

**Sacramento County Housing Element Webinar Summary  
November 2020**

**Polling Results**

**1. Which Sacramento County Community do you live in?**

<u>November 10, 2020</u>	<u>November 12, 2020</u>
Unincorporated County (11%); Incorporated City (61%); Other (28%)	Unincorporated County (36%); Incorporated City (56%); Other (8%)

**2. Do you rent or own your home?**

<u>November 10, 2020</u>	<u>November 12, 2020</u>
Rent (28%); Own (50%); Other (22%)	Rent (56%); Own (36%); Other (8%)

**3. How did you hear about this meeting?**

<u>November 10, 2020</u>	<u>November 12, 2020</u>
Social Media (11%); Email (44%); Friend (6%); Other (39%)	Social Media (4%); Email (60%); Friend (12%); Other (16%)

**4. Have you heard of a Housing Element? There is no wrong answer!**

<u>November 10, 2020</u>	<u>November 12, 2020</u>
Yes (89%); No (11%)	Yes (52%); No (40%)

**5. Do you support the County considering changes to the Affordable Housing Ordinance?**

<u>November 10, 2020</u>	<u>November 12, 2020</u>
Yes, support (57%); No, do not support (keep the ordinance the same) (0%); Neutral or no opinion (keep the ordinance the same) (43%)	Yes, support (66%); No, do not support (keep the ordinance the same) (9%); Neutral or no opinion (keep the ordinance the same) (25%)

**6. Do you think the proposed timing of 2023 is appropriate?**

<u>November 10, 2020</u>	<u>November 12, 2020</u>
Yes. 2023 is the right time (14%); No. It should happen sooner (57%); No. It should happen later (0%); Neutral, no opinion (29%)	Yes. 2023 is the right time (9%); No. It should happen sooner (66%); No. It should happen later (9%); Neutral, no opinion (16%);

**7. Do you support the County adopting a just cause eviction ordinance?**

<u>November 10, 2020</u>	<u>November 12, 2020</u>
Yes, support (91%); No, do not support (0%); Neutral or no opinion (9%)	Yes, support (71%); No, do not support (8%); Neutral or no opinion (21%)

**8. Are there other programs the County should consider implementing to ensure tenant protections?**

<u>November 10, 2020</u>	<u>November 12, 2020</u>
<ul style="list-style-type: none"> <li>• Resource fund of some sort for tenants facing landlord violations and retaliations.</li> <li>• Housing discrimination fines and fees.</li> <li>• Habitability fines and fees for landlords who refuse to remediate their properties.</li> <li>• Provide LSNC and McGeorge Law School or the local Bar Assn the funds to provide universal free legal assistance for low- and moderate-income renters.</li> <li>• Make sure there are inspections for health and safety during this pandemic. No guarantee that things will be fixed during rent moratorium.</li> <li>• Providing automatic legal assistance to tenants would greatly balance the power advantage that landlords have in an eviction.</li> </ul>	<ul style="list-style-type: none"> <li>• Emergency ordinance to keep people from getting evicted unfairly during a pandemic. This could be in place at least until the study is complete so that people impacted by Covid are not evicted, which could cause more community spread.</li> <li>• Rent control, especially for Manufactured Home Communities.</li> <li>• Devote resources to provide support to tenants who are struggling because of COVID related income losses and health impacts. Target assistance to those who are disproportionately impacted (people of color, lowest income people). Support nonprofit housing developers/owners who are struggling to keep tenants housed and pay their bills/loans/etc.</li> <li>• Build more regulated, affordable rental housing.</li> <li>• County should consider a program to provide loans for building ADUs, that would be forgivable if the owner agrees to keep the unit affordable for 10 years.</li> <li>• Will the County consider expanding and increasing the rental assistance funding [Sacramento Emergency Rental Assistance] program?</li> </ul>

**9. Would you be supportive of allowing a variety of missing middle housing types in your neighborhood?**

<u>November 10, 2020</u>	<u>November 12, 2020</u>
Yes, support (91%); No, don't support (0%); Neutral, no opinion (9%)	Yes, support (81%); No, don't support (15%); Neutral, no opinion (4%)

**10. Are you interested in building an ADU on your property?**

<u>November 10, 2020</u>	<u>November 12, 2020</u>
Yes, absolutely (36%); Yes, possibly (36%); Probably not (27%)	Yes, absolutely (23%); Yes, possibly (38%); Probably not (8%)

