



City of Sacramento

Housing Needs and Issues Workshop

Outreach Presentation
March 2013



What is the Housing Element?

- Serves as City's housing strategy
- Chapter of City's General Plan
- Required by State law (Gov't Code Sec. 65580)
- Must be certified by State HCD
- Covers 8-year planning period: 2014-2021
- Must address future need including City's share of Regional Housing Needs Allocation (RHNA)
- Sets forth housing goals, policies and programs for all income levels

Sacramento's Share of RHNA

Income Level	Number of Units	Percent
Extremely Low* (0-30% AMI)	2,472	10.25%
Very Low (31-50% AMI)	2,472	10.25%
Low (51-80% AMI)	3,467	14.40%
Moderate (81-120% AMI)	4,482	18.60%
Above Moderate (120%+ AMI)	11,208	46.50%
Total	24,101	100.00%

**Per Gov't. Code Section 65583(a)(1), half of a jurisdiction's very low-income share of the RHNA presumed to be extremely low-income.*

Mixed-Income Housing Ordinance

- Requires 15% of all development to be affordable to:
 - Very Low (10%) and Low-Income (5%)
- Units must be built concurrent with market-rate units
- Land dedication option available; not used
- Applies to “new growth areas”
 - Master planned areas like Greenbriar, Delta Shores
 - Some infill areas like Railyards, North Sacramento

Housing Trust Fund Ordinance

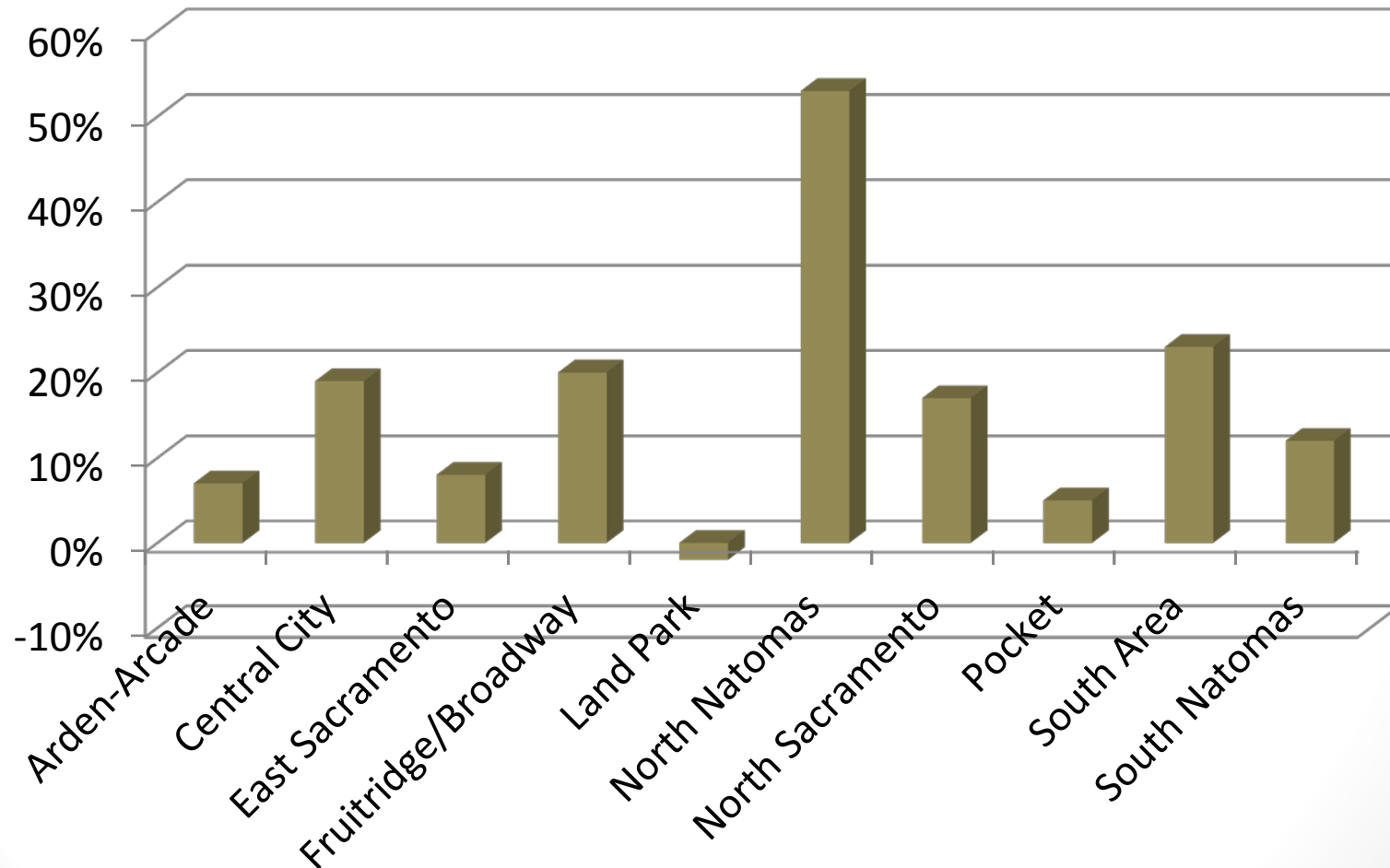
- Commercial linkage fee program
- Requires commercial development to pay fee
- Based on need for housing from creation of low-wage jobs
- County, Rancho Cordova, Elk Grove and Folsom all have similar program
- Fees used for affordable workforce housing

Housing Needs and Issues Workshop:

