP)*
- LU 2.8.4 Housing Type Distribution.** The City shall promote an equitable distribution of housing types for all income groups throughout the city and promote mixed-income developments rather than creating concentrations of below-market-rate housing in certain areas. *(RDR/MPSP)*
- LU 2.8.5 Jobs Housing Balance.** The City shall encourage a balance between job type, the workforce, and housing development to reduce the negative impacts of long commutes and provide a range of employment opportunities for all city residents. *(RDR/MPSP)*
- LU 4.1.1 Mixed-use Neighborhoods.** The City shall promote neighborhood design that incorporates a compatible and complementary mix of residential and nonresidential (e.g., retail, parks, schools) uses that address the basic daily needs of residents and employees. *(RDR)*
- LU 4.1.9 Residential Diversity.** The City shall avoid concentrations of single-use high-density multi-family residential uses (e.g., apartments and condominiums) in existing or new neighborhoods. *(RDR)*
- LU 4.1.10 Balanced Neighborhoods.** The City shall require new major residential development to provide a balanced housing mix that includes a range of housing types and densities. *(RDR)*

- LU 4.1.12 Family-Friendly Neighborhoods.** The City shall promote the development of family-friendly neighborhoods throughout the city that provide housing that accommodates families of all sizes and provides safe and convenient access to schools, parks, and other family-oriented amenities and services. *(RDR/MPSP)*
- LU 4.2.3 Suburban Infill and Secondary Units.** The City shall continue to support efforts to provide more varied housing opportunities in existing suburban neighborhoods through infill and intensification on existing available sites, and by allowing secondary units on single-family lots (Second Unit Ordinance), and implementing deep lot provisions that allow for additional development on excessively large lots. *(RDR)*
- LU 4.4.6 Mix of Uses.** The City shall encourage the vertical and horizontal integration of a complementary mix of commercial, service and other nonresidential uses that address the needs of families and other household types living in urban neighborhoods. Such uses may include daycare and school facilities, retail and services, and parks, plazas, and open spaces. *(RDR)*
- LU 4.5.1 New Growth Neighborhoods.** The City shall ensure that new residential growth areas include neighborhoods that maintain a mix of residential types and densities, and that the residential mix will provide appropriate transitional features that integrate the area with adjacent existing neighborhoods and development. *(RDR)*
- LU 4.5.6 Connections to Transit.** The City shall require new neighborhoods to include transit stops that connect to and support a citywide transit system and are within a ½-mile walking distance of all dwellings. *(RDR/MPSP)*
- LU 5.5.2 Transit-Oriented Development.** The City shall actively support and encourage mixed-use retail, employment, and residential development around existing and future transit stations *(RDR)*
- LU 6.1.2 Transformed Corridors.** The City shall promote the transformation of major thoroughfares dominated by auto-oriented strip commercial uses to include a broader mix of uses, both horizontal and vertical, that provides opportunities for medium- and higher-density housing, while also addressing local and citywide demand for retail and services. *(RDR)*
- M 3.1.1 Transit for All.** The City shall support a well-designed transit system that will meet the transportation needs of Sacramento residents and visitors including seniors, the disabled, and transit-dependent persons. *(IGC)*



- M 3.1.16 Developer Contributions.** The City shall require developer contributions for bus facilities and improvements. *(RDR/FB)*
- M 5.1.8 Connections between New Development and Bikeways.** The City shall ensure that new residential development projects provide a direct connection to the nearest bikeway along an arterial or collector street. *(RDR)*

### ***Well Designed Housing***

- LU 2.4.1 Unique Sense of Place.** The City shall promote quality site, architectural and landscape design that incorporates those qualities and characteristics that make Sacramento desirable and memorable including: human-scaled blocks, figurative parks and open spaces, tree-lined streets, and varied architectural styles. *(RDR)*
- LU 2.4.2 Responsiveness to Context.** The City shall promote building design that respects and responds to the local context, including use of local materials where feasible, responsiveness to Sacramento's climate, and consideration of cultural and historic context of Sacramento's neighborhoods and centers. *(RDR)*
- LU 2.7.1 Development Regulations.** The City shall promote design excellence by ensuring city development regulations clearly express intended rather than prohibited outcomes and reinforce rather than inhibit quality design. *(RDR)*
- LU 2.7.2 Design Review.** The City shall require design review that focuses on achieving appropriate form and function for all new and redevelopment projects to promote creativity, innovation, and design quality. *(RDR)*
- LU 2.7.3 Transitions in Scale.** The City shall require that the scale and massing of new development in higher-density centers and corridors provide appropriate transitions in building height and bulk that are sensitive to the physical and visual character of adjoining neighborhoods that have lower development intensities and building heights. *(RDR)*
- LU 2.7.7 Buildings that Engage the Street.** The City shall require buildings to be oriented to and actively engage and complete the public realm through such features as building orientation, build-to and setback lines, façade articulation, ground-floor transparency, and location of parking. *(RDR)*