**11. If so, would you be interested in the pre-approved construction drawings?**

<u>November 10, 2020</u>	<u>November 12, 2020</u>
Yes, absolutely (55%); Yes, possibly (27%); Probably not (18%); No or never (0%)	Yes, absolutely (31%); Yes, possibly (42%); Probably not (23%); No or never (4%)

**Questions and Answers – November 10, 2020**

**1. How is accessibility figured into this?**

We understand that people with disabilities need housing options that are both accessible and affordable. We are proposing several programs in the Draft Housing Action Plan related to accessibility and Universal Design. Program D1 Universal Design requires the County evaluate the lack of new accessible units, create an incentive program to encourage universal design concepts and conduct targeted outreach to developers. Program D2 Accessible Unit Tracking requires the County to track the development of accessible units and provide the addresses and number of units to Resources for Independent Living Sacramento for inclusion in their online tool for people with disabilities.

**2. Slide 12, Why is the data 5 years out of date and are there approximations whether it has improved or worsened over the last few years?**

The County is using data that the Sacramento Area Council of Governments (SACOG) gathered for all jurisdictions in the region and that the Department of Housing and Community Development (HCD) approved for our use. Housing cost burden data comes specifically from the Comprehensive Housing Affordability Strategy (CHAS) dataset from the Department of Housing and Urban Development (HUD). There is some lag time between the time that the data is collected and the time that HUD releases the data. There is a more recent CHAS dataset available now; but at the time that SACOG prepared the data package, this was the most recent data available.

**3. How many participants are in this workshop?**

There were 54 attendees at the November 10, 2020 workshop. The County advertised the webinars by posting on social media outlets such as Facebook and NextDoor; advertising with community-based organizations that have collaborated with us over the year; partnering with the Sacramento Housing and Redevelopment Agency to advertise to low-income renters on their email list; and, emailing the Housing Element Update listserv that includes 1,540 people.

**4. Were the goals of the last Housing Element met by Sac County?**

The County successfully implemented most of the programs included in the 2013-2021 Housing Element. However, the County continues to fall short of the 2013-2021 RHNA, especially for the low- and very low-income categories. By the end of the 2019, 156 units of the 2,208 needed for low-income (7.1%) had been permitted (i.e. building permits have been issued). Additionally, 134 units of the

3,149 needed for very low-income (4.3%) had been permitted. County staff submits an Annual Report to the Board of Supervisors and HCD annually to document this progress. County staff presented the 2019 Annual Report to the Board of Supervisors on April 7, 2020. The 2019 Annual Report is available on the County's webpage under item 31:

<http://www2.agendonet.saccounty.net/BoardOfSupervisors/Meetings/ViewMeeting?id=6321&doctype=1>

**5. Will something be done to help those on extremely low income and high risk?**

The programs in the housing element are intended to facilitate housing for all income levels, including extremely low-income. We anticipate that the Program E3 Affordable Housing Ordinance and Program G5 Tenant Protections will be especially impactful to extremely low-income households as they are intended to both increase the supply of affordable housing and prevent displacement.

**6. How do you work with the city to develop and find buildings and new developers to provide more housing?**

Each city and county is required to identify vacant or underutilized sites to meet its own assigned RHNA, so there is not much overlap. Most city and county coordination is with regard to services for people experiencing homelessness.

**7. Does housing [Sacramento Housing and Redevelopment Agency] still have the program for buying a home?**

Yes, the Sacramento Housing and Redevelopment Agency (SHRA) still provides a down payment assistance program. The Draft Housing Action Plan includes Program E6 Down Payment Assistance that requires SHRA to apply to HCD for funding to provide down payment assistance. More details are available here: <https://www.shra.org/homebuyer-resources/>

**8. How can Sac County ensure tenants are protected from predatory rent increases?**

The County, in partnership with SHRA and other cities in the County boundary, funds the Renters Helpline, a countywide telephone and web-based resources that provides fair housing education, landlord-tenant mediation, and legal guidance. See the response to Question 9 below for the Renters Helpline contact information. The County is also proposing Program G5 Tenant Protections in the Draft Housing Action Plan. This program requires the County to study just-cause eviction ordinance and other tenant protections (such as rent stabilization) and present findings and recommendations to the Board of Supervisors.