BACKGROUND

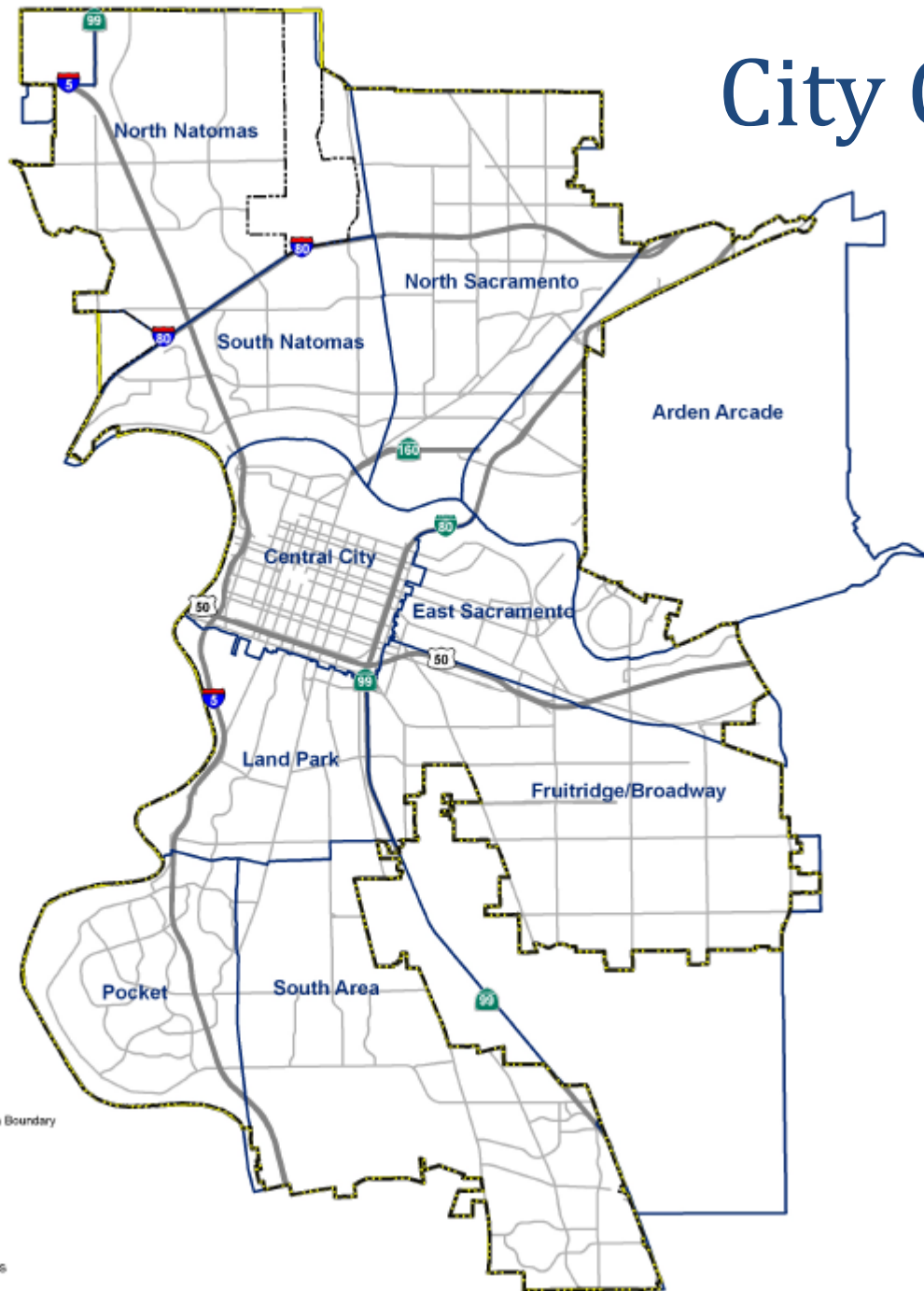
2020 Growth by Area

Percentage Change between 2012-2020

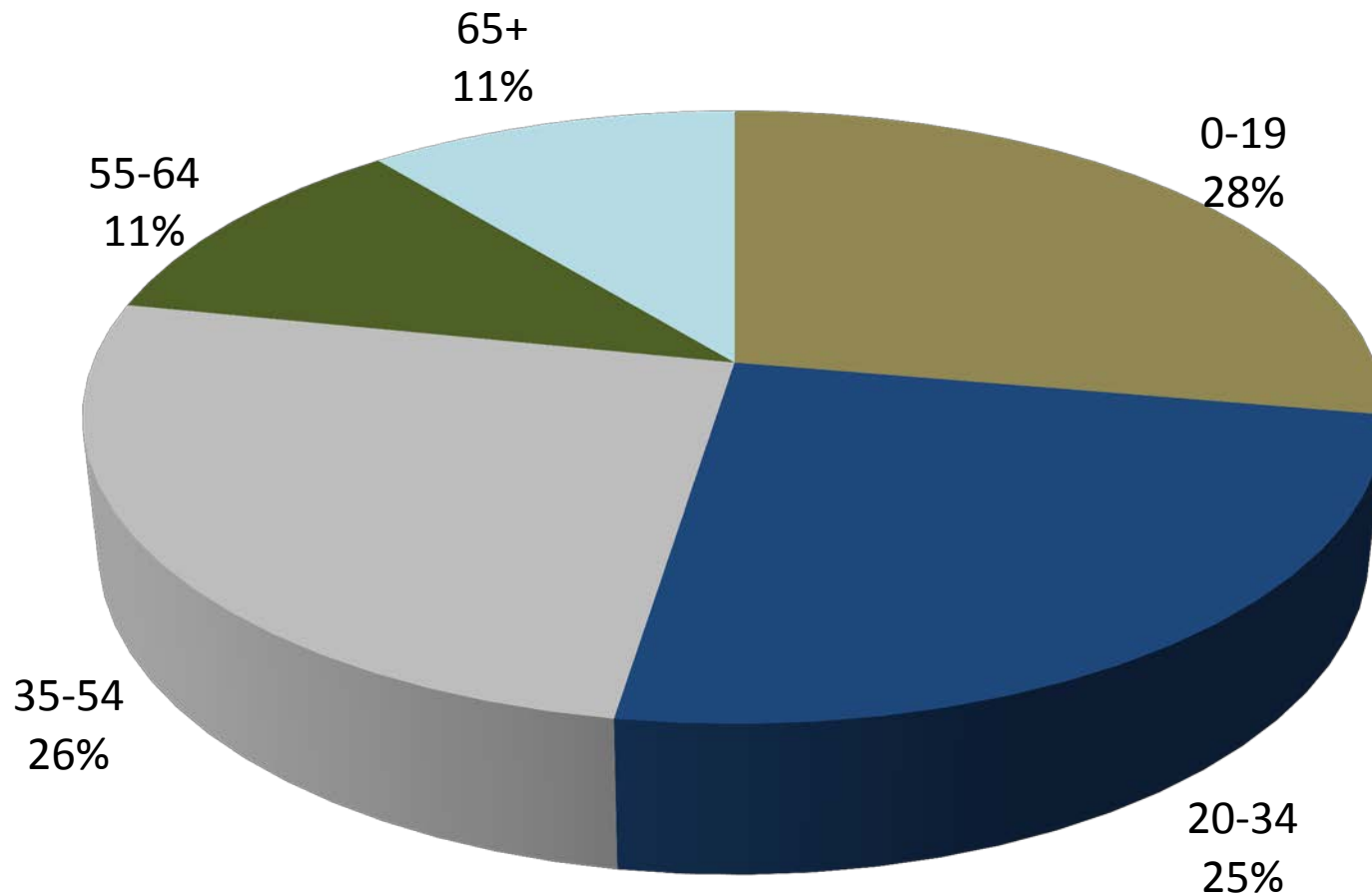


Source: Based on preliminary City and SACOG projections

City Community Plan Areas

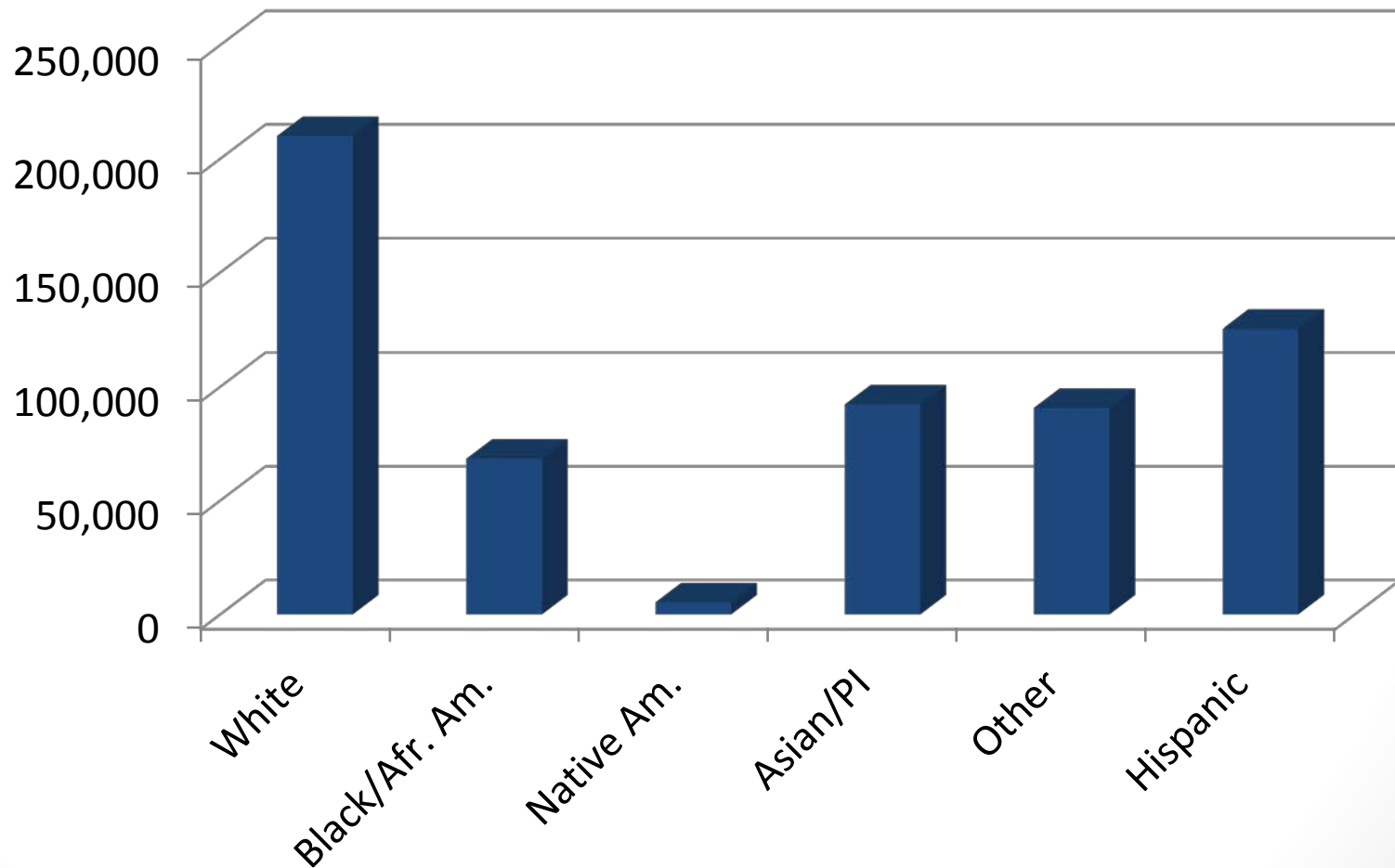


Age Distribution



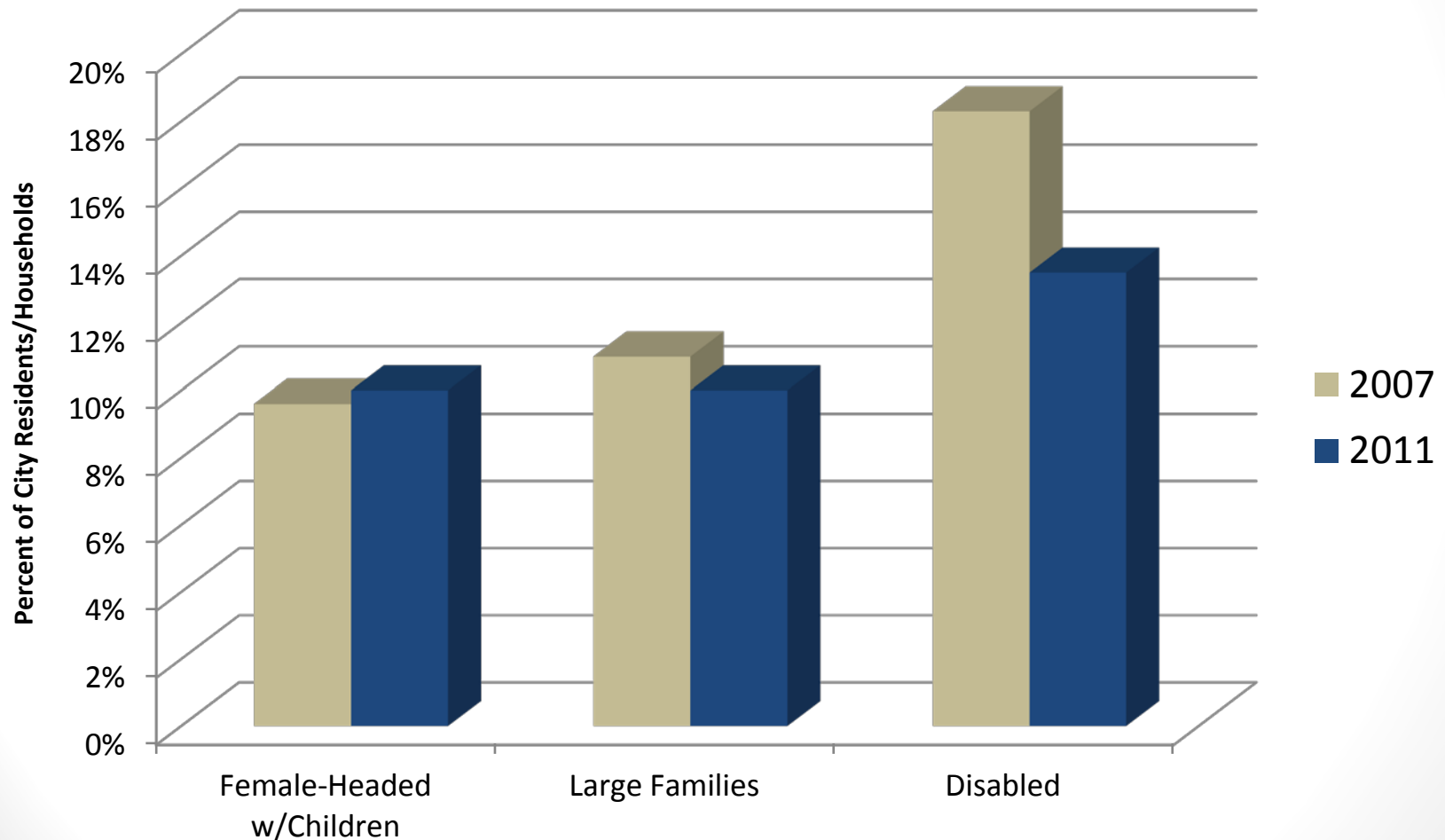
Source: 2010 U.S. Census

