

OFFICE OF PLANNING AND ENVIRONMENTAL REVIEW
COUNTY OF SACRAMENTO
CALIFORNIA

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For the Agenda of:
October 22, 2020

To: Arden Arcade CPAC

Subject: PLNP2019-00027. 2021-2029 Housing Element.

Final Hearing

Body: Board of Supervisors

APN: N/A

Supervisory

District(s): All

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Details of Request:

A presentation to the Community Planning Advisory Councils on the 2021-2029 Housing Element.

Summary of Key Points:

- The Housing Element is a required element of Sacramento County's General Plan. The Housing Element will cover a period of 2021-2029 and must be certified by the State.
- The Housing Element must identify and analyze existing and projected housing needs and include goals, policies and programs to address these needs. The Housing Element must also provide sites for new housing development to occur.
- The Office of Planning and Environmental Review has prepared an informational PowerPoint presentation to present to each of the County's CPACs (ATT 1) as well as a list of new, draft programs to meet the County's housing needs (ATT 2).

Attachments:

CPAC ATT 1 2021-2029 Housing Element PowerPoint Presentation
CPAC ATT 2 2021-2029 Housing Element Draft Program List

PLNP2019-00027. 2021-2029 Housing Element

2021-2029 Housing Element Draft Program List

1. **Affordable Housing Ordinance Amendment (Other)**: The County will perform an evaluation of the effectiveness of the Affordable Housing Ordinance by 2023 to determine if it is building affordable housing at the rate anticipated at the time of adoption (ten percent). The County will also pursue an economic feasibility study to guide any decision to include a mandatory inclusionary housing component. Based on the outcome of the evaluation and study, the County will consider amendments to the Affordable Housing Ordinance to increase the amount of affordable housing units built in the County.

Responsible Department: Planning and Environmental Review, Sacramento Housing and Redevelopment Agency

Objective: Evaluate the effectiveness of the Affordable Housing Ordinance in producing affordable housing units by 2023 and consider amendments based on the evaluation.

Funding: General Fund

2. **Affordable Housing Ordinance Owner-Builder Exemption (Other)**: The County will amend the Affordable Housing Ordinance to modify the owner-builder exemption.

Responsible Department: Planning and Environmental Review, Sacramento Housing and Redevelopment Agency

Objective: Increase the effectiveness of the Affordable Housing Ordinance by modifying an exemption that is costly for staff and the public to implement and that reduces the amount of funds collected to build affordable housing.

Funding: General Fund

3. **Accessory Dwelling Unit Streamlining (Streamlining)**: The County will accelerate production of accessory dwelling units (ADUs) by providing a complete set of construction drawings consisting of architectural renderings, structural, mechanical, plumbing, and electrical plan for three different sized ADUs. The Office of Planning and Environmental Review will work with the Office of Development and Code Services, Building

Permits and Inspections to identify a process for utilizing these construction drawings, thereby saving time and applicant costs during the plan check process.

Responsible Department: Office of Planning and Environmental Review

Objective: Support the development of Accessory Dwelling Units by streamlining the process by allowing a property owner to choose an ADU that has already been approved for construction by Sacramento County saving the cost of construction drawings and plan check review.

Funding: Local Early Action Planning (LEAP) Grant

Reason for Inclusion: Committed (LEAP)

4. **Accessory Dwelling Unit Promotion (Streamlining):** The County will promote the production of ADU's/JADU's by providing the public a brochure on ADU/JADU standards and permitting requirements, as well as a technical manual on designing, building and renting accessory dwellings that will be available at the Building Assistance Center (BAC). This information will also be available on a webpage devoted to ADU/JADU on the County's website. Outreach to the Building Industry Association (BIA) will also occur to promote the development and production of ADU's/JADU's as part of residential developments.

Responsible Department: Office of Planning and Environmental Review

Objective: Promote the production of ADU/JADU's.

