



City Council Report

915 I Street, 1st Floor

Sacramento, CA 95814

www.cityofsacramento.org

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May 28, 2019

Consent Item 07

Title: 2018 Housing Element Annual Progress Report and Downtown Housing Initiative

Location: Citywide

Recommendation: Receive and file.

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Presenter: None

Attachments:

1-Description/Analysis

2-2018 Housing Element Annual Progress Report (Table B and Table D)

3-Progress towards 10,000 Places to Live

Description/Analysis

Issue Detail: Pursuant to state law, the City's planning agency provides to the City Council, the Governor's Office of Planning and Research, and the State Department of Housing and Community Development an annual report on the General Plan's Housing Element. (Gov. Code § 65400.) The City's 2013-2021 Housing Element, adopted on December 17, 2013, is the City's strategic housing plan and reflects the 2035 General Plan sustainable vision for growth over the next 20 years. The Housing Element identifies programs to increase the City's housing stock and assist with the development of affordable housing for households of all income levels.

The annual report details the progress made during the prior year in meeting Housing Element goals. The contents of the report are specified in state law. The 2018 Housing Element Annual Progress Report (Table B and Table D) can be found in Attachment 2. Staff met with members of the Sacramento Housing Alliance on May 14, 2019 to discuss the City's progress towards implementing the goals and policies in the 2013-2021 Housing Element.

In 2015, the City launched the Downtown Housing Initiative with the goal of delivering 10,000 places to live in Downtown over the next ten years. Attachment 3 provides an update on the City's progress towards creating 10,000 places to live.

Policy Considerations: The Housing Element Annual Progress Report reports on the progress of the 2013-2021 Housing Element's goal of addressing the housing needs of all households in Sacramento through policies and programs.

On August 25, 2015, the City Council approved the recommendations in the Downtown Housing Initiative. The Downtown Housing Initiative is consistent with the City's goals and policies established in the 2035 General Plan, including:

Housing (H) 1.3.4 A Range of Housing Opportunities. The City shall encourage a range of housing opportunities for all segments of the community.

Land Use (LU) 1.1.5 Infill Development. The City shall promote and provide incentives (e.g., focused infill planning, zoning/rezoning, revised regulations, provision of infrastructure) for infill development, reuse, and growth in existing urbanized areas to enhance community character, optimize City investments in infrastructure and community facilities, support increased transit use, promote pedestrian- and bicycle-friendly neighborhoods, increase housing diversity, ensure integrity of historic districts, and enhance retail viability.

Economic Impacts: Access to affordable housing improves community members' ability to improve their economic status, reduces poverty and homelessness, and promotes social integration.

Environmental Considerations: The Housing Element Annual Progress Report and Downtown Housing Initiative update are covered under the California Environmental Quality Act (CEQA Guidelines Section 15378 (b)(2) as continuing administrative activities of the City that do not constitute a project and are not subject to CEQA review (CEQA Guidelines Section 15060(c)(3)). Any actions that could result in a physical change in the environment would be identified as projects and would be subject to CEQA review.

Sustainability: A sustainable community includes housing for current and future households of all income levels. The City's Housing Element establishes goals, policies, and programs to encourage housing opportunities for all residents.

Commission/Committee Action: On June 13, 2019 staff will present the 2018 Housing Element Annual Progress Report to the City's Planning and Design Commission.

Rationale for Recommendation: This report is required by the State of California to be completed on an annual basis. This is an informational item and no action is requested.

Financial Considerations: Not applicable.

Local Business Enterprise (LBE): Not applicable.

Background: Under State law (Government Code Section 65400(a)), the City is required to prepare an annual report each year detailing the progress it has made during the prior year in meeting its Housing Element goals.

The following sections summarize the City's progress toward meeting its regional housing needs allocation (RHNA) and highlights accomplishments in both facilitating and removing governmental constraints to housing development or preservation. More detailed information on the City's housing production and implementation programs can be found in Attachment 2.

1. Program Implementation Status

The Housing Element was adopted in December 17, 2013. The City and the Sacramento Housing Redevelopment Agency (SHRA) are making progress implementing Housing Element programs. Major successes in 2018 include:

- Extending the Fee Deferral Ordinance that was adopted in 2017 for an additional two years and expanding the scope to include commercial projects with a project valuation of \$1 million or more, helping to save upfront costs and encourage more housing development.
- Collecting \$657,167 in Housing Impact Fees from the City Mixed Income Housing Ordinance.
- Collecting \$2,228,811 in Housing Trust Fund fees.
- Continuing to complete the multi-jurisdictional Analysis of Impediments to Fair Housing Choice (AI) which included substantial community outreach and hundreds of completed housing-related surveys. The result will be a far more robust AI that will meet the requirements of the Assessment of Fair Housing if federal regulations change again.
- Adopting the Central City Specific Plan which included an Environmental Impact Report and an infrastructure analysis and financing plan to reduce barriers for development and ensure adequate infrastructure for higher density uses.
- Beginning construction on improvements to Nielsen, Camellia, and Woodlake parks as a result of the Housing-Related Parks Program funding acquired in 2018.
- Committing Low Income Housing Tax Credit (LIHTC) funds to Victory Townhomes (21 units), Dixianne Apartments (55 units) and Norwood Annex (15 units) to recapitalize and prolong the useful life of these affordable housing developments.
- Adopting a transit-oriented development ordinance to preserve TOD development opportunities citywide.
- Providing rapid re-housing services to 114 households.
- Performing a total of 2,510 inspections in 2018 under the City's Rental Housing Inspection Program.
- Being awarded \$23 Million in State funding to support the Twin Rivers Transit Oriented Development project, which will be used to complete a new light rail station and the first phase of public housing replacement at the Twin Rivers community directly across the street from the planned light rail station.

2. *Regional Housing Needs Allocation Progress*

The California Department of Housing and Community Development establishes the RHNA for each jurisdiction. The RHNA identifies the number of additional housing units needed by income level, to accommodate projected household growth during the eight-year housing element period. The City's RHNA for the 2013-2021 planning period is 24,101 housing units, of which 8,411 must be affordable to lower-income households.

In 2018, the City issued building permits for 2,378 housing units, including 80 lower income housing units and 2,298 moderate and above moderate units.

Between October 31, 2013 and December 31, 2018, the City issued building permits for 635 lower income housing units and 7,984 moderate or above moderate units, for a total of 8,619 housing units. This equates to 8% of the lower income and 51% of the moderate and above moderate RHNA allocation for 2013-2021 planning period.

Although the housing market has been trending upwards, overall housing production is not keeping up with increasing demand and population. Statewide, low housing inventory, due to the lack of new construction, has resulted in increasing housing prices and rents, with fewer moderate and low-income families being able to afford housing near where they work. The City continues to look at ways of reducing regulatory barriers and costs for new development, while pursuing new sources of local and state affordable housing subsidies, in order to create more affordable housing opportunities.

Attachment 2 includes the following tables from the 2018 Housing Element Progress Report:

- The overall progress toward the City's regional housing needs allocation by affordability (Table B); and
- The status of each Housing Element implementation program (Table D).