### ***Housing for All Residents***

- LU 4.1.11 Senior Housing Development.** The City shall encourage the development of senior housing in neighborhoods that are accessible to public transit, commercial services, and health and community facilities. *(RDR/MPSP)*
- ERC 2.2.15 Aging Friendly Community.** The City shall develop facilities that support continuing engagement, foster the personal enrichment and independence of older residents, and reflect the needs of Sacramento's aging population within the community. *(SO)*
- PSH 5.1.3 Disabled Population.** The City shall consider access to transit, housing, and social services when siting facilities to serve the city's disabled population. *(RDR/IGC)*
- PSH 5.1.4 Homeless Population.** The City shall work with public and private social service agencies to site facilities to address the human service needs of the city's homeless populations. *(IGC/JP)*
- PSH 5.1.5 Needs of Seniors.** The City shall work with the Sacramento County Health and Human Services Department to site facilities that meet basic needs of the city's senior resident population such as nutrition and healthcare and the provision of supportive services such as volunteer opportunities, youth mentorship, outreach, legal advice, advocacy, and case management. *(RDR/IGC)*

### **IMPLEMENTATION MEASURES**

#### ***Sustainable Housing***

- LU 7** The City shall develop and implement a green neighborhood design checklist to evaluate large-scale residential development in new growth areas. The checklist will incorporate principles that support healthy sustainable neighborhoods (e.g., Healthy Development Checklist and green rating programs such as LEED for Neighborhood Development). Compliance with the checklist would qualify the development for incentives such as reduced fees, expedited entitlement and permit processing, and density bonuses for new construction. *(RDR/MPSP)*
- LU 14** The City shall amend the Sacramento Code to establish additional standards for building and site design to minimize heat gain. *(RDR)*
- U 10** The City shall conduct a study to explore the feasibility of renovating existing buildings to a higher level of water efficiency. *(PSR)*



- U 11** The City shall conduct a study to explore the feasibility of developing and implementing an energy and water retrofit ordinance for existing development. *(PSR)*
- U 12** The City shall prepare, adopt, and implement energy efficiency standards for residential rental properties. *(RDR)*
- U 23** The City shall conduct a study to explore the feasibility of requiring renovated buildings to meet a high level of energy efficiency. *(RDR/PSR)*

### ***Safe Housing***

- PHS 11** The City shall prepare and adopt a fire protection development impact fee program to support the fire protection services needed for new development. *(RDR/FB)*
- PHS 14** The City shall conduct a study to explore possible development and adoption of a Residential Sprinkler System Ordinance that requires sprinkler systems to be installed in all new residential construction. *(PSR)*
- PHS 22** The City shall adopt code enforcement service level standards to provide adequate code compliance services to city residents. *(MPSP)*

### ***Well Designed Housing***

- LU 15** The City shall conduct a feasibility study to evaluate the development and implementation of citywide urban design review. *(PSR)*
- LU 16** The City shall prepare and adopt citywide Design Guidelines or Comprehensive Design Guidelines that identify the City's expectations for planning, designing, and reviewing development proposals.
- LU 17** The City shall develop and implement an education program to inform the development community and other community groups about the new land use and urban form guidelines and standards and policies of the General Plan. *(PI)*
- LU 18** The City shall prepare and adopt Central City Urban Design Guidelines. *(MPSP)*

- LU 19**      The City shall review and update the Central City Urban Design Guidelines every 5 years. (*MPSP*)

***Complete Neighborhoods***

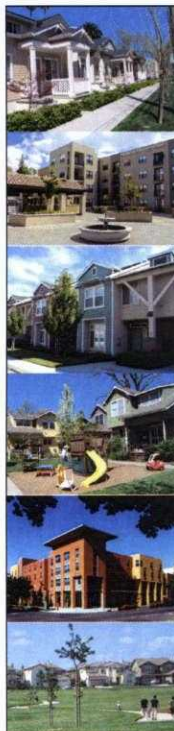
The collection of the above implementation measures, as well as others from the 2030 General Plan that are too numerous to list here, are designed to foster the development of complete neighborhoods in Sacramento.