Race/Ethnicity



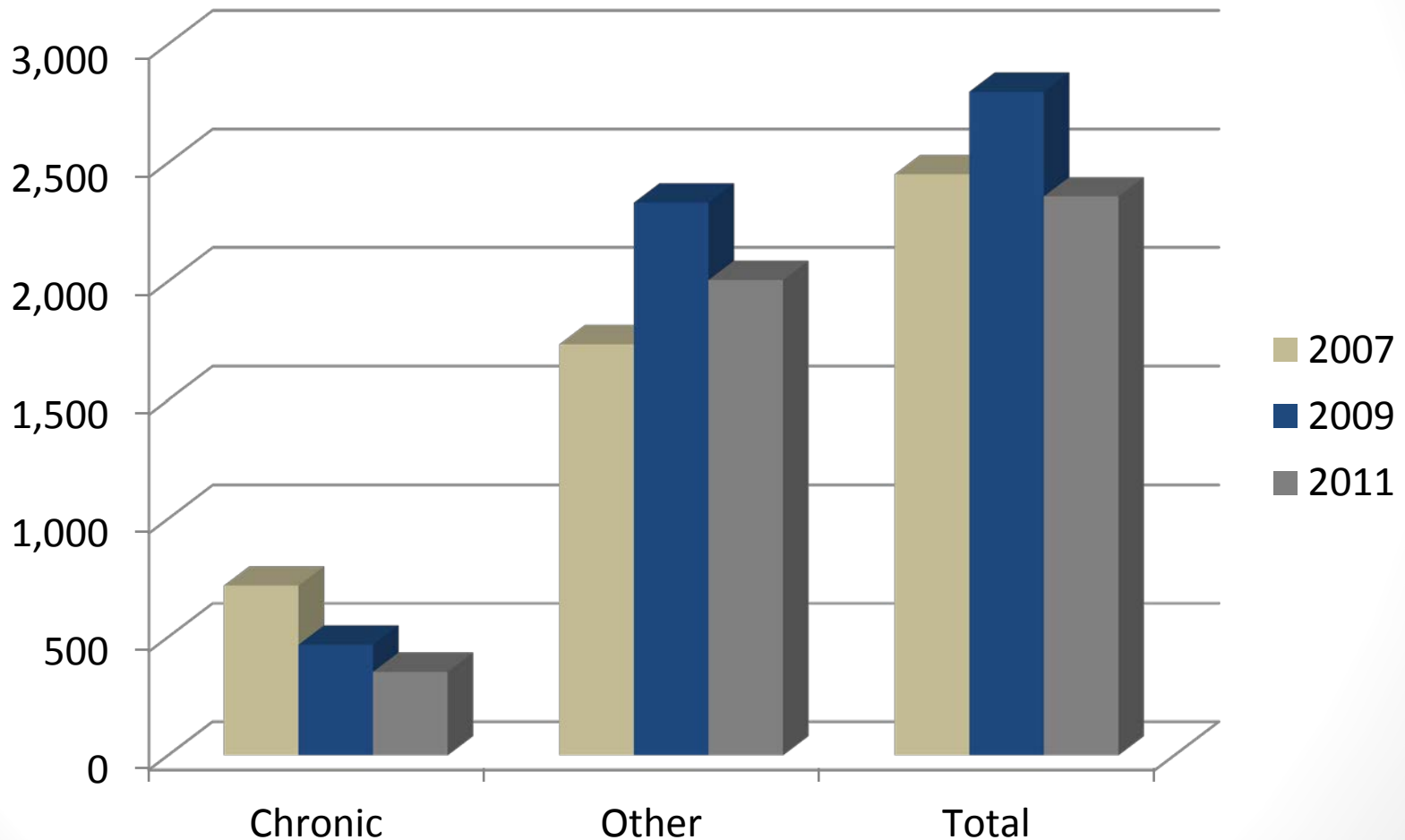
Source: 2010 U.S. Census

Special Needs Households



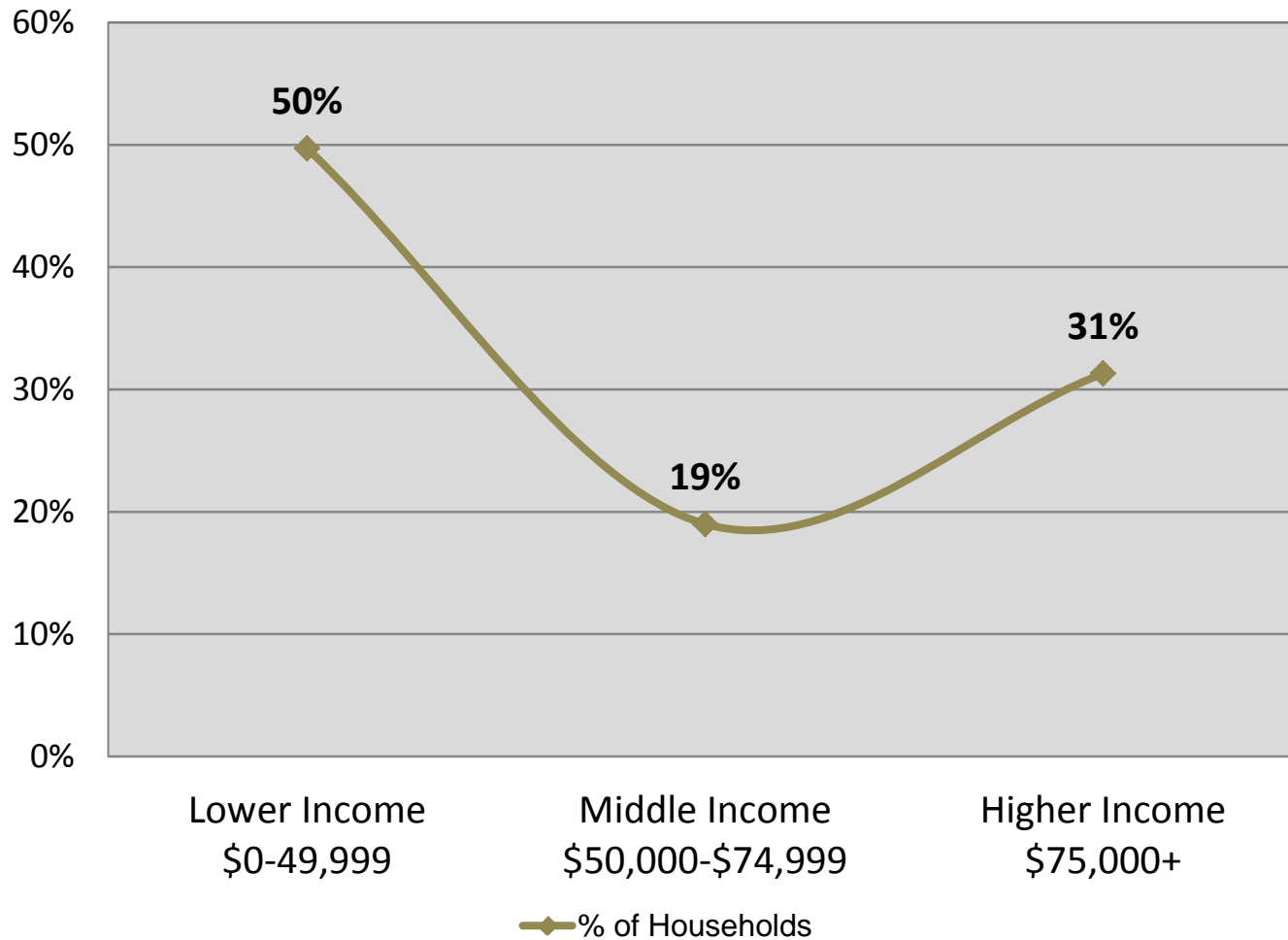
Source: 2007 and 2011 American Community Survey (ACS)

County Homeless Population



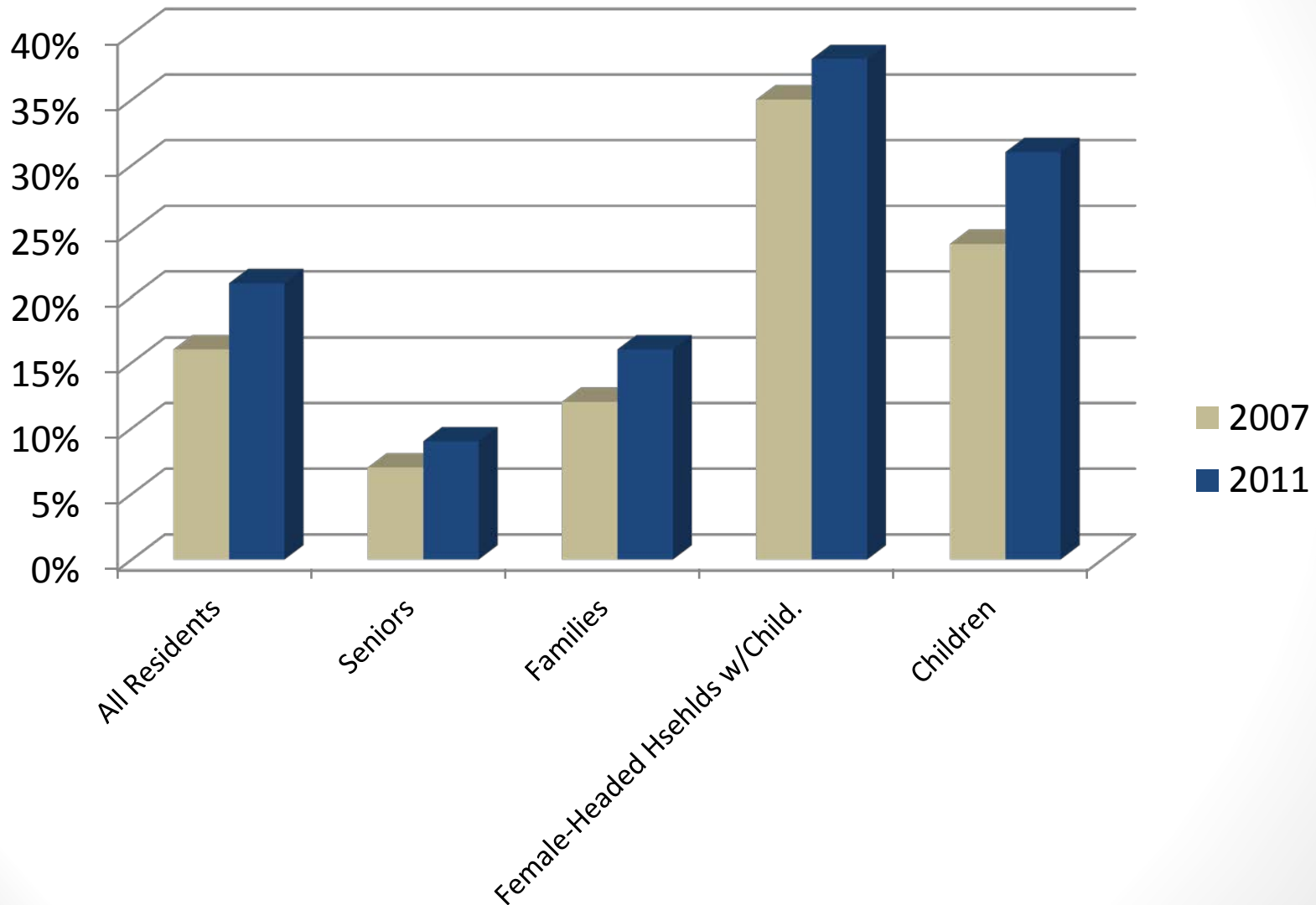
Source: Sacramento Countywide Homeless Street Count, 2007-2011