ANNUAL ELEMENT PROGRESS REPORT Housing Element Implementation

(CCR Title 25 §6202)

Jurisdiction	Sacramento	
Reporting Year	2018	(Jan. 1 - Dec. 31)

This table is auto-populated once you enter your jurisdiction name and current year data. Past year information comes from previous APRs. Please contact HCD if your data is different than the material supplied here

Table B													
Regional Housing Needs Allocation Progress													
Permitted Units Issued by Affordability													
		1	2									3	4
Income Level		RHNA Allocation by Income Level	2013	2014	2015	2016	2017	2018	2019	2020	2021	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Very Low	Deed Restricted	4944	62	78				1				208	4736
	Non-Deed Restricted		33	24				10					
Low	Deed Restricted	3467	24	95		27		59				427	3040
	Non-Deed Restricted		113	28	68		3	10					
Moderate	Deed Restricted	4482										3887	595
	Non-Deed Restricted		34	21	851	820	1757	404					
Above Moderate		11208	153	95	104	730	1121	1894				4097	7111
Total RHNA		24101											
Total Units			419	341	1023	1577	2881	2378				8619	15482

Note: units serving extremely low-income households are included in the very low-income permitted units totals
Cells in grey contain auto-calculation formulas

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On- going	Status of Program
<p>1. The City shall revise its Mixed-Income Housing Ordinance to promote affordable housing citywide and will require: 1) an affordable housing impact fee for all new housing units, and 2) large, single-family subdivisions to provide housing for a variety of incomes and family types.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.5, H-2.2.4, H-2.2.6 ▪ Responsible Department: Community Development; SHRA ▪ Objective: Adapt the current Mixed Income Ordinance to create new affordable housing opportunities and mixed income communities while being flexible, market sensitive, and responsive to the challenges of infill development. 		X				The Mixed Income Housing Ordinance was adopted on September 1, 2015.
<p>2. The City shall update its residential design guidelines to include Crime Prevention through Environmental Design (CPTED) strategies.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.3; H-1.2.7 ▪ Responsible Department: Community Development (primary) and Police. ▪ Objective: Ensure CPTED principles are incorporated into and consistent with the City's residential design guidelines. 		X				CPTED Guidelines were incorporated into the Central City Design Guidelines on April 19, 2018. The City anticipates integrating CPTED strategies into citywide residential design guidelines by Summer 2019.
<p>3. To ensure on-going safety and security, the City through SHRA will annually inspect SHRA financed multifamily projects for compliance with security, maintenance, and social service requirements.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.3 ▪ Responsible Department: SHRA; Police; Community Development ▪ Objective: Ensure that SHRA-financed multifamily projects are safe, viable and attractive assets to the community and for the residents living in them. 					X	SHRA's Portfolio Management Department is responsible for ensuring on-going compliance with funding requirements, security, maintenance and resident services in all SHRA funded projects. Prior to project approval, developers must have SHRA approval of a management company and management plan, appropriate security measures and financing plan to ensure on-going operations. In addition, all projects must submit a resident services plan prior to funding approval with appropriate on-site services provided at least 15 hours a week, depending upon the number of units. Annually, the portfolio management department physically inspects each property to ensure that Housing Quality Standards (HQS) are met, that resident services are being provided and that all required record-keeping is up to date. At SHRA's sole discretion, additional compliance audits can be performed.
<p>4. The City shall provide Housing Choice Vouchers to very low- and extremely low-income Sacramento households in the City and County in order to continue to provide housing options to those most in need.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.8 ▪ Responsible Department: SHRA ▪ Objective: Provide approximately 12,400 vouchers. 					X	SHRA, in its role as the Housing Authority for both the City and County of Sacramento, administered approximately 12,000 Housing Choice Vouchers. Housing Choice Vouchers cover the portion of fair market rent above the tenant's share which is set at approximately 30% of their income. The average annual household income for the Housing Choice Vouchers is \$15,636.
<p>5. Prepare a new Analysis of Impediments to Fair Housing Choice (AI) in order to assess the City's efforts at reducing housing discrimination and enforcing fair housing laws.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.1 ▪ Responsible Department: SHRA ▪ Objective: Prepare a new Analysis of Impediments to Fair Housing Choice (AI). 			X			In 2016, SHRA on behalf of the City of Sacramento and Unincorporated County of Sacramento (which includes the small cities of Folsom, Isleton and Galt) entered into partnership with the surrounding jurisdictions, including the cities of Woodland, Davis, Rocklin, Roseville, West Sacramento, Citrus Heights, Rancho Cordova, Elk Grove and the Housing Authorities of Sacramento, Roseville/Rocklin and Yolo to complete a regional Assessment of Fair Housing (AFH). In 2017, both governing bodies authorized the extension of the current Analysis of Impediments to Fair Housing Choice (AI) to December 31, 2019 to allow time to develop the regional AFH. Federal law changed during 2018 requiring HUD grantees to return to the AI rather than submit an AFH. SHRA has continued to work to complete the multi-jurisdictional AI that included substantial community outreach and hundreds of completed housing-related surveys. The result will be a far more robust AI that will meet the requirements of the AFH if federal regulations change again. This new AI will be completed by October 2019.

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On- going	Status of Program
<p>6. The City shall disseminate fair-housing information by making the information available in appropriate public locations and events, such as the public counter at the Community Development Department, community centers, City-sponsored events, and on SHRA's website. The Community Development Department shall work with other departments, such as Neighborhood Services and Parks and Recreation, and with services providers to disseminate fair housing information.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.1 ▪ Responsible Department: Community Development; SHRA ▪ Objective: Educate the public and developers about fair housing requirements and reduce housing discrimination. 					X	Continuing from the 2015 inception, SHRA in partnership with the City of Sacramento, County of Sacramento, and the Cities of Elk Grove, Citrus Heights, and Rancho Cordova continues to respond to resident concerns pertaining to fair housing assistance by seeking to identify the most appropriate resources to handle identified concerns. As a result of this effort, SHRA on behalf of the City and in partnership with the County entered into a Fair Housing contract with 1) Legal Services of Northern California (LSNC) and 2) Sacramento Self-Help Housing (SSHH) with a subcontract relationship with Project Sentinel and the California Apartment Association (CAA) to provide a comprehensive Fair Housing program. The program includes a centralized Renter's Help Line with direct referrals to legal counsel that can pursue a full spectrum of remedies to prevent or rectify any fair housing concerns. Information on Fair Housing was also redistributed to community centers in 2017.
<p>7. The City shall engage the Sacramento Area Council of Governments and other regional entities to develop a regional plan to pool local funding and staff capacity together in order to develop affordable, transit-oriented development in key locations in the region.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.2 ▪ Responsible Department: SHRA (primary); Community Development ▪ Objective: Work with cities, counties, and regional agencies in the SACOG region to increase the development of affordable housing throughout the region. 	X					By 2015, SHRA and the City completed coordination efforts with SACOG and other regional entities to develop a regional plan to pool local funding and staff capacity together in order to develop affordable, transit-oriented development in key locations in the region. In 2017 and 2018 SHRA continued its partnership with SACOG to build upon the regional plan and effectively target the types of locations suited for catalytic public investment. Identifying the types of locations will allow for the sizing of necessary funding required to be better defined and will inform the effective targeting of resources. In 2018, SHRA coordinated with SACOG on the Twin Rivers TOD, receiving technical assistance for State Cap and Trade-funded programs. SHRA and the City participate in monthly TOD Collaborative meetings to ensure coordination on development opportunities in high impact areas.
<p>8. Consistent with Government Code § 65863, the City shall consider the impacts of rezones and general plan amendments of residential sites on the City's ability to meet its share of the regional housing need.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.1 ▪ Responsible Department: Community Development ▪ Objective: Ensure that rezoning does not reduce the City's ability and capacity to meet its share of the regional housing needs. 					X	All applications for rezones or general plan amendments continue to be evaluated in light of the City's ability to meet its share of the regional housing need.
<p>9. The City shall maintain a land inventory for housing production which identifies infill and greenfield sites.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.1 ▪ Responsible Department: Community Development ▪ Objective: Update land inventory regularly to ensure the City's ongoing ability to meet its share of regional housing needs. 					X	The City, on a quarterly basis, determines if any land has been rezoned and updates the land inventory accordingly. SACOG is working with member jurisdictions to consider developing an analytical tool to efficiently consider impacts to the land inventory.
<p>10. The City shall amend financing plans as needed to ensure that adequate funding is available to provide infrastructure improvements for new development. To ensure funding for large new developments, the City shall complete Mitigation Fee Act compliant finance plans for the 65th Street area.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.3.6 ▪ Responsible Department: Community Development ▪ Objective: Ensure adequate infrastructure to support for new development. 	X					The Delta Shores, Railyards, 65 th Street, and River District Finance Plans are complete. The 65th Street and River District Impact fees were adopted on February 14, 2017. The finance plan for the Central City Specific plan was adopted in April 2018. The West Broadway Specific Plan will include an accompanying finance plan that is anticipated to be completed in 2019.