## **2008 – 2013 Draft Housing Element**

City Council  
May 27, 2008



## **Overview**

- State requirements
- Public participation
- Strategic framework
- Background findings
- Land inventory
- Housing plan
- Next steps

2008 – 2013 Draft Housing Element



## State Requirements

- HCD review by June 30<sup>th</sup>
- City must plan housing for all
  - Policies, programs – new & existing housing
  - Land inventory – new growth

Income	2008 – 2013 RHNA	
	Number	Percent
Extremely Low	1,183	13%
Very Low	687	7%
Low	1,934	21%
Moderate	1,999	21%
Above Moderate	3,496	38%
<b>TOTAL</b>	<b>9,299</b>	<b>100%</b>

2008 – 2013 Draft Housing Element

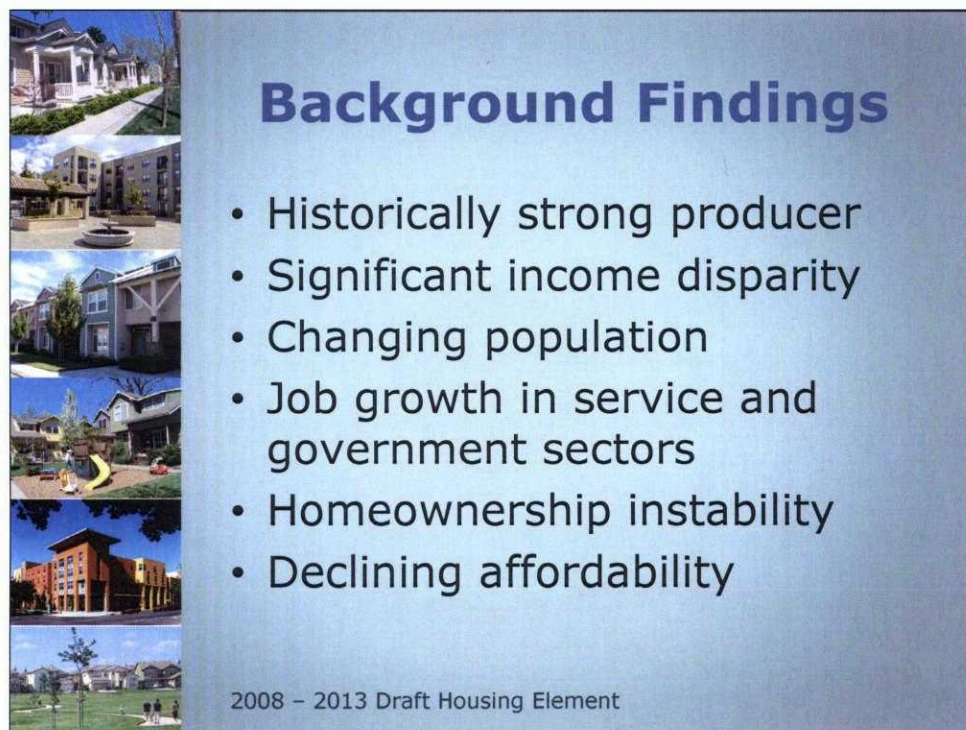
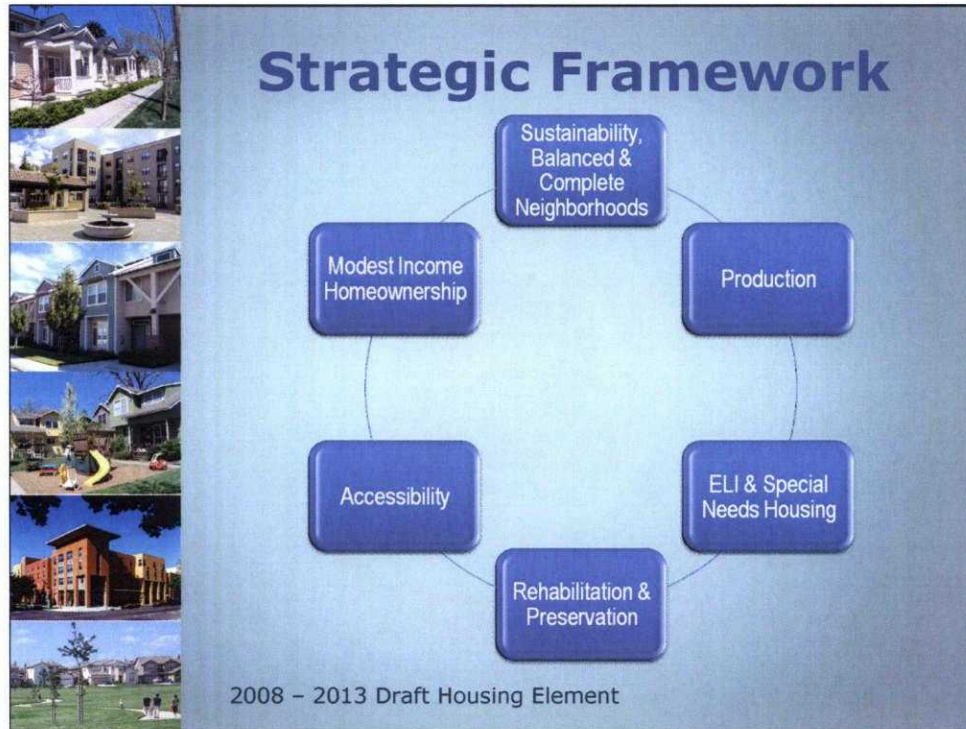