Funding: General Fund

Reason for Inclusion: Mandated by State Law

5. **By-Right Development on Land Inventory Sites (By-Right Housing):** The County will amend the Zoning Code to ensure that developments in which 20 percent or more of the units are affordable to lower income households are allowed by-right on vacant sites identified in the 4th and 5th cycle Housing Elements and non-vacant sites identified in the 5th Cycle Housing Element, even if the development exceeds 150 units.

Responsible Department: Planning and Environmental Review

Objective: Create opportunity for rental housing affordable to lower-income households.

Funding: General Fund

Reason for Inclusion: Mandated by State Law

6. **Countywide Rezone Program (By-Right Housing):** To accommodate the remaining lower-income RHNA of X units, the County will identify and rezone X acres of sites to allow multifamily residential uses by-right, at a minimum of 30 units per acre. Rezoned sites will be selected from Table X of the land inventory (Appendix X). The County will also amend the Zoning Code to increase the allowable densities of the RD-20 and RD-25 zoning districts to thirty dwelling units per acre. [Note: the number of units and acres will be determined at the time that the draft element is released for public review.]

Responsible Department: Planning and Environmental Review

Objective: Create opportunity for rental housing affordable to lower-income households.

Funding: Senate Bill 2 (SB-2) Planning Grant

Reason for Inclusion: Mandated by State Law

7. **Fee Waivers and Deferrals (Fees/Incentives):** In order to facilitate development of affordable housing units, the County will consider adopting amendments to the existing Affordable Housing Fee Deferral and Waiver Program or adopting additional fee waiver or deferral programs.

Responsible Department: Public Works and Infrastructure Agency

Objective: To reduce or to delay the cost impact of development fees for qualifying affordable housing units.

Funding: General Fund

8. **Infill Program (Streamlining):** The County will further work on a program to encourage infill development in the County that will ultimately increase and accelerate the production of housing by identifying and

assessing infill sites and removing identified barriers through accomplishing the following tasks.

- Define infill sites.
- Assess/develop a comprehensive inventory of residential and commercial infill sites.
- Analyze existing regulations and codes to assess the impediments to development.
- Develop incentives/strategies to maximize infill opportunities in the unincorporated areas of Sacramento County.
- Analyze disconnects between the Zoning Code and the Design Guidelines.

Responsible Department: Community Development – Planning and Environmental Review Division

Objective: Further work on a program to encourage infill development in the County that will ultimately increase and accelerate the production of housing by identifying and assessing infill sites and removing identified barriers.

Funding: LEAP Grant

Reason for Inclusion: Committed (LEAP)

9. **Residential Uses on Commercial Properties (Fees/Incentives):** In conjunction with an infill program, the County will identify and provide incentives to develop Business Professional Office (BP), Limited Commercial (LC) and Shopping Center (SC) zoned properties with multi-family residential projects.

Responsible Department: Office of Planning and Environmental Review

Objective: Provide incentives to increase the amount of multifamily housing developed on LC and SC zoned properties.

Funding: General Fund

10. **Residential Uses on BP Zoned Properties (By-Right Housing):** The County will amend the Zoning Code to allow multifamily projects that have a density of 15 dwelling units per acre or higher as a use by right in BP zone districts.

Responsible Department: Planning and Environmental Review

Objective: Remove conditional use permit requirement for multifamily projects in Business Professional zoning districts.

Funding: General Fund

11. **Universal Design (Other):** The County will expand its promotion of Universal Design to create accessible units for all by conducting an evaluation of the lack of new accessible units, by creating an incentive program to encourage Universal Design concepts, and by implementing targeted outreach to developers.

Responsible Department: Office of Planning and Environmental Review

Objective: Increase the number of accessible units.

Funding: General Fund

12. **Emergency Housing (Consistency with State Law):** The County will amend the Emergency Housing Section of the Zoning Code to clarify language, remove inconsistencies, and to conform to changes to State law by fall 2021.

Responsible Department: Office of Planning and Environmental Review

Objective: Amend the Emergency Housing Section of the Zoning Code consistent with State law.