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On- going	Status of Program
<p>11. The City shall develop a strategic investment plan to prioritize infrastructure financing consistent with the General Plan and focus funding in key infill areas.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.4; H-1.3.1; H-2.3.6 ▪ Responsible Department: Community Development ▪ Objective: Ensure adequate infrastructure to support infill development. 	X		X			In 2015, staff drafted a Strategic Investment Plan that identifies and ranks priority infrastructure projects that would serve as catalyst projects for development in Priority Investment Areas (PIAs). The PIAs are generally in the Central City, 65th Street Area, and the Cal Expo/Arden Arcade Area. This program was never formally adopted. The city has instead focused on developing local area finance plans that have area-specific finance strategies and priorities.
<p>12. The City shall review and update the City's Emergency Shelter Site inventory every three years to determine if the sites are adequate, accessible, appropriate, and developable. New shelters, land uses, and rezones shall be considered when updating the inventory. The new inventory shall be posted on the 2013-2021 Housing Element website.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.3.5 ▪ Responsible Department: Community Development ▪ Objective: Ensure the availability of accessible, appropriate, and developable sites for emergency shelters. 		X		X		The City is on track to complete this program in 2019.
<p>13. The City shall prepare an annual report to the City Council on implementation of City housing programs and recommend revisions to the implementation strategies as appropriate.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.3 ▪ Responsible Department: Community Development ▪ Objective: To increase the effectiveness of the City's housing programs through an annual evaluation of program achievements and appropriate revisions to those programs. 					X	The City reports to the City Council on the implementation of Housing Element and other General Plan programs every Spring.
<p>14. The City may assist non-profit organizations with predevelopment loans in conjunction with applications for permanent supportive housing.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.4 ▪ Responsible Department: SHRA ▪ Objective: At least one loan during the planning period for permanent supportive housing projects. 					X	SHRA continues to offer, in limited circumstances, predevelopment loans to non-profit organizations. In 2018, no predevelopment loans were awarded.
<p>15. The City shall submit an annual report to the City Council that evaluates implementation of the General Plan and recommends appropriate revisions.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.1.3 ▪ Responsible Department: Community Development ▪ Objective: Increase the success of the City's strategy of encouraging infill through ongoing monitoring and appropriate modifications to the General Plan and related implementation efforts. 					X	The City reports to the City Council on the implementation of Housing Element and other General Plan programs every Spring.

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On-going	Status of Program
<p>16. The City shall encourage and facilitate transit-oriented affordable housing development in key locations by maintaining a webpage with a map of sites in transit priority areas, near services/amenities for TCAC scoring, and/or sites owned by the former redevelopment agency. City Staff shall also conduct a seminar with affordable housing developers to discuss these priority sites as well as promote new development standards and programs that help facilitate affordable housing.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.1.1; H-1.2.4 ▪ Responsible Department: Community Development ▪ Objective: Promote affordable housing near transit facilities by increasing awareness of available sites and regulatory incentives. 		X				The City is currently examining transit-oriented sites and conducted a workshop on Affordable Housing and sites in August of 2018. The City adopted a transit-oriented development ordinance to preserve TOD development opportunities citywide on December 11, 2018. City staff and SHRA will conduct a seminar when the multifamily lending guidelines are updated in 2019.
<p>17. The City shall encourage infill development by reducing barriers through infrastructure improvements and assistance to ensure that adequate infrastructure is in place to serve higher density and mixed use development in key opportunity areas.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.1 ▪ Responsible Department: Community Development (primary); SHRA; Economic Development ▪ Objective: Encourage the production of infill units. 					X	Community Development staff continues to work with other city departments to coordinate CIP funding in priority infill areas. This includes an annual review of the capital improvement program for consistency with the general plan. This consistency review is presented to the Planning and Design Commission. The Commission's findings of general pan consistency are then reported to the Council during the adoption of the capital improvement program. Through the Central City Specific Plan, an infrastructure analysis and financing plan was incorporated to reduce barriers for development and ensure adequate infrastructure for higher density uses is planned for in the plan area. The City is also participating in a preapplication process for funding through SACOG's proposed Green Means Go grant program. Through this process we are recommending funding infrastructure improvements to reduce barriers to infill development.
<p>18. The City shall pursue grant funding, including the State Department of Housing and Community Development Housing-Related Parks Program, Community Design Grant Program, and other revenue sources to provide critical amenities/services in infill areas to promote complete neighborhoods. Examples include:</p> <ul style="list-style-type: none"> ▪ Park Improvements; ▪ Sidewalk widening, streetscape improvements and street lighting; and ▪ Other infrastructure improvements. ▪ Implements Which Policy(ies): H-2.3.6 ▪ Responsible Department: Community Development; Parks and Recreation ▪ Objective: Obtain grant funding to assist with infill development including amenities and services in infill areas. 					X	The City was awarded a grant from the Housing-Related Parks Program (HRPP) through the California Department of Housing and Community Development. As of March 2019, the planned improvements to Nielsen, Camellia, and Woodlake parks are in the construction phase and completion is anticipated by June 2019. The planned improvements include a tennis court renovation in Camellia Park; playground and tennis court renovations as well as ADA access improvements in Nielsen Park; and renovations to two playgrounds and ADA access improvements to Woodlake Park. These amenities and increased ADA access align with the HRPP goals.
<p>19. The City shall issue waivers for sewer and sanitation development fees for projects in which at least 10 percent are affordable to very low-income households.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.3 ▪ Responsible Department: Utilities ▪ Objective: Provide fee waivers for residential units annually. 					X	SHRA and the City continue to coordinate and provide fee waivers for qualified residential units. No waivers were requested/provided in 2018.