Income Distribution



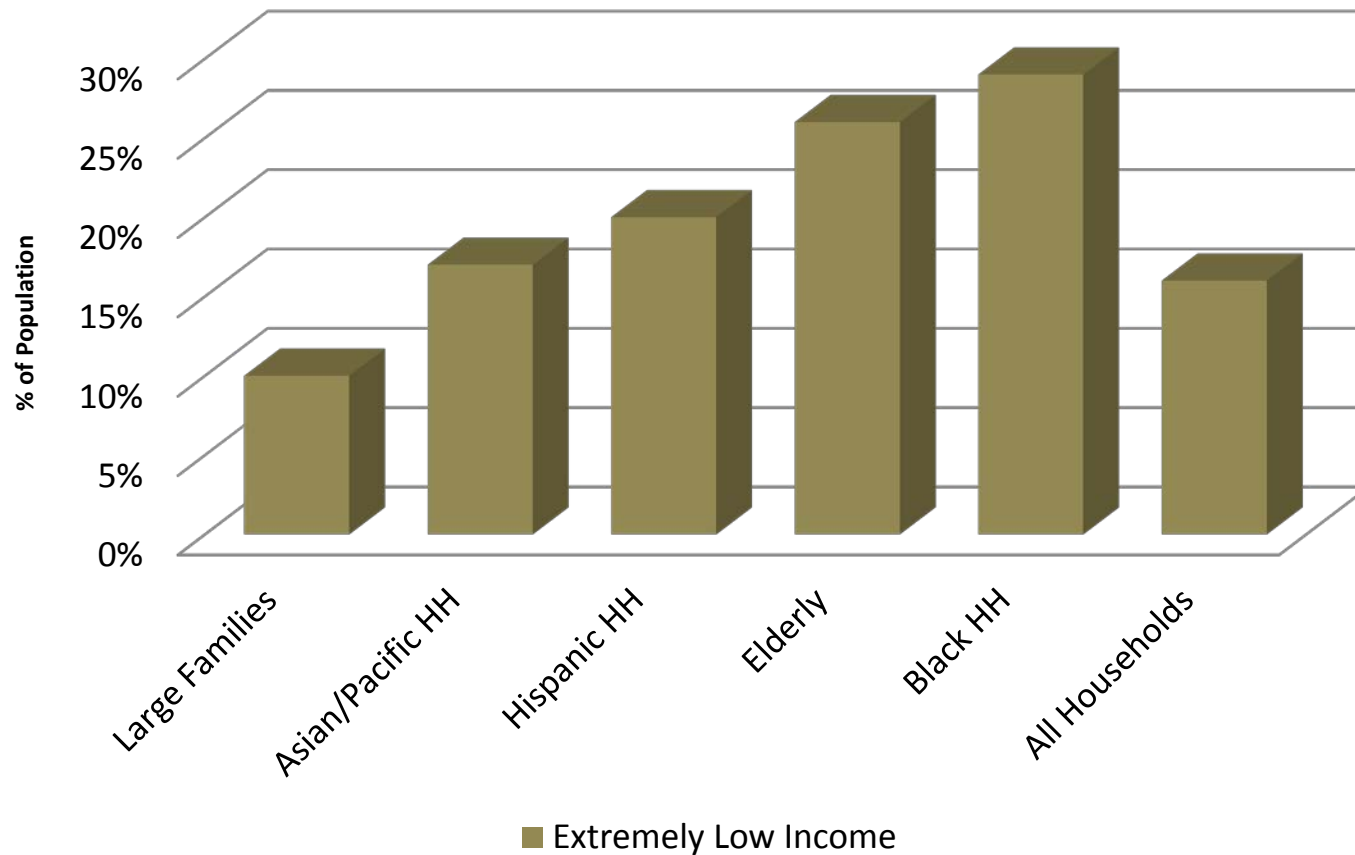
Source: 2006-2010 American Community Survey

Poverty



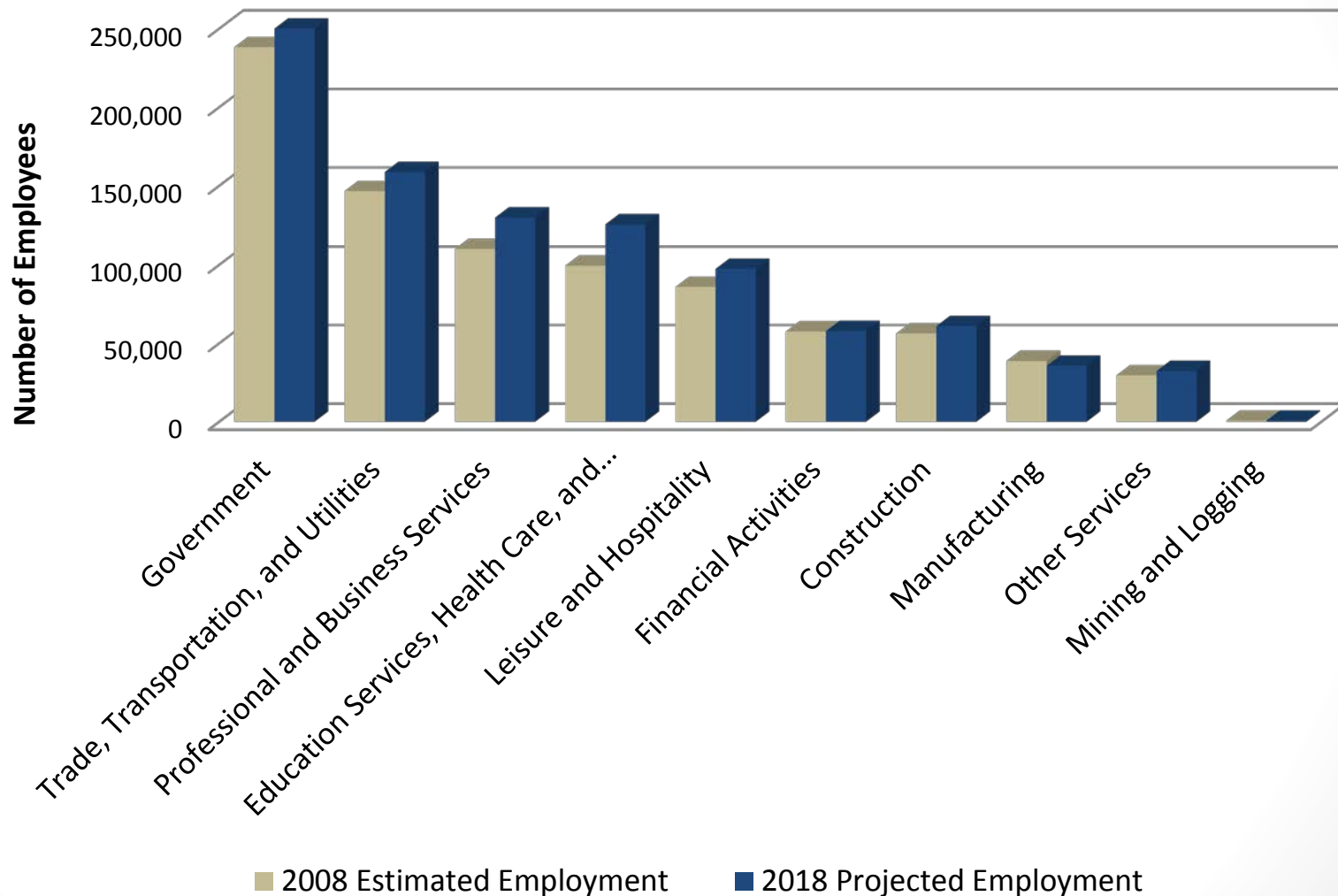
Source: 2007 and 2011 American Community Survey