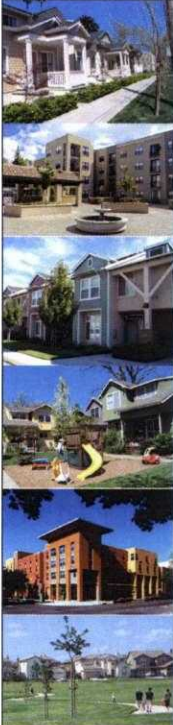
## Public Participation

- Community-wide meetings
- Expert stakeholder panel
- Targeted outreach
- General Plan coordination
  - GPAC and GPAC subcommittee
  - Technical Advisory Committee
- On-going workshops with Council and Commissions

2008 – 2013 Draft Housing Element







## Land Inventory

- Shift towards infill development
- 35% on higher density land
- Inventory cushion of 1.5 times of RHNA need
- Natomas basin not included
  - Could add 7,310 additional units

2008 – 2013 Draft Housing Element



## Housing Plan

- 56 policies, 90 programs

2008 -2013 Quantified Objectives					
Income Level	New Const.	Rehab. & Preservation	Owner Assistance	Special Needs	TOTAL
ELI	100	213	0	870	<b>1,183</b>
VLI	383	525	0	150	<b>1,058</b>
LI	843	775	305	95	<b>2,018</b>
Mod.	2,705	0	70	0	<b>2,775</b>
Market	8,000	0	0	0	<b>8,000</b>
TOTAL	12,031	1,513	375	1,105	15,034

2008 – 2013 Draft Housing Element





## **Housing Plan**

### Complete Neighborhoods

- Housing diversity
- Built environment
- Cross references with GP
- Guidelines for housing type and size diversity
- Best practices for integration of apartment complexes

2008 – 2013 Draft Housing Element



## **Housing Plan**

### Balanced Communities

- Integration and dispersion
- Report on economic & social balance in neighborhoods
- Promote region-wide balance through SACOG
- Siting criteria for new affordable developments
- Map placement of new group homes

2008 – 2013 Draft Housing Element





## **Housing Plan**

### **Inclusionary Housing**

- Commit to economic analysis to inform ordinance changes
  - Homeownership income targets
  - Value of “in-lieu” fee
  - Ordinance expansion
- Findings to Council – Sep. 2008