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On- going	Status of Program
20. The City shall use sewer credits to assist with infill and affordable housing. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.3 ▪ Responsible Department: Economic Development; Sacramento Area Sanitation District ▪ Objective: Provide sewer credits annually. 					X	The City of Sacramento has approximately 550 sewer credits remaining. At one time, the City had close to 8,900 sewer credits to be awarded primarily towards job creating projects. Starting in late 2017, projects were prioritized by their job creation potential. The last 550 sewer credits have been earmarked primarily towards projects with direct job creation ability. Several sewer credit applications have been turned down due to the limited number of credits remaining. The intent of the sewer credit program is to assist economic development projects that result in a large number of jobs being produced. The City's last remaining sewer credits will be utilized in the intended fashion.
21. The City shall provide water development fee waivers to residential infill projects. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.3 ▪ Responsible Department: Community Development, Utilities ▪ Objective: Provide water development fee waivers annually. 					X	In 2018, the City issued 54 water development fee waivers. Of this total, there were 53 issued for single family units and 1 waiver issued for a multi-family development project.
22. Through the Transit Oriented Development (TOD) Collaborative, the City shall coordinate with the Sacramento Area Council of Governments, Sacramento County, SHRA and other Agencies to develop funding sources and strategies to develop housing near transit. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.1.1; H-1.2.4; H-2.2.4 ▪ Responsible Department: Community Development, SHRA ▪ Objective: Facilitate housing development near transit facilities. 					X	<p>SHRA was the recipient of a Sustainable Communities Initiative Challenge Grant that focused on the development of a business plan to support Equitable Transit Oriented Development (eTOD). As part of the grant, SHRA convened an Equitable Transit Oriented Development (eTOD) Collaborative made up of regional partners (SACOG, RT, nonprofits, philanthropic organizations, lenders, and higher education) that meet as needed. The business plan was created in 2014 and SHRA and its partners have been transitioning to implementation. The Collaborative developed the parameters for new funding sources and strategies to develop housing near transit and is moving towards the development of an implementation plan.</p> <p>In 2018, SHRA worked with SACOG and other stakeholders on the Urban Land Institute Advisory Services Panel that focused on Equitable Transit-Oriented Development in South Sacramento. SHRA provided technical assistance regarding available resources for housing around two transit stations in South Sacramento.</p> <p>Also, in 2018, SHRA, in partnership with the City, Sacramento Regional Transit, numerous nonprofits and resident groups, was awarded a Transformative Climate Communities grant from the Strategic Growth Council (SGC). The \$23 million award will fund the creation of a light rail station and related improvements on the Blue Line at North 12th Street and Sproule Avenue, as well as urban greening and mobility enhancements for residents. The Dos Rios Light Rail Station will be located across North 12th Street from the redeveloped Twin Rivers Housing Project.</p>

Table H 9-2 Housing Element 2013-2021 Programs

<p style="text-align: center;"><i>Administration Implementation Programs</i></p>	<p style="text-align: center;">2013 - 2015 2016 - 2017 2018 - 2019 2020 - 2021 On- going</p>	<p style="text-align: center;"><i>Status of Program</i></p>
<p>23. The City shall apply for new and existing Federal, State and local funding sources, such as Proposition 1C funds, HELP, BEGIN, and MHSA.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.4 ▪ Responsible Department: SHRA (primary); Community Development; Economic Development ▪ Objective: Seek a variety of funding to increase the supply of affordable housing. 	<p>X</p>	<p>2013: SHRA funded the rehabilitation of the historic Ridgeway Studios (22 units) which leveraged tax credits and other financial assistance.</p> <p>2014: SHRA funded new construction or rehabilitation of 700 Block of K (137 units), Curtis Park Village Senior (91 units), Sierra Vista Senior (78 units), Sutterview Senior (77 units) and Woodhaven Senior Apartments (104 units). These projects collectively leveraged bonds, tax credits, and other financial assistance. The Curtis Park Village Senior development also received Proposition 1C funds. SHRA has one active BEGIN award for the City of Sacramento. The State of California did not publish a Notice of Funding Availability for the BEGIN Program in 2014. SHRA received an allocation of \$11.3 million in Mortgage Credit Certificates for the County of Sacramento, which will result in approximately 45 additional homeowners throughout the City of Sacramento.</p> <p>2015: SHRA funded the rehabilitation of Land Park Woods (75 units) which leveraged tax credits and other financing assistance. SHRA was the recipient of a \$30 million Choice Neighborhoods Initiative (CNI) Grant from HUD to be used for revitalizing and integrating the Twin Rivers public housing project into a mixed income development; this CNI Grant will leverage tax credits and other financing assistance.</p> <p>2016: SHRA continues to offer federal, state and local funding to increase the supply of affordable housing.</p> <p>2017: SHRA funded the new construction of the mixed-income and mixed-use 800 Block of K development (148 units consisting of 30 affordable units). SHRA applied to the California Department of Housing and Community Development for \$14 million in Affordable Housing and Sustainable Communities (AHSC) Program funds and \$35 million in SGC Transformative Climate Communities (TCC) Program for the Twin Rivers development. These projects collectively leveraged bonds, tax credits, and other financial assistance.</p> <p>2018: In 2018, SHRA applied for and received \$23 million in State funding to support the Twin Rivers Transit Oriented Development. Funds will be used to complete a new light rail station to connect an isolated neighborhood just north of downtown to services and job centers. A portion of that funding will also support the first phase of public housing replacement at the Twin Rivers community directly across the street from the planned light rail station. SHRA also applied for National Housing Trust Funds from the State to support the construction of Twin Rivers but was unsuccessful. SHRA continues to track legislation and potential funding resources from the State such as the new SB 2 funds.</p>
<p>24. The City shall convene a working group made up of building industry and affordable housing experts to explore new funding sources for affordable housing, such as former redevelopment (boomerang) funds. City staff shall make recommendations to the City Council based on the working group meetings.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.4 ▪ Responsible Department: SHRA (primary); Community Development ▪ Objective: Identify potential new funding sources to support the development of affordable housing. 	<p>X</p>	<p>In April of 2017, the City Council conducted a workshop to discuss new funding sources for affordable housing. Workshop participants included representatives from the Sacramento Housing Alliance, the North State Building Industry Association, Sacramento Mutual Housing, and the Sacramento Association of Realtors.</p> <p>On August 14, 2018, the City Council conducted a workshop to discuss funding concepts to promote housing development. On October 30, 2018, the City Council discussed several policy concepts to streamline development and increase housing opportunities.</p>

Table H 9-2 Housing Element 2013-2021 Programs

Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On- going	Status of Program
<p>25. The City shall support applications for Tax Exempt Mortgage Revenue Bonds, Low Income Housing Tax Credits, State of California Multifamily Housing Program, other federal and state programs and local funding sources to assist affordable housing programs and projects. The SHRA website and Multifamily Lending guidelines include an inventory of available funding sources.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.4 ▪ Responsible Department: SHRA (primary); Community Development; Economic Development ▪ Objective: Seek a variety of funding to increase the supply of affordable housing. 					X	<p>2014: SHRA supported two projects that submitted applications for 9 percent Low Income Housing Tax Credit (LIHTC): Curtis Park Village Senior (91 units) and Sutterview Senior (77 units) Apartments. Additionally, SHRA supported three projects that submitted applications for 4 percent LIHTCs: 700 Block of K (137 units), Sierra Vista Senior (78 units) and Woodhaven Senior (104 units) Apartments.</p> <p>2015: SHRA supported one project that submitted an application for 9 percent Low Income Housing Tax Credit (LIHTC): Land Park Woods (75 units).</p> <p>2016: SHRA supported one project that submitted an application for Tax Exempt Mortgage Revenue Bonds and 4 percent Low Income Housing Tax Credit (LIHTC): Pensione K (127 units).</p> <p>2017: SHRA supported three projects that submitted an application for 9 percent Low Income Housing Tax Credit (LIHTC): Shasta Hotel (79 units), St. Francis Terrace (48 units) and Village Park (50 units). Additionally, SHRA supported two projects that submitted an application for Tax Exempt Mortgage Revenue Bonds and 4 percent LIHTC: Bel-Vue (22 units) and 800 Block of K (148 units).</p> <p>2018: SHRA committed funds to Victory Townhomes (21 units), Dixianne Apartments (55 units) and Norwood Annex (15 units) to recapitalize and prolong the useful life of these affordable housing developments. These projects are also supported by bonds and tax credits.</p>
<p>26. The City shall streamline the Housing Trust Fund Ordinance to apply the fees equally throughout the City and modify aspects of the ordinance that have proven to be ineffective over the years.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy: H-2.2.2; H-2.2.4 ▪ Responsible Department: Community Development; SHRA ▪ Objective: Amend the City Zoning Code to improve and clarify the implementation of the Housing Trust Fund and ensure economic competitiveness with surrounding jurisdictions. 	X					<p>The Housing Trust Fund Ordinance was updated and adopted on February 14, 2017.</p>
<p>27. Each year the City shall evaluate the effectiveness of its development process streamlining efforts in order to ensure a high level of customer service.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.3.1, H-2.3.2 ▪ Responsible Department: Community Development ▪ Objective: Remain in the top 5 of Business Journal rankings for jurisdictions in the Sacramento Region that are considered the most development friendly. 					X	<p>The Business Journal no longer ranks jurisdictions in the Sacramento Region to determine who is most development friendly.</p> <p>The Community Development Department has been providing customer service surveys at the counter since late 2015. In 2018, 90% of those surveyed indicated satisfaction with their experience.</p>
<p>28. The City shall continue to implement the preliminary review process whereby City staff and neighborhood groups provide comments and advise the applicant of policy and technical areas that need to be addressed prior to the formal application review. This is an existing program that helps to identify planning and community issues early in the process so that problems can be identified and addressed and processing time is shortened.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.2.5; H-2.3.3 ▪ Responsible Department: Community Development ▪ Objective: Streamline the development approval process through early identification of City and neighborhood concerns and feasible methods to address those concerns. 					X	<p>Developers have indicated that the preliminary review process and associated fees have increased overall entitlement review time and costs. The City instead continues to encourage preapplication meetings with staff and early neighborhood outreach by applicants.</p>