Extremely Low-Income Households



Source: 2010 U.S. Census and 2000 CHAS

Employment Projections



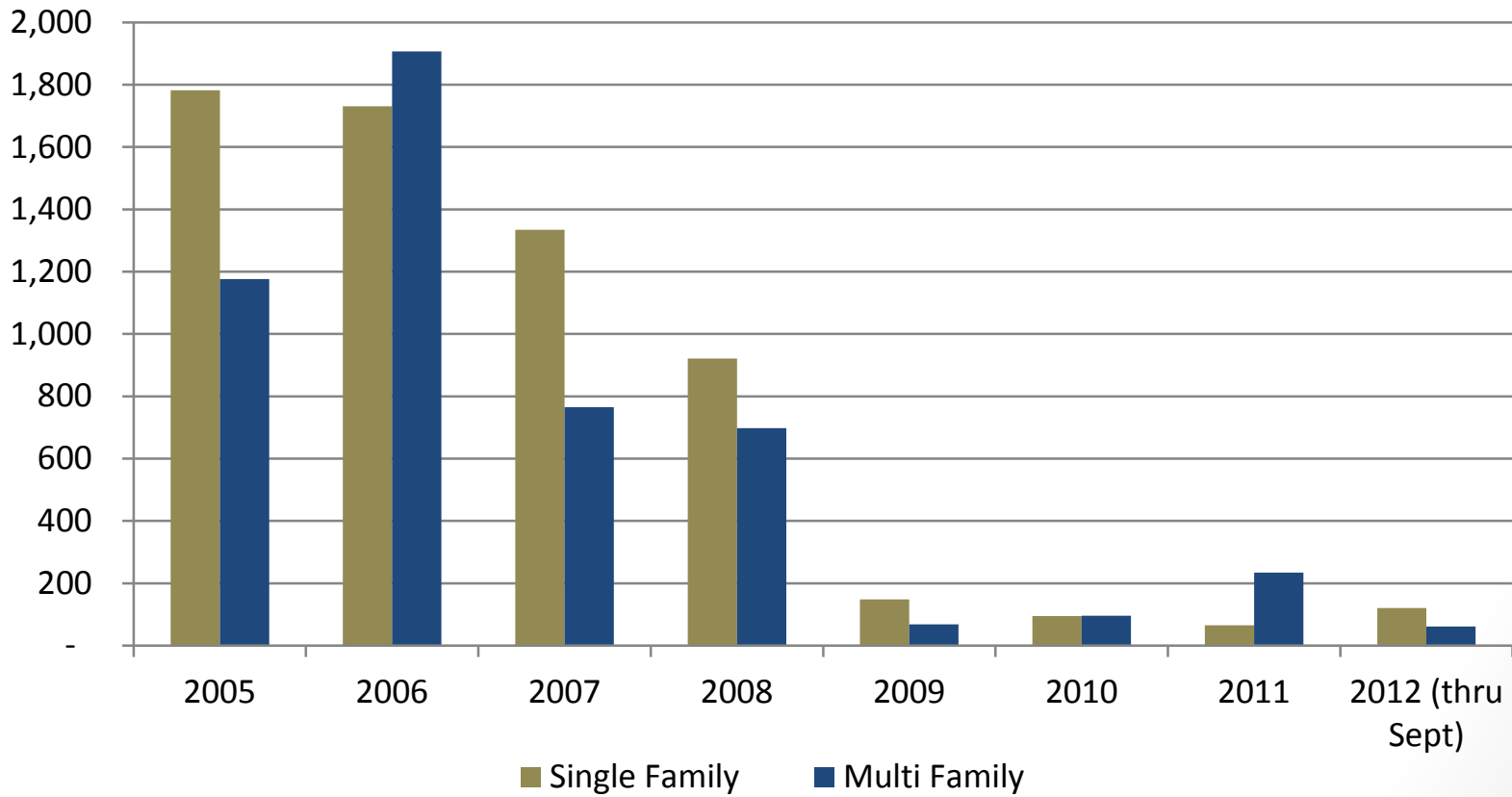
Source: Employment Development Dept., 2010

Housing Needs and Issues Workshop:

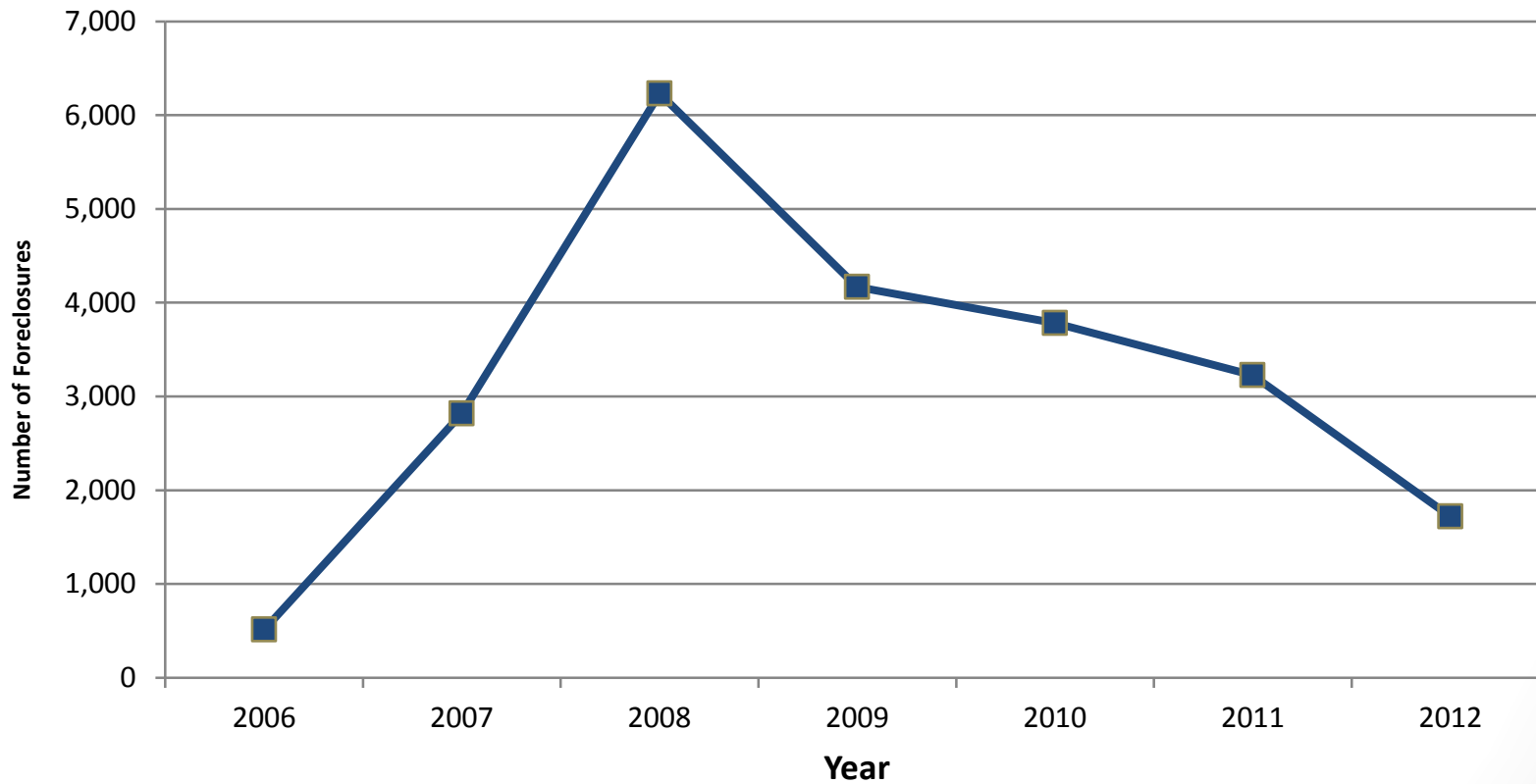
HOUSING

Building Permit Activity

Residential Building Permit Data
City of Sacramento

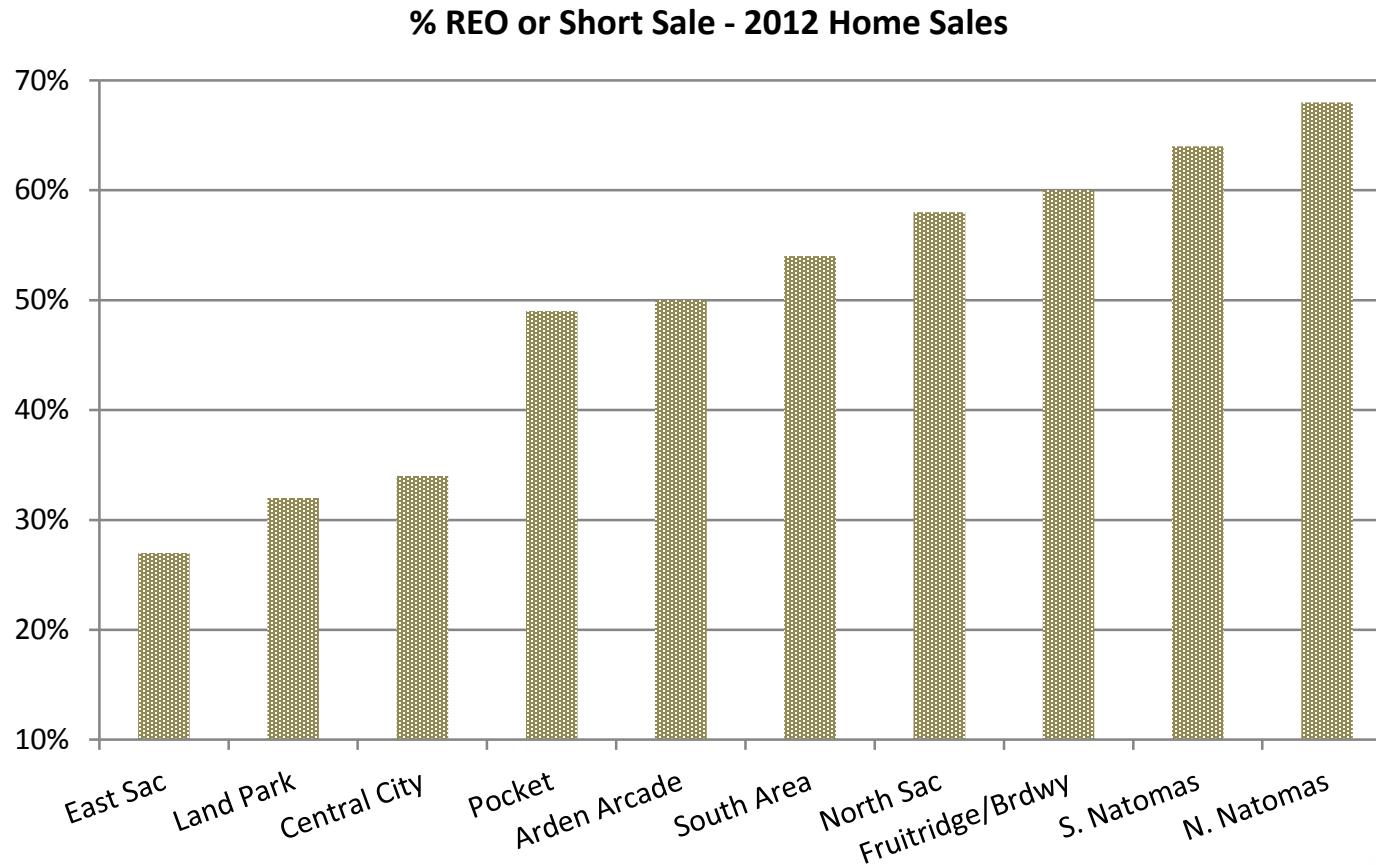


Foreclosure Activity



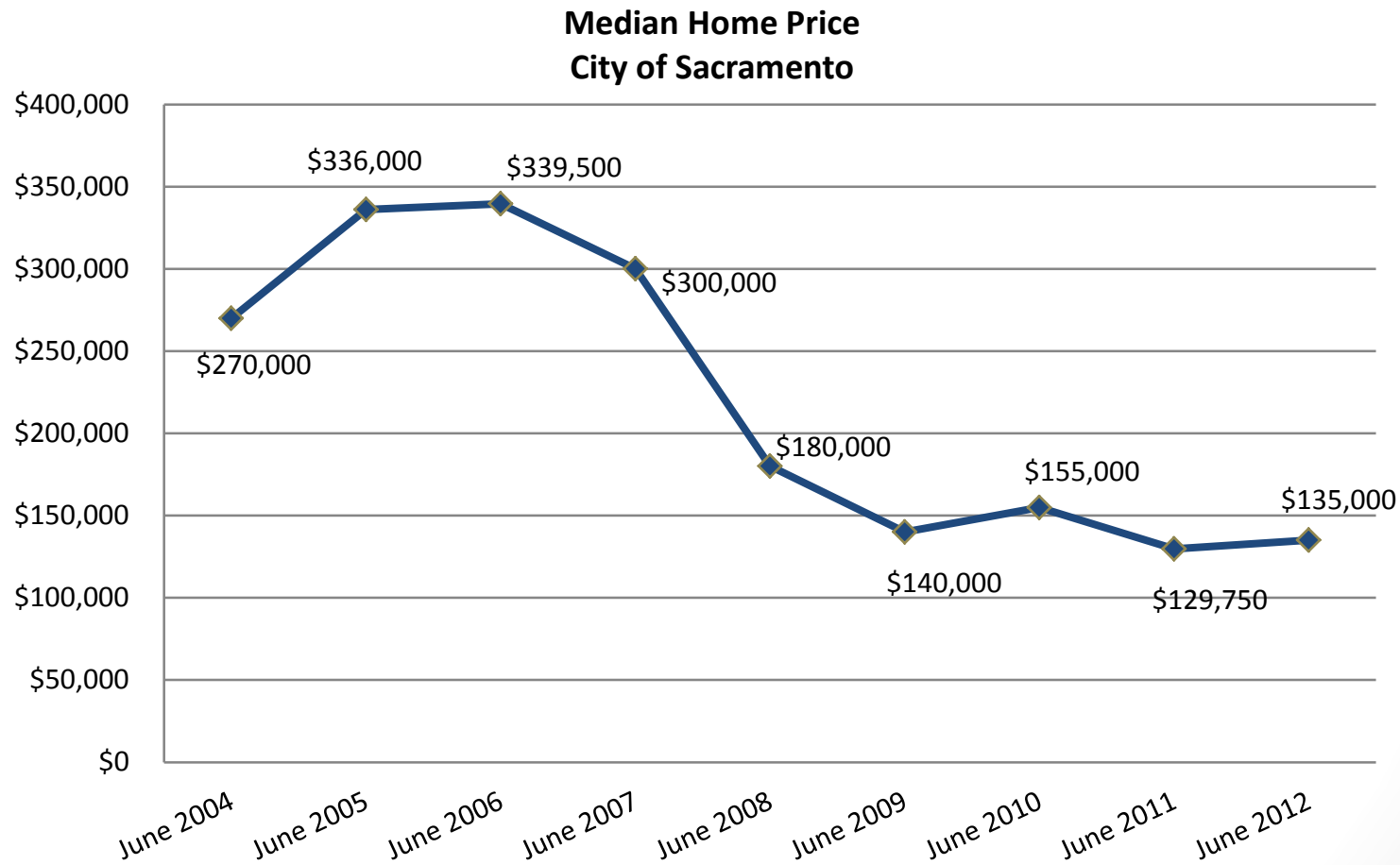
Source: Foreclosure Radar, 2012

Foreclosure/Short Sales



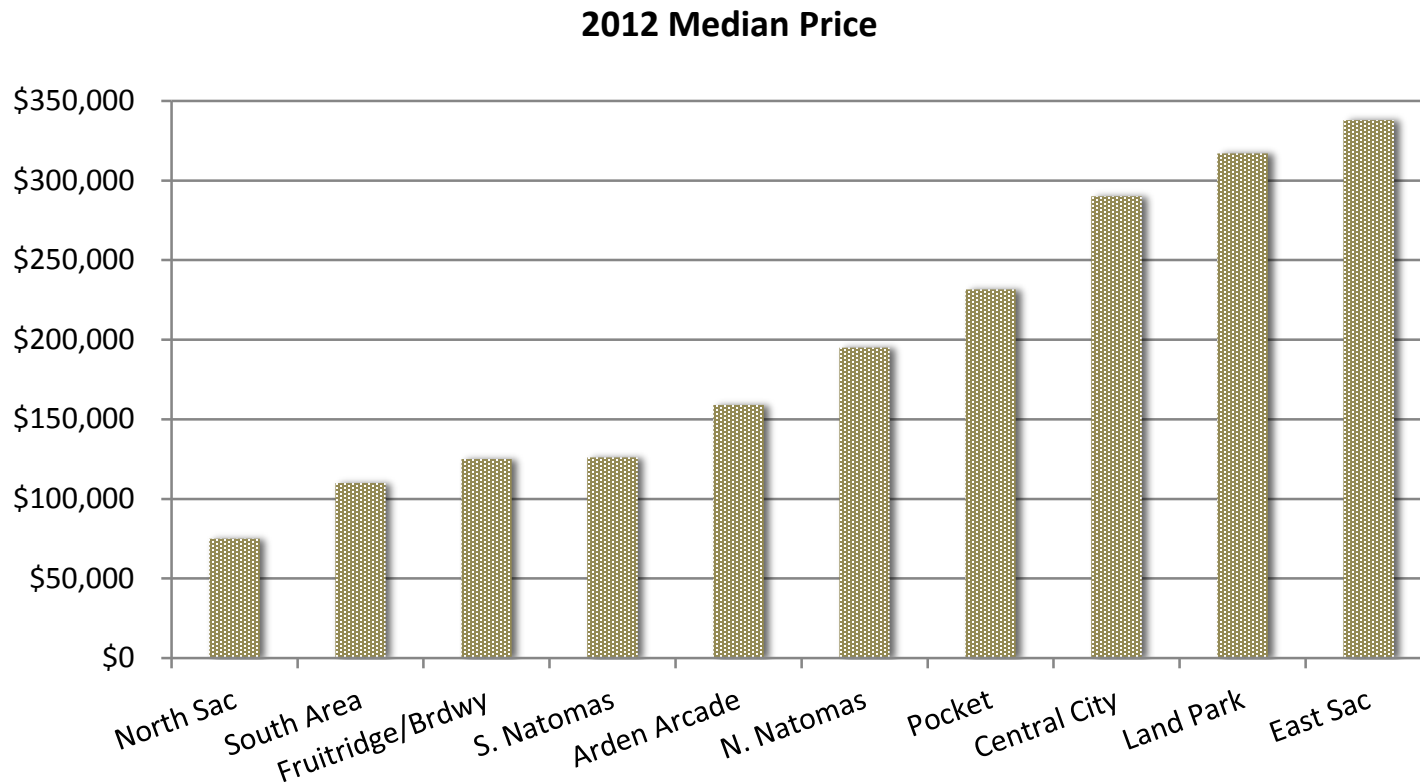
Source: Dataquick, 2012

Median Home Prices



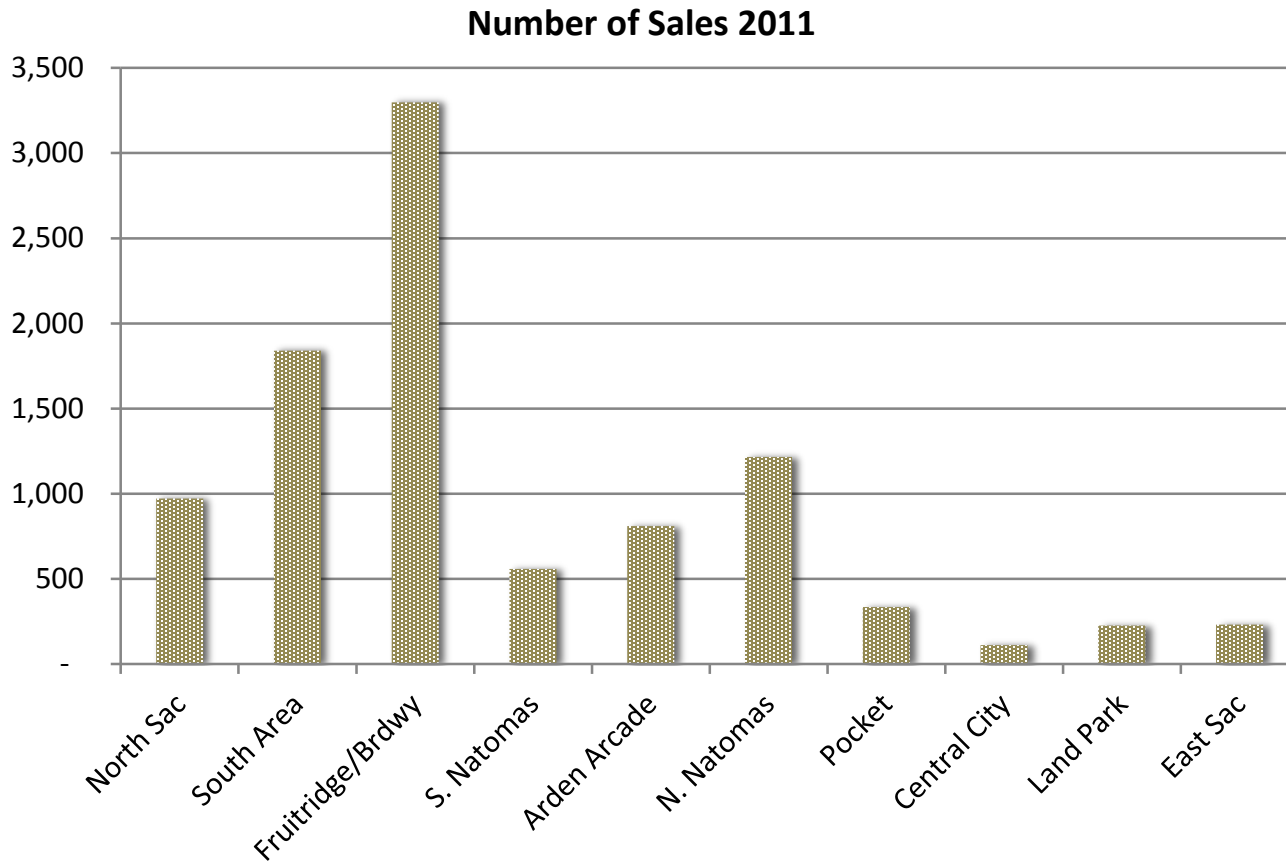
Source: Dataquick, 2012

Median Home Prices by Area



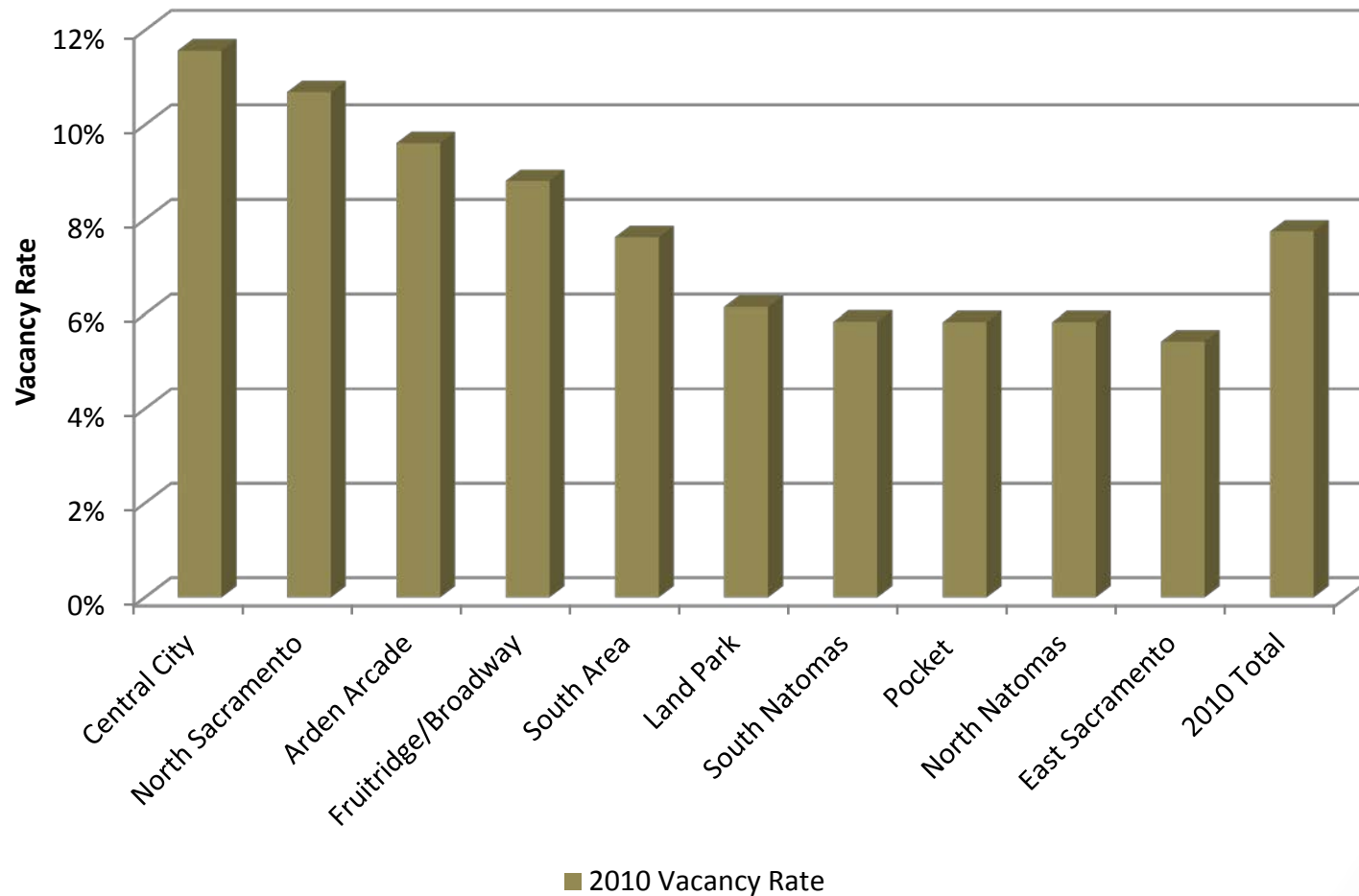
Source: Dataquick, 2012

Home Sales by Area



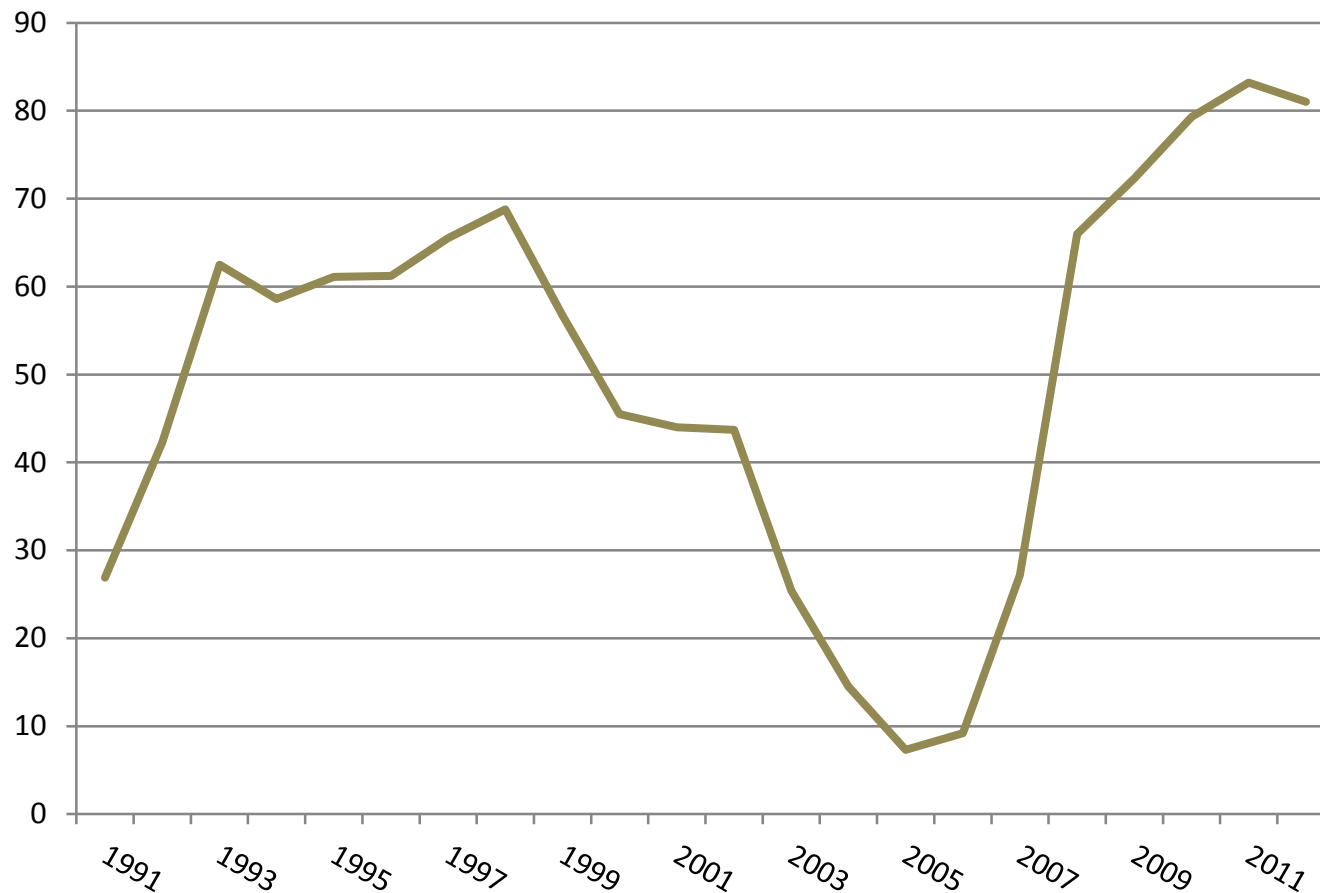
Source: Dataquick, 2012

Housing Vacancy Rate



Source: 2010 U.S. Census

Housing Opportunity Index

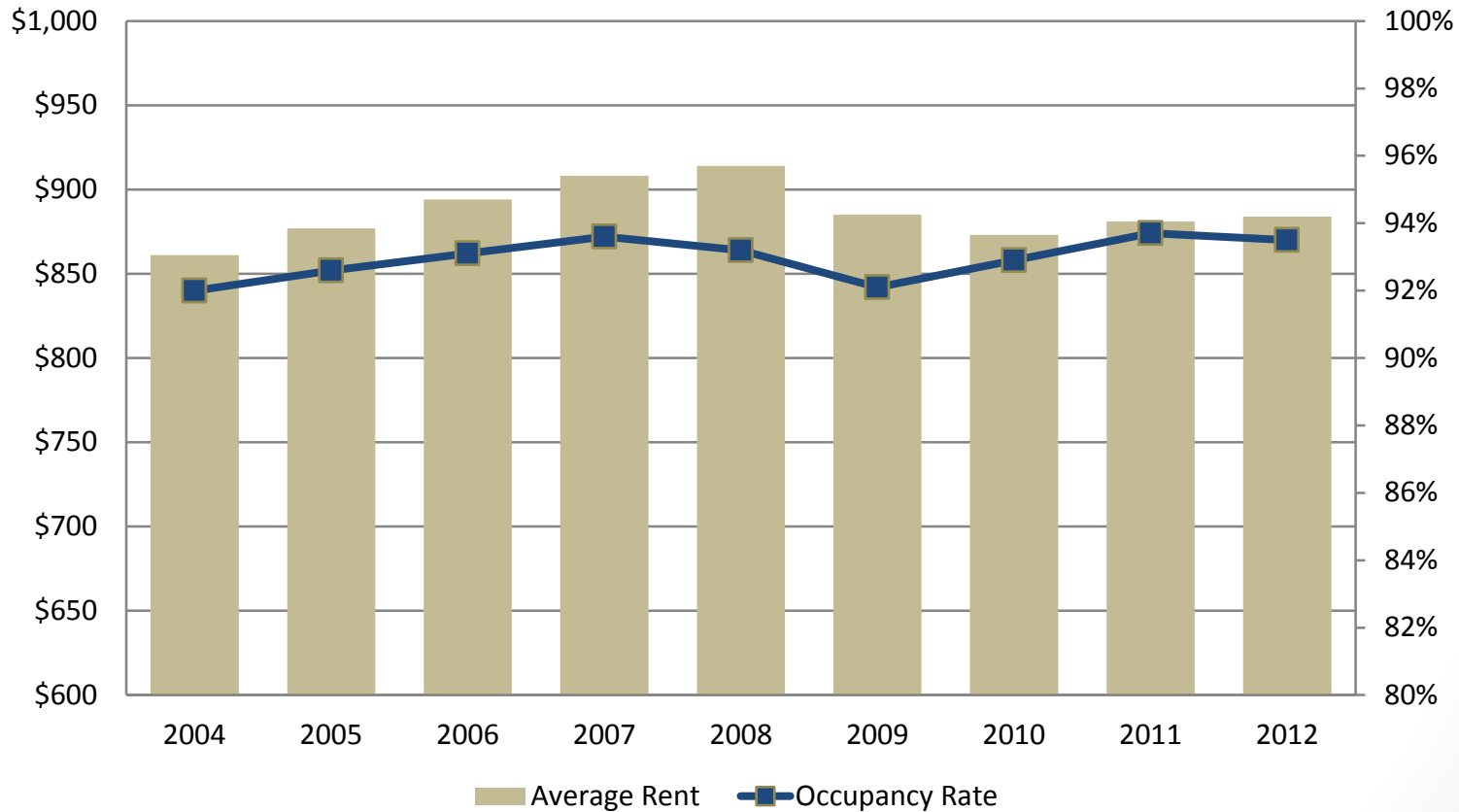


Percent of homes that a median-income household
can afford of each year

Source: National Association of Homebuilders, 2012

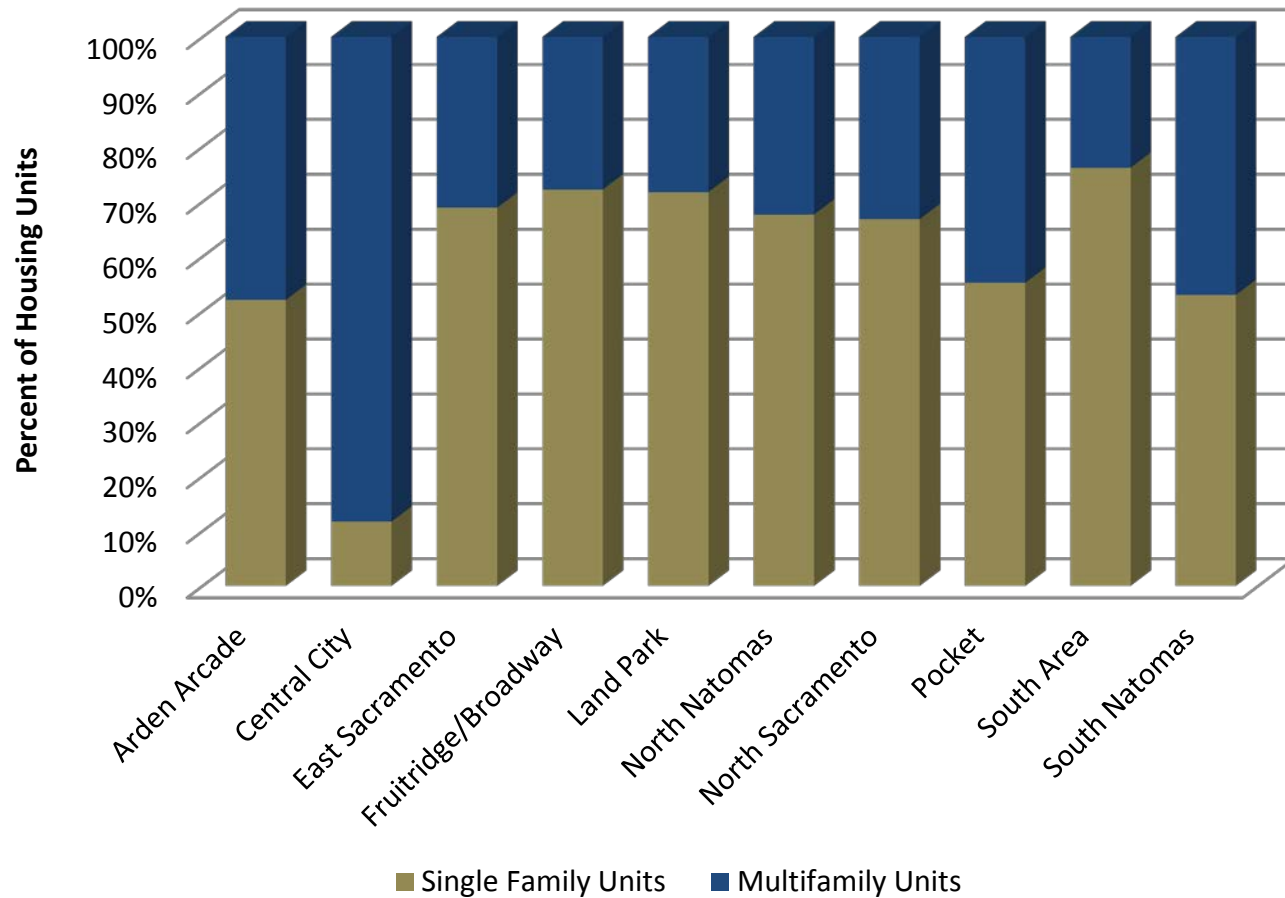
Rental Rates and Occupancy

Average Apartment Rent & Occupancy
City of Sacramento



Source: RealFacts, October 2012

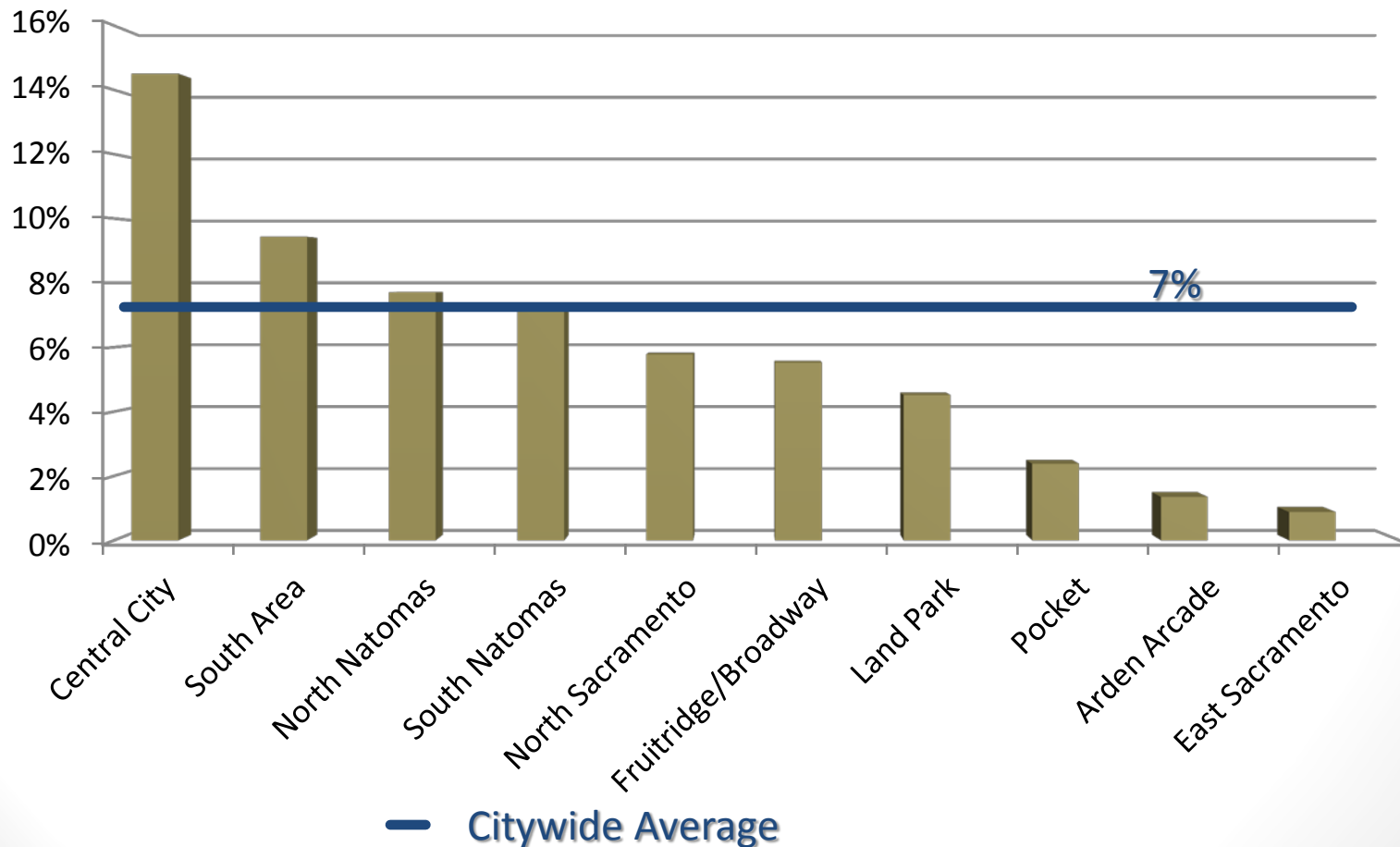