**9. [Slide 39, COVID-19 Tenant Relief Act] What do you do if the landlord doesn't acknowledge the program?**

Contact the Renters Helpline by calling 916-389-7877 or by visiting their webpage at [www.rentershelpline.org](http://www.rentershelpline.org).

**10. The elderly is in a crisis and the County needs to focus on their needs.**

The Draft Housing Action Plan includes several programs that are intended to incentivize the creation of affordable housing for seniors (Program D3) and to provide financial assistance for emergency repairs and disabled retrofitting for senior homeowners (Program C2). In addition, the County has applied for a grant with a specific focus on keeping the seniors at risk of becoming homeless in housing. This grant has not been awarded yet, but would commit approximately \$300,000 to this effort.

**11. *What is the plan to rezone wealthier neighborhoods to RD30 to comply with equity issues and state law?***

The County must affirmatively further fair housing pursuant to SB 686. In order to accomplish this, the County will be rezoning land in moderate and high resources areas (or opportunity areas) to accommodate affordable multi-family housing at densities of 30 dwelling units per acre (RD-30). Proposed Policy H.E. 7.1.3 in the Draft Housing Action Plan would commit the County to this endeavor.

**12. *40,000 apply for SHRA voucher and only e.g. 7,000 "win" the lottery, and it only opens once in many years. This is a huge problem for low income residents. Also, can some more money be allocated to incentivize more apartments to accept the voucher?***

It is very frustrating that the federal government doesn't provide us enough resources so that everyone who needs one doesn't get a voucher. SHRA does have a landlord incentive program and has also hired someone to do landlord outreach. We have also adjusted the rents to be higher in areas where market rates are higher - it's called Small Area Fair Market Rents. There is more information on our website at [www.shra.org](http://www.shra.org).

**13. *[Slide 35, Affordable Housing Ordinance] Shouldn't we require a percentage of affordable units equal to the low-income target set by SACOG? So if SACOG says that the county needs 35% of its future housing units affordable, we would want to require 35% of all developments to be affordable.***

Per Government Code §65850.01, jurisdictions must perform an economic feasibility study for inclusionary housing programs that require that more than 15% of the total units in a residential rental development be affordable to lower-income households. The study must demonstrate that the ordinance does not unduly constrain the production of housing. The proposed Affordable Housing Ordinance program requires the County to perform an evaluation of the current ordinance as well as an economic feasibility study for changes to the ordinance.

**14. *What about aging low resource neighborhoods where a large percentage low-income people live? How will we get funds to build new high quality affordable housing there? Is county going to issue a bond like City of Sac?***

Policy EJ-1 of the County's Environmental Justice Element requires the County to prioritize improvements and programs that address the needs of Environmental Justice Communities (or communities with large percentages of low-income residents and residents of color). County staff has used this policy to pursue

grant funds for projects in EJ Communities and to prioritize infrastructure improvements in EJ Communities. The County's Environmental Justice Element is available online here: <https://planning.saccounty.net/PlansandProjectsIn-Progress/Pages/Environmental-Justice-Element.aspx>.

In addition to improving existing EJ Communities, the County recognizes the need to provide housing opportunities for low-income residents and residents of color in opportunity or moderate/high resource areas. See the response to Question 11 above.

In order to fund additional affordable housing, the County is proposing to evaluate and amend the Affordable Housing Ordinance (Program E3). Concurrent with the Housing Element Update, the County is also pursuing updates to the Housing Trust Fund Ordinance, which collects fees on non-residential development to build affordable housing. The County is not proposing to issue a bond to fund housing at this time.

### Questions and Answers – November 12, 2020

- 1. *[Slide 30, Housing Element Goals] The County must also reduce constraints to re-habituating, preserving and maintaining affordability of as well. Will you be analyzing those issues too?***

The County will be conducting an analysis of constraints and an analysis of housing units that are at risk of losing their affordability and converting to market rate consistent with State law. The Draft Housing Action Plan contains goals, policies, and programs aimed at conservation and rehabilitation of existing housing (Goal HE 3) and preserving affordable housing (Goal HE 4). Everyone is invited to review and provide comments on the Draft Housing Action Plan, which is available on the County's website:

[https://planning.saccounty.net/applicants/Documents/Draft%20Housing%20Action%20Plan%20for%20Web\\_English.pdf](https://planning.saccounty.net/applicants/Documents/Draft%20Housing%20Action%20Plan%20for%20Web_English.pdf)

- 2. *How many participating and how far did the word get out about this?***

There were 22 attendees at the November 12, 2020 workshop. See the response to Question 4 (Questions and Answers – November 10, 2020) above for more details about how we advertised the meeting.