<p>29. The City shall work with SAFCA and other responsible agencies to achieve increases in flood protection to the City and surrounding areas so that City and other land use agencies can proceed with development plans and meet Federal Emergency Management Agency (FEMA) and State requirements for flood protection in 100-year and 200-year flood plains, respectively. Actions include: (1) finishing Folsom Dam spillway modifications, and supporting and implementing subsequent raising of Folsom Dam; (2) finishing construction of improvements along the perimeter levee system protecting Natomas; (3) accomplishing improvements needed to meet FEMA levee accreditation requirements for lands in the Sacramento area protected by levees; and (4) supporting development and implementation of plans for progressively improving the level of flood protection in Sacramento area to 200-year urban level of protection. The City shall monitor flood risk in the city and, in 2017, shall analyze the impact of flooding on the City's ability to accommodate its share of the regional housing needs. If flooding is found to impact the City's ability to accommodate the remaining RHNA, the City shall strive to identify additional sites with residential development capacity that are not impacted by flood risk. The City shall report the findings of analysis to HCD in the 2017 Housing Element Annual Progress Report.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.3.4 ▪ Responsible Department: SAFCA (primary); Utilities ▪ Objective: Expedite the completion of improvements that will increase flood protection in the City and allow Sacramento to accommodate its share of regional housing needs. 	<p>X X</p>	<p>Sacramento Area Flood Control Agency (SAFCA), with the support of the City of Sacramento, Sacramento County, American River Flood Control District and Reclamation District 1000, and in cooperation with the U.S. Army Corps of Engineers (USACE), U.S. Bureau of Reclamation (USBR), the Central Valley Flood Protection Board (CVFPB) and State Department of Water Resources (DWR), is working toward progressively increasing the level of flood protection in the Sacramento area to at least 200-year urban level of flood protection from major rivers and streams.</p> <p>A new auxiliary spillway on Folsom Dam by USBR and USACE, in cooperation with CVFPB and SAFCA, was completed in 2017. The new auxiliary spillway improves the ability to manage large flood events by allowing more water to be safely released earlier in a storm event and leaving more storage capacity in the reservoir to hold back the peak inflow when it arrives, thus providing increased flood protection for properties in the American River floodplain. Construction of up to a 3.5-foot raise of Folsom Dam also is being planned to increase flood storage capacity and further improve the ability to manage large flood events. In October 2017, USACE released a final joint supplemental environmental impact statement/environmental impact report (SEIS/EIR) in coordination with CVFPB and SAFCA to analyze environmental effects of potential dam raise plans as well as the cumulative effects of related projects. The Folsom Dam Raise was fully funded in an appropriation bill in July 2018.</p> <p>Substantial improvements to Natomas levees have been constructed by SAFCA in cooperation with the State under DWR's Early Implementation Program. Further improvements to achieve 100-year and subsequently 200-year levels of flood protection for Natomas area were authorized in the Water Resources Reform and Development Act (WRRDA) of 2014 (Public Law 113-121, June 2014). With passage of WRRDA, Natomas became eligible for an A99 Zone designation, and on June 16, 2015, the City obtained a new flood insurance rate map to provide Natomas with an A99 flood zone designation. With WRRDA, USACE is taking the lead on completion of remaining components of Natomas levee improvement work. Funds were appropriated in the Fiscal Year 2018 and 2019 budget, and actions are proceeding for design and construction work. Construction of multiple reaches in Natomas will begin in Spring 2019. With these actions, Natomas homeowners are able to maintain flood insurance rates at preferred risk policy levels, and these rates will continue if levee improvements continue to be made.</p> <p>For areas of northern and southern Sacramento outside of Natomas, USACE actions resulted in the expiration of its levee certifications for FEMA's flood insurance program. SAFCA has evaluated the levee systems protecting portions of northern and southern Sacramento and determine that some further improvements to the levees are required to meet criteria established by FEMA for levee accreditation for the National Flood Insurance Program. In July 2015, SAFCA filed The Final Environmental Impact Report (FEIR) for the North Sacramento Streams, Sacramento River East Levee, Lower American River, and Related Flood Improvements Project, also referred to as the Levee Accreditation Project. SAFCA's schedule is for certification of various reaches of the levee systems surrounding Sacramento between 2016 and 2025 after accomplishment of needed improvement work in various reaches of levee systems. FEMA flood zones remain unchanged and currently there is no schedule for FEMA to remap the flood zones in the Sacramento area. The first Levee Accreditation package was submitted to FEMA in 2016 for Dry/Robla Creek, parts of the American River, and parts of the left bank of the Natomas East Main Drainage Canal (NEMDC). A second package is planned for submittal to FEMA in the Winter of 2019-2020 for Arcade Creek, parts of NEMDC and American River.</p> <p>In January 2016, USACE filed the American River Watershed Common Features General Reevaluation Report (GRR) Final Environmental Impact Statement/Environmental Impact Report (FEIS/EIR) with the Assistant Secretary of the Army. This report presents proposed plans for improvements to flood control systems around the Sacramento area. The signed USACE Chief's Report recommending the work in the GRR was authorized in the Water Infrastructure Improvements for the Nation Act of 2016 (WRDA 2016). This work is integral to plans for achieving Urban Level of Protection for the Sacramento area. All projects in the WRRDA of 2016 were fully-funded in a July 2018 appropriation bill. The work is expected to be completed by 2024.</p>
<p>30. The City shall prepare a study recommending new financing options to provide for infrastructure in infill areas. New sources of financing could include state and federal grants, the General Fund, the use of impact fees, bond measures, and</p>	<p>X</p>	<p>Finance plans such as the Central City Specific Plan have a discussion on new financing options. Many of these options require further exploration. The City's Office of Innovation and Economic Development continues to explore the use of Enhanced Infrastructure Financing Districts.</p>