Funding: SB-2 Planning Grant

Reason for Inclusion: Mandated by State Law

13. **Housing Incentive Program Amendment (Fees/Incentives):** The County will amend the Housing Incentive Program (HIP) of the Zoning Code to provide additional incentives and to broaden its applicability. The

County will also amend the Zoning Code to incorporate changes to the State Density Bonus Law.

Responsible Department: Office of Planning and Environmental Review

Objective: Amend the Density Bonus sections of the Zoning Code to strengthen HIP and to ensure consistency with State Density Bonus Law by November 2021.

Funding: SB-2 Planning Grant

Reason for Inclusion: Committed (SB-2)

14. **Supportive Living Uses (Consistency with State Law):** The County will amend the Zoning Code related to supportive living uses, including boarding houses, transitional housing, scattered shelters, residential care homes, and nonconforming dwelling units to take a more comprehensive approach to supportive housing consistent with changes to State law to increase housing, especially for special needs groups.

Responsible Department: Office of Planning and Environmental Review

Objective: Amend the Zoning Code to support transitional and supportive housing, increase development of supportive living uses and make it consistent with State and Federal regulations.

Funding: LEAP Grant

Reason for Inclusion: Mandated by State Law

15. **Refugee Academy (Tenant Protections):** The Code Enforcement Division will continue to attend the Refugee Academy annually to provide refugee tenants with information on their rights as renters.

Responsible Department: Office of Development and Code Services - Code Enforcement Division

Objective: Provide tenant education to the refugee community annually to increase awareness of Health and Safety Code requirements.

Funding: General Fund

16. **Missing Middle Housing (By-Right Housing)**: The County will amend the Zoning Code to allow for more missing middle housing types in a broader range of zoning districts and amend development standards to accommodate these housing products.

Responsible Department: Office of Planning and Environmental Review

Objective: Provide a variety of housing options for County residents.

Funding: General Fund

17. **Affordable Housing Education (Other)**: The County will prepare an outreach strategy to educate members of the public and hearing bodies about affordable housing and emergency housing and services for people experiencing homelessness. The outreach strategy will include the following elements:

- o Presentations to members of the public, Community Planning Advisory Councils (CPACs), County Planning Commission, and other similar hearing bodies.
- o A dedicated webpage for information about affordable housing.

Responsible Department: Office of Planning and Environmental Review, Sacramento Housing and Redevelopment Agency, Director of Homeless Initiatives

Objective: Increase County residents and decision makers’ understanding of affordable and emergency housing.

Funding: General Fund

18. **Tenant Protections (Tenant Protections)**: The County will study just-cause eviction ordinances or other programs to help keep precariously housed tenants in their homes and present findings and recommendations to the Board of Supervisors.

Responsible Department: County Counsel, Office of Planning and Environmental Review

Objective: Reduce evictions and/or displacement of precariously housed tenants.

Funding: General Fund

19. **Tiny Homes (Other):** The County will research and develop Code amendments to allow for tiny homes, small homes, and/or other transitional living unit construction types not currently provided for in County Codes.

Responsible Department: Office of Planning and Environmental Review, Office of Development and Code Services - Building Permits and Inspection Division

Objective: Increase flexibility of affordable housing options in the County.

Funding: General Fund

20. **Consolidations/Mergers (Fees/Incentives):** The County will consider reducing or eliminating consolidation fees for multi-family developments where a consolidation is necessary to facilitate development of the parcels and at least 20 percent of the proposed units are affordable.

Responsible Department: Office of Planning and Environmental Review, Office of Development and Code Services, Sacramento Housing and Redevelopment Agency

Objective: Remove cost and barriers to siting affordable housing projects.

Funding: General Fund

21. **Rezones (Fees/Incentives):** The County will study reducing or eliminating fees for Rezone entitlements to RD-30 and above to facilitate developments where at least 20 percent of the units are affordable. The County will develop siting criteria for these projects.

Responsible Department: Office of Planning and Environmental Review, Office of Development and Code Services, Sacramento Housing and Redevelopment Agency

Objective: Remove cost and barriers to siting affordable housing projects in existing communities.

Funding: General Fund