

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Sacramento.

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Reporting Period by Calendar Year: from January 1, 2008 to December 31, 2008.

These forms and tables must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research
P.O. Box 3044
Sacramento, CA 95812-3044

Executive Summary

Under State law (Government Code Section 65400(b)), 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. This report must be submitted to the state department of Housing and Community Development (HCD) and to the Governor's Office of Planning and Research (OPR) by April 1st.

The City has implemented a wide variety of policies and programs over the years in order to try to address the challenge of providing affordable housing. These include:

- Redevelopment programs;
- Rehabilitation of existing housing;
- Affordable housing construction and preservation;
- Infrastructure development;
- Accessible housing;
- First-time homebuyer programs;
- 10 Year Plan to End Chronic Homelessness; and
- Single Room Occupancy Strategy.

The 2008-2013 Housing Element was adopted on November 18th, 2008. In just the first year of implementation the City has managed to provide a wide variety of housing types to serve different ages, households, lifestyles, and income levels.

The following sections summarize the City's progress toward meeting our regional housing needs allocation (RHNA) and highlight 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 the attached tables.

1. *Regional Housing Needs Allocation Progress*

For the 2006-2013 Housing Element cycle, the City of Sacramento was assigned its share of the RHNA by the Sacramento Area Council of Governments (SACOG). Under the Housing Element requirements, the City needed to identify sufficient sites for, and encourage the production of 17,649 housing units by 2013.

City has completed 58% of its RHNA in just three years. The only income category that is not more than 50% completed is extremely low income, which is 4% completed. Extremely low income (ELI) housing is affordable to households making less than \$21,300 a year or 30% of the County Median Income. The subsidy needed to produce an ELI unit is significantly higher than for other lower income units. However, with current and future approval of new permanent supportive housing like the Budget Inn, the City anticipates making substantial progress in meeting the housing needs of our neediest residents.

In 2008, 301 deed restricted affordable units were built, 198 of which were substantially rehabilitated units. 1412 market rate units that were produced were found to be affordable to moderate income families or below. The affordability of these market rate units have been attributed to falling home sale prices and stagnant or even declining rents in some zip codes.

2. *Program Implementation Status*

The Housing Element was adopted in November 18, 2008. In less than a year, the City and the Sacramento Housing Redevelopment Agency (SHRA) are already making progress implementing Housing Element programs. Major successes in 2008 include:

- City received approximately \$80 million in Proposition 1C funding for the Downtown Railyards, Township 9, Curtis Park Village, La Valentina Station, and Broadway Lofts. These projects will include a substantial amount of affordable housing.
- SHRA received a \$13 million grant from HUD under the Neighborhood Stabilization Program to eliminate neighborhood blight resulting from vacant, foreclosed homes.
- City of Sacramento was the #1 most development friendly jurisdiction in the Sacramento Region as determined by a Sacramento Business Journal survey.
- Code Enforcement Department began the systematic inspection process of approximately 28,000 rental properties within the City.
- Seventy four new permanent supportive housing units were approved, making a total of 260 permanent supportive housing units in the City.
- SHRA assisted in the acquisition and/or rehabilitation of four senior apartment complexes totaling 284 units.

Additionally, the City and the Sacramento Housing Redevelopment Agency (SHRA) continue to support homeownership assistance programs and provided rehabilitation assistance to 129 low-income homeowners in