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On-going	Status of Program
financing sources. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.3.6 ▪ Responsible Department: Community Development (primary), SHRA Objective: Address infrastructure improvement needs in advance of, or concurrent with, new development in key opportunity areas.						
31. The City shall implement the Asset Repositioning of the City's public housing units through acquisition and rehabilitating Housing Authority properties. These activities will be implemented through a joint venture between the nonprofit organization established by the Housing Authority and an established non-profit developer. Projects will utilize a combination of mortgage revenue bonds, low income housing tax credits, and gap financing from SHRA's funding resources to ensure no net loss of ELI units. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.1.1; H-3.2.9 ▪ Responsible Department: SHRA ▪ Objective: Ensure the on-going viability of the City's public housing through strategic investment and rehabilitation, increasing the supply of affordable and mixed-income housing with no net loss of ELI. 					X	<p>As a result of on-going reductions in capital and operating funding from the US Department of Housing and Urban Development (HUD), the City adopted the Asset Repositioning Study in July 2007. This study set the stage for the implementation of a proactive strategy to "reposition" SHRA's public housing units to reduce dependence on HUD and eliminate capital and operating deficits. One of the guiding principles of this strategy was a "no net loss" policy.</p> <p>2014: Washington Plaza Senior (76 units), Sierra Vista (78 units) and Sutterview (77 units) Senior Apartments are undergoing renovation. These projects utilized mortgage revenue bonds, low income housing tax credits and other financing resources to ensure no net loss of ELI units.</p> <p>2015: Washington Plaza Senior, Sierra Vista, and Sutterview have completed renovations. In addition, SHRA was the recipient of a \$30 million Choice Neighborhood Initiative Grant from HUD to be used for revitalizing and integrating the Twin Rivers public housing project into a mixed income development.</p> <p>2016: The environmental consultant for the Twin Rivers project identified several issues that required additional investigation, mitigation, and various levels of approval from local, state and federal agencies before the final EIR could be issued, which is now anticipated in March of 2017. Substantial infrastructure, road realignment, and site design planning work was completed during the period which will result in one-for-one replacement of all 218 public housing units, as well as an additional 292 mixed income units including approximately 158 low-income tax credit units and 134 market rate units. Site map approval and entitlements for the first two building phases are expected by May of 2017.</p> <p>2017: The Final Twin Rivers EIR was approved in July of 2017. The Twin Rivers project was approved by the governing Boards in August. The relocation plan was approved in early September and the first phase of relocation began later that same month. Site map and entitlements for the two phases of construction were approved in November 2017.</p> <p>2018: SHRA received approval to begin converting the City and County's conventional public housing portfolio to private ownership through the federal Rental Assistance Demonstration Program. This process will take place in phases and over many years. In addition, work continued on the redevelopment of the Twin Rivers public housing community including a majority of resident relocation, site demolition, and receipt of funding commitments for the first phase of housing.</p>
32. The City shall continue to implement the Single Room Occupancy (SRO) ordinance, ensuring no net loss of Downtown SRO units and providing funding and other resources for the rehabilitation of existing SRO units and the construction of new SRO units in the City. <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.1.1 ▪ Responsible Department: SHRA (primary); Community Development ▪ Objective: Construct and rehabilitate SROs and ensure no net loss of existing SRO units downtown. 					X	<p>2014: Marshall Hotel (95 SRO units) closed in compliance with the SRO Ordinance. The units were replaced at 7th & H Street Housing Community. Also, in 2014, the renovations of 22 units were completed at Ridgeway Studios (formerly Ridgeway Hotel).</p> <p>2015: SHRA and City staff began meeting with an SRO Advisory Committee to discuss possible changes to the SRO Ordinance. To date, SHRA has not received any new notification/plans from an SRO owner for withdrawal/conversion.</p> <p>2016-2018: The amended SRO ordinance was adopted in November 2016. To date, SHRA has not received any new notification/plans from an SRO owner for withdrawal/conversion.</p>

Table H 9-2 Housing Element 2013-2021 Programs						
<i>Administration Implementation Programs</i>	<i>2013 - 2015</i>	<i>2016 - 2017</i>	<i>2018 - 2019</i>	<i>2020 - 2021</i>	<i>On- going</i>	<i>Status of Program</i>
<p>33. The City shall use available housing resources, including project based rental subsidies, such as local Housing Choice Vouchers, federal Housing Assistance Payment vouchers, and state Mental Health Services Act Vouchers for the provision of housing for extremely low-income households.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.1.1 ▪ Responsible Department: SHRA ▪ Objective: Ensure the availability and choice of housing for extremely low-income households. 					X	SHRA continues to be committed to assisting extremely low-income households with vouchers as they become available.
<p>34. The City shall continue to provide assistance to senior affordable housing projects.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.2.1 ▪ Responsible Department: SHRA ▪ Objective: Use housing resources to construct new affordable senior units and rehabilitate/preserve additional affordable senior units. 					X	SHRA continues to support new construction and rehabilitation of senior apartments throughout the City. In 2014, the Agency approved funding for Curtis Park Village Senior (91 units) a construction project in the former Curtis Park Railyards, and the rehabilitation of Sierra Vista (78 units) and Sutterview (77 units) Senior Apartments located in Central City.
<p>35. Over the next five years, the City shall work with service providers to improve linkages between emergency shelters, transitional housing and supportive services.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.2.6 ▪ Responsible Department: SHRA (primary); Sacramento Steps Forward; DHA; and Community Development ▪ Objective: Increase numbers of referrals of homeless and formerly homeless to service providers. 					X	In 2017, the City established the Whole Person Care program also known as Pathways to Health + Home. This a four-year pilot to improve the health, quality of life, and housing stability for the City's most vulnerable individuals experiencing, or at-risk of experiencing, homelessness. Led by the City, the program brings together local hospitals, community clinics, health plans, homeless services and housing providers, first responders, and community-based organizations to create an integrated system of care. The program is the cornerstone of the City's commitment to housing 2,000 homeless individuals by 2020.