Housing Type



Source: 2010 U.S. Census

Affordable Housing Distribution

Affordable Regulated Units



Source: City Community Development Dept., 2012

Housing Market Conditions

- Current apartment rents don't support new construction
- Sales prices don't support new home construction except in wealthier areas
- Foreclosures and short sales have been suppressing prices
 - 30% of all sales in East Sacramento and Land Park
 - 70% of all sales in North Natomas
- Relatively small increases in rents at most larger apartment complexes
- Home sales prices have begun increasing
- Investors buying many foreclosures and short sales
- Housing more affordable but access remains an issue

Housing Needs and Issues Workshop:

POLICY QUESTIONS

Housing Policy Issues

- Where should City focus its limited resources?
 - New construction
 - Rental housing/homeownership assistance
 - Rehabilitation
 - Affordable housing preservation
 - Other?
- Should affordable housing requirements stay fixed or adjust with the housing market?
- Should inclusionary requirements offer more options for developers?
- Should inclusionary requirements apply citywide or just to “new growth areas” like Delta Shores or Greenbriar?

Schedule

- Start Fall 2012
- Community Outreach Fall 2012 - Spring 2013
- Draft Housing Element Summer 2013
- Adoption Fall 2013
- HCD Certification Late 2013/early 2014

Community Outreach

- **Phase I: Initial Identification**

- Targeted Outreach to Stakeholders Fall/Winter 2012

- **Phase II: Housing Needs and Issues**

- Community Meeting March 13th
- 2nd Planning Commission Workshop March 14th
- Targeted Outreach to Stakeholders February-March
- Area Community Meetings February-April

- **Phase III: Policy and Program Development** May-June

- **Housing Element Adoption**

- Council/Commission Workshops and Hearings July-September

Contact Information

Project Manager:

Desmond Parrington, AICP, Infill Coordinator

Phone: (916) 808-5044

Email: DParrington@cityofsacramento.org

Assistant Project Manager:

Greg Sandlund, Associate Planner

Phone: (916) 808-8931

Email: GSandlund@cityofsacramento.org

Website: www.sacgp.org/housing.html