2008 – 2013 Draft Housing Element

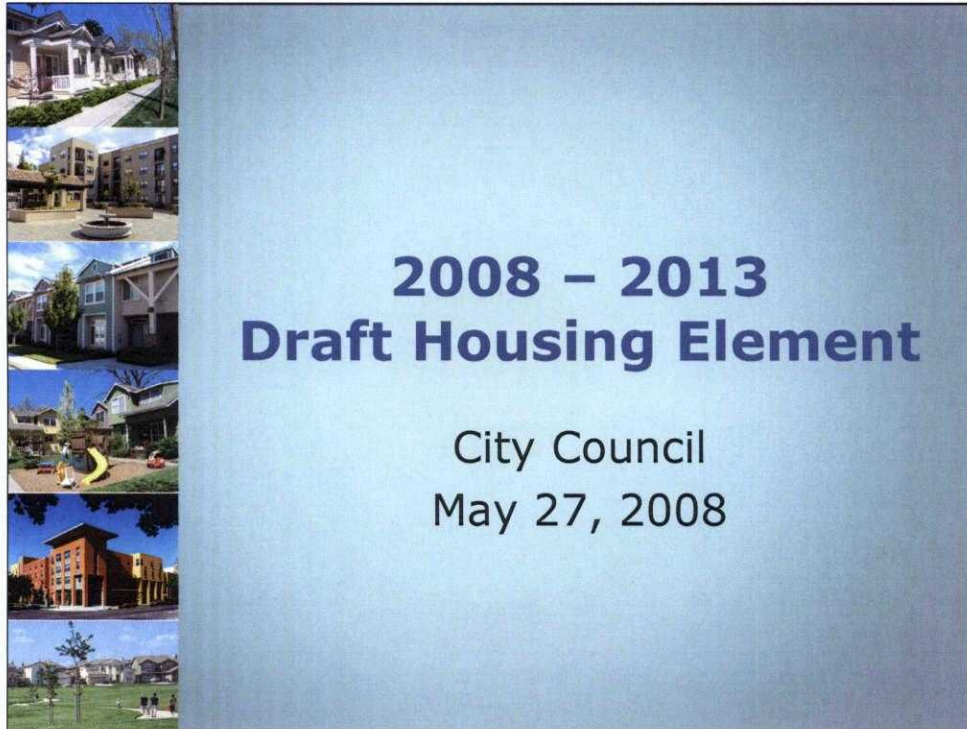


## **Next Steps**

- Incorporate City Council changes and comments
- Submit to HCD by June 30<sup>th</sup>
  - 60 day review
- Environmental review concurrent with HCD review
- Incorporate HCD comments
- City Council adoption – late summer 2008

2008 – 2013 Draft Housing Element





## **RESOLUTION NO. 2008-**

Adopted by the Sacramento City Council

### **APPROVING AND AUTHORIZING STAFF TO SUBMIT THE DRAFT 2008-2013 HOUSING ELEMENT TO THE CALIFORNIA DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT FOR REVIEW AND COMMENT. (LR07-003)**

#### **BACKGROUND**

A The City Council has reviewed the Draft 2008-2013 Housing Element on May 27, 2008 and finds:

1. Pursuant to Government Code Section 65585 et seq., the City is required to submit the Housing Element, covering the planning period from July 1, 2008 through June 30, 2013, to the California Department of Housing and Community Development for formal review and comment;
2. Five public outreach meetings were conducted in the four neighborhood service districts of the City during the fall of 2007, as well as direct outreach to seniors and the disability community;
3. From 2007 to 2008, three meetings were held with the Housing Element Stakeholder group, which was comprised of housing developers as well as advocates for special needs populations and affordable housing;
4. The City held study sessions before City Council, City Planning Commission, City Disabilities Advisory Commission, and Sacramento Housing and Redevelopment Commission in both October 2007 and March 2008;
5. Staff has met several times with the General Plan Advisory Committee (GPAC) Infill, Housing, Finance, and Infrastructure Subcommittee and three times with the full membership of the GPAC during the Housing Element update process;
6. Through both internal and external outreach, staff has developed six themes which have organized the development of the 2008-2013 Housing Element;
7. Planning and Redevelopment Agency staff have developed the 2008-2013 Housing Element in consultation with the Development Services, Police, Utilities and Code Enforcement departments;



8. The proposed policies of the 2008-2013 Housing Element have been found to be consistent with those of the Draft 2030 General Plan;
9. On April 15, 2008 the City Council reviewed the draft goals, policies and programs of the 2008-2013 Housing Element; and
10. In May of 2008 the General Plan Advisory Committee, City Planning Commission, Sacramento Housing and Redevelopment, and City Disabilities Advisory Commission reviewed and recommended approval of the Draft 2008-2013 Housing Element.

**BASED ON THE FACTS SET FORTH IN THE BACKGROUND, THE CITY COUNCIL RESOLVES AS FOLLOWS:**

- Section 1. The Draft 2008-2013 Housing Element is approved, and staff is authorized and directed to submit the Draft 2008-2013 Housing Element to the California Department of Housing and Community Development for review.

**Table of Contents**

Exhibit A – Draft 2008-2013 Housing Element