Table H 9-2 Housing Element 2013-2021 Programs

Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On- going	Status of Program
<p>36. The City shall provide funding and other resources for permanent supportive housing located both in leased units and affordable housing developments.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.2.3 ▪ Responsible Department: SHRA ▪ Objective: Provide funding for permanent supportive housing, developing new units. 					X	<p>SHRA contracted with Volunteers of America (VOA) for the ESG funded Rapid Re-Housing Program and its emergency shelter.</p> <p>2014: Using ESG-funding, 222 persons received emergency shelter assistance and 182 households were rapidly re-housed. SHRA provided rental subsidy funding for 93 permanent supportive housing units served by Lutheran Social Services (LSS), Transitional Living and Community Support (TLCS) and Volunteers of America (VOA) service providers.</p> <p>2015: Using ESG-funding, 307 persons received emergency shelter assistance and 150 households were rapidly re-housed. SHRA provided rental subsidy funding for 93 permanent supportive housing units served by Lutheran Social Services (LSS), Transitional Living and Community Support (TLCS) and Volunteers of America (VOA) service providers.</p> <p>2016: Using ESG-funding, 355 persons received emergency shelter assistance and 244 households were rapidly re-housed. SHRA provided rental subsidy funding for 130 permanent supportive housing units served by Lutheran Social Services (LSS), Transitional Living and Community Support (TLCS) and Volunteers of America (VOA) service providers.</p> <p>2017: HUD revised the reporting mechanism for ESG accomplishments. Using ESG-funding, an estimated 150 persons received emergency shelter assistance and were rapidly rehoused and served by Lutheran Social Services (LSS), Transitional Living and Community Support (TLCS) and Volunteers of America (VOA) service providers.</p> <p>2018: The City of Sacramento provided rapid re-housing services to 114 households and the County of Sacramento provided 81, for a total of 195.</p>
<p>37. The City shall implement the Ten Year Plan to End Chronic Homelessness, including the "Housing First" strategy. Focuses of the "Housing First" strategy include:</p> <ul style="list-style-type: none"> ▪ Providing support for permanent housing that offers disabled homeless individuals a home without expecting them to have resolved their addictions or mental health problems. ▪ Providing supportive services and treatment in such housing to assist tenants return to health and ability to stay housed. ▪ Implements Which Policy(ies): H-3.2.3 ▪ Responsible Department: Sacramento Steps Forward (primary), SHRA; Community Development ▪ Objective: Provide support for permanent supportive housing and services related to the development of new permanent supportive housing units and units through leasing. 					X	<p>Sacramento Steps Forward, SHRA, and the Sacramento Continuum of Care (CoC) providers worked to submit Sacramento's application for the U. S. Department of Housing and Urban Development (HUD) Homeless Services Notice of Funding Availability (NOFA) that began to reallocate funding within the CoC to further support the "Housing First" model. An additional Rapid Rehousing (RRH) program was brought online as a result of this reallocation. Likewise, SHRA continued to support the provision of services as part of Permanent Supportive Housing.</p> <p>The U.S. Department of Housing and Urban Development (HUD) announced on January 11, 2017 that the CoC has been awarded \$20,180,083 to fund 31 programs that serve people experiencing homelessness. This is an increase of \$668,245 over the previous year's award and a \$5.2 million increase since Sacramento Steps Forward took over as the CoC lead agency in 2011. The award renews funding for 22 Permanent Supportive Housing programs and in doing so, retains housing and supportive services for people who were previously homeless. Without this funding, these individuals would likely return to a state of homelessness. It also renews funding for four Rapid Re-housing programs. HUD funded four new projects this year including two Permanent Supportive Housing programs operated by Sacramento Self Help Housing, one Permanent Supportive Housing program run by TLCS and a new Transitional Housing/Rapid Re-Housing project operated by TLCS and Wind Youth Services. Two awards were granted to Sacramento Steps Forward to administer the Homeless Management Information System and a planning grant, which covers the cost of the Point-in-Time count, among other programs.</p>

Table H 9-2 Housing Element 2013-2021 Programs

<p style="text-align: center;"><i>Administration Implementation Programs</i></p>	<p style="text-align: center;">2013 - 2015 2016 - 2017 2018 - 2019 2020 - 2021 On- going</p>	<p style="text-align: center;"><i>Status of Program</i></p>
<p>38. Through the McGeorge School of Law Mediation Center, the City shall provide fair housing assistance and dispute resolution services in order to resolve tenant and neighborhood conflicts.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.2.7 ▪ Responsible Department: McGeorge School of Law Mediation Center; SHRA; Code Enforcement ▪ Objective: Provide fair housing assistance and dispute resolution services to residents. 	<p>X</p>	<p>SHRA on behalf of the City and in partnership with the County entered into a Fair Housing contract with 1) Legal Services of Northern California (LSNC) and 2) Sacramento Self-Help Housing (SSHH) with a subcontract relationship with Project Sentinel and the California Apartment Association (CAA) to provide a comprehensive Fair Housing program (program began in 2015). The program includes a centralized Renters' Help Line with direct referrals to legal counsel that can pursue a full spectrum of remedies to prevent or rectify any fair housing concerns.</p> <p>Summary of 2018 accomplishments: SSHH Renter's Help Line received 3,380 calls from City residents, and referred to its subcontractor Project Sentinel, 245 fair housing related cases from City residents with 45 dispute resolutions completed. The Renter's Help Line referred 16 City residents to the California Apartment Association of Sacramento Valley. Eighty-nine fair housing presentations were completed in the City by SSHH and Project Sentinel.</p> <p>SRHA provided three fair housing trainings with SSHH and Project Sentinel across Sacramento County and provided fair housing assistance materials to landlords.</p> <p>LSNC attorney assigned to this project conducted more than 100 fair housing intakes and provided eight community presentations throughout the County of Sacramento. These intakes resulted in the following: two affirmative fair housing advocacy cases; ten fair housing cases resolved without litigation; twelve fair housing unlawful detainer represented/settled; one fair housing unlawful detainer represented and dismissed; counsel/advice provided for six Department of Fair Employment and Housing processes; two fair housing cases under investigation; advised on 37 requests for accommodation.</p>
<p>39. The City shall encourage the preservation of regulated affordable rental developments that are converting to market rate. The City will continue to implement the City's Preservation Ordinance, which requires notification to SHRA of proposed conversion of affordable units, and allows SHRA priority to work with affordable developers to preserve such projects. SHRA shall continue to provide financial assistance, as available, and technical assistance, as needed to aid in the preservation of at-risk units, and shall reach out to non-profit and other affordable housing developers that have the capacity to preserve at-risk units. In addition, the City will ensure compliance with the "no net loss" provisions of the adopted Housing Authority Repositioning Strategy, ensuring that, during rehabilitation and revitalization of public housing properties, there is no net loss of units affordable to extremely low income families.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.3 ▪ Responsible Department: SHRA ▪ Objective: Assist in the preservation of privately owned affordable housing units and public housing units. 	<p>X</p>	<p>SHRA continues to offer funding to preserve at-risk projects. Twin Rivers, the 218-unit obsolete public housing development will be replaced with a new higher density mixed-use, mixed income community. Public housing units will be replaced one-for-one within the larger community to preserve affordable housing and increase economic opportunities with the addition of low income and market rate units. SHRA provided relocation assistance for residents relocating from the site along with significant supportive services. Residents of the current Twin Rivers community are guaranteed a right to return if the residents remain lease-compliant. The preservation of affordable housing at-risk of converting to market rate remains SHRA's number one priority for funding.</p>

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On- going	Status of Program
<p>40. The City and SHRA shall seek to preserve, convert, and/or rehabilitate privately owned multifamily rental housing to assure its ongoing affordability for lower-income residents.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.2 ▪ Responsible Department: SHRA ▪ Objective: Assist in the preservation, conversion, and/rehabilitation of multifamily rental housing. 					X	<p>2014: SHRA provided financing and rehabilitation began on the Woodhaven (104 units), Sierra Vista (78 units) and Sutterview (77 units) Senior Apartments, the completed units will be affordable to very low and low income tenants.</p> <p>2015: SHRA provided financing for Land Park Woods (75 units). The project is affordable to extremely low- and very low-income households.</p> <p>2016: SHRA continues to provide assistance in preservation, conversion, and/rehabilitation of multifamily rental housing.</p> <p>2017: SHRA provided financing and rehabilitation began on the Bel-Vue (22 units) and Pensione K (129 units) Apartments, the completed units will be affordable to extremely low, very low and low income tenants.</p> <p>2018: Rehabilitation continued on the Bel-Vue apartments, and Pensione K completed construction. Financial commitments were made to rehabilitate Victory Townhomes (21 units), Dixianne Apartments (55 units) and Norwood Annex (15 units). The Shasta Hotel received an allocation of 9% Low Income Tax Credits and will begin construction in 2019.</p>
<p>41. The City shall continue to implement the citywide Rental Housing Inspection Program (RHIP) where building inspectors inspect rental properties for interior and exterior code violations and issue corrective notices.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.1; H-1.2.3 ▪ Responsible Department: Community Development ▪ Objective: Improve the quality of rental housing in the city. 					X	<p>The Rental Housing Inspection Program, entering its 11th year, continues to inspect newly registered rental properties and perform random audit inspections of existing, self-certified rental properties.</p> <p>2,510 rental units were inspected in 2018.</p> <p>2018 year-end registration statistics showed no significant increase over year-end 2017.</p> <p>The Rental Housing Inspection Program case management system is being upgraded to allow online access for property owners and managers, and to allow on-line registration of rental property.</p> <p>Additional information on the program can be found on the City's website at the following link: http://www.cityofsacramento.org/rhip.</p>
<p>42. The City shall modify the Condominium Conversion Ordinance to make the process and regulations clearer to staff, applicants, and affected tenants, while maintaining a similar level of oversight in order to avoid adverse impacts to the rental stock and tenants.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.6 ▪ Responsible Department: Community Development ▪ Objective: Encourage the development of a variety of housing types by making the Condominium Conversion Ordinance easier to understand, administer, and use by developers. 			X			<p>The City has not received an application to convert apartments into condominiums in more than three years. When there are more requests for these types of conversions, the update of this ordinance will become a priority. Additionally, the recently adopted Central City Specific Plan has a policy discouraging the conversion of Class B and C apartments (products built more than 20-30 years ago with lower market rents) into condominiums.</p>