- 3. *At some point, can you address how residents can become more energy mindful?***

The Housing Element will include a discussion of opportunities for energy conservation, but that is not a topic of discussion at today's workshop. The Sacramento County Zoning Code does provide for increases in density for projects that are determined to be energy efficient.

- 4. *How many affordable, accessible projects beyond two mentions?***

SHRA has funding cycles for affordable projects listed on their website. SHRA's Multifamily Lending and Mortgage Revenue Bond Policies require that at least 5 percent of all subsidized units also be accessible. See the response to Question 2 above (Questions and Answers – November 10, 2020) for a discussion of proposed programs related to accessibility.

**5. How do proposed tenant protections work with landlords who have mortgages to pay?**

Proposed Program G5 commits County staff to studying various tenant protection programs, including just-cause eviction ordinances, and presenting recommendations to the Board of Supervisors. As a part of the study, County staff will assess the impact of various tenant protections on landowners. The intent of tenant protections that County staff will bring forward will be to prevent displacement, not to cause undue financial hardship to landlords. The County recognizes that any tenant protection program would receive input from both tenants and landlords.

**6. How long would this process of study and recommendations take [for a just cause eviction ordinance or other tenant protections]? There are best practices available from other communities that could expedite such research, or not require as much. Would it make more sense to present best practices of keeping people in their homes during a pandemic?**

In the draft Housing Action Plan Chapter, the proposed target date for Program G5 Tenant Protections is December 2024. However, County staff recognizes the immediacy of the need for tenant protections due to the coronavirus pandemic. If timing and funding becomes available, this work may commence sooner.

**7. When will we get to review the complete draft housing element and how long will we have to provide comments?**

Staff anticipates publishing a draft Housing Element in December 2020. Staff will then amend the draft based on public comment before submitting the draft to HCD in January 2021. The draft will be posted on the Housing Element Update webpage: <https://planning.saccounty.net/applicants/Pages/HousingElement.aspx>

**8. We didn't hear much on improving access to housing for people experiencing homelessness. Is that being planned for?**

Policies HE 4.3.1 through 4.3.6 in the draft Housing Action Plan Chapter were developed based on the six key solution areas identified by the County Homeless Plan, which was adopted on December 12, 2018. The County Homeless Plan will continue to be the main strategy document to make homelessness rare, brief and non-recurring. The Housing Action Plan chapter includes several programs to support the County Homeless Plan efforts by requiring the County to update the Plan regularly, to develop metrics to measure its effectiveness, and to report regularly using those metrics.

**Additional Comments – November 10, 2020**

**[Slide 5, polling question #2]** I want to know why people that were in the Project Roomkey weren't transitioned to PERMANENT housing?  
I'm back on the streets!

**[Slide 38, Tenant Protections]** The first thing I do pay my rent, even going without bare necessities. I'm very concerned as things getting worse and I'm terminally ill. I suppose this is a question for my worker but thought I'd ask because in late December I will only be eligible for 2 bedroom was told I'd have to pay extra for the extra room how on earth will I do that.

**[Slide 38, Tenant Protections]** I was homeless 2x since March for the first time in my life. All in the beginning of the pandemic with 2 kids due to their father's mental health breakdown and domestic violence. I found no help. All of the resources were out of date or nonexistent. My 2 kids and I slept at the hospital in the parking lot many nights for safety. No shelters had room or just wasn't accepting anyone due to covid.

I am happy to say we moved into an apt in September thanks to EDD.

As a recipient it is hard to get into anything right now I've tried in preparation of losing a 3 bedroom voucher

**[Slide 45, Missing Middle Housing + ADUs]** ADUs are often used for home offices, play rooms, visitors or air bnb. If the county gives fee. waivers or expedited review or other concessions beyond state law, we should get a further public benefit such as requiring use for voucher holders, very low income people, etc.

#### **Additional Comments – November 12, 2020**

**[Slide 5, polling question #2]** For the record: I own the home I live in, but rent the site where it sits. IE: I live in a Manufactured Home Community.