Table H 9-2 Housing Element 2013-2021 Programs						
Administration Implementation Programs	2013 - 2015	2016 - 2017	2018 - 2019	2020 - 2021	On- going	Status of Program
<p>43. The City shall continue to apply for homebuyer assistance programs from the State's Housing and Community Development Department, the California Housing Finance Agency and the California Debt Limit Allocation Committee. These programs currently include the following: CalHome First-time Homebuyer Mortgage Assistance Program (CalHome), Building Equity and Growth in Neighborhoods Program (BEGIN), and Mortgage Credit Certificate Program (MCC).</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-6.2 ▪ Responsible Department: SHRA (primary); Community Development ▪ Objective: Promote the development of single-family units in infill areas. 					X	In 2018, SHRA provided down payment assistance in the City to 17 households using the CalHome First-Time Homebuyer program, and additionally provided Mortgage Credit Certificates to 17 homebuyers in the City.
<p>44. The City shall provide grants for low and very low income residents with grants for emergency repairs and/or accessibility modifications to their homes.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-4.1; H-6.2 ▪ Responsible Department: SHRA ▪ Objective: Assist in the rehabilitation of low- and very low-income single-family homes. 					X	In 2018, SHRA served 50 households with emergency repairs and Rebuilding Together served 81 households through its minor repair programs. These programs will continue through 2019.
<p>45. The City shall establish a fee deferral program for affordable housing to defer fees to certificate of occupancy, recognizing the complexities and time needed to complete an affordable housing development.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-2.2.3 ▪ Responsible Department: Community Development ▪ Objective: Extend fee deferral period for affordable housing development. 	X					The Fee Deferral Ordinance was adopted in 2017 and extended for an additional 2 years on December 11, 2018. The scope was expanded to include commercial projects with a project valuation of \$1 million or more.
<p>46. The City shall establish a Responsible Banking Ordinance that would require banks that receive City deposits to report mortgage lending practices, small business lending, and other investments in the community. The ordinance shall in no way restrict the investment activities of the City Treasurer or the Administration, Investment and Fiscal Management Board.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-1.3.7 ▪ Responsible Department: City Treasurer (Primary), Community Development, Economic Development, SHRA ▪ Objective: Promote responsible lending and investment in the City. 		X				Recent court decisions have limited the legal authority of local governments to regulate banks, thus challenging the constitutionality of responsible banking ordinances. Instead, the City's Treasury Office is considering updating its Request for Proposal requirements to request information from banking partners to include criteria pertinent to responsible banking.
<p>47. The City shall work with the Alta Regional Center to implement an outreach program that informs families within the City on housing and services available for persons with developmental disabilities. The program could include the development of an informational brochure, including information on services on the City's website, and providing housing-related training for individuals/families through workshops.</p> <ul style="list-style-type: none"> ▪ Implements Which Policy(ies): H-3.2.2 ▪ Responsible Department: SHRA, Community Development ▪ Objective: Inform families of housing and services available for persons with developmental disabilities. 				X		The City is on track to complete this program by 2019.

Progress towards 10,000 Places to Live

The goal of the Downtown Housing Initiative is to create 10,000 places to live in 10 years. The boundaries of “Downtown” for the purposes of the initiative include the Sacramento River, American River, and the two freeways adjacent to the Central City.

Since January 1, 2015, 2,693 homes have been created or preserved as follows:

Market Rate Goal: 6,000 Homes

- 874 homes are under construction.
- 375 homes have been constructed.

Affordable Goal: 2,500 Homes

- 617 affordable homes have been preserved.
- 169 new affordable homes have been constructed.

Homeless Program Goal: 1,500 Homes

- 658 households have participated in the rapid rehousing program.

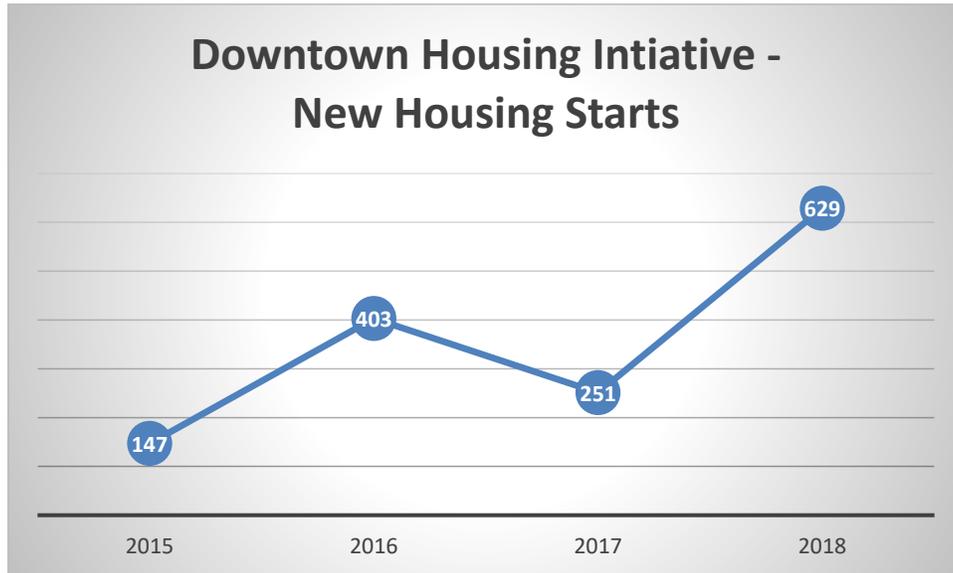
New Multi-family projects include:

- Press Building (277 units)
- 501 16th Street (95 units)
- 16 & H Apartments (95 units)
- 11th and R Mixed Use (26 units)
- 1430 Q Street (75 units)
- 19J (175 units)
- 2417 J Street Mixed Use (12 units)
- Ice Blocks 2 (144 units)
- Downtown Plaza Tower (44 units)
- Warehouse Artist Lofts (116 units)
- 16 Powerhouse (50 units)
- 700 K Street (137 units)
- Eviva (118 units)
- 515 T Street (11 units)
- 1813 Capitol Ave (4 units)

New Single and two family projects include:

- 20 PQR
- California Brownstones
- The Creamery
- Solons Alley
- Tapestri Square

Staff anticipates that development will continue to occur at a faster pace in the next couple of years as the Downtown Housing Initiative is implemented. Since 2015, the number of new homes being built downtown have been steadily increasing. The chart below indicates new housing that has begun construction and does not include affordable housing that was preserved or households that participate in the rapid rehousing program.



This is significant, because prior to 2015 very little market housing was being built in the Central City without some form subsidy. The market for apartments and townhouses continues to strengthen. If successful, 19J may help improve investor confidence in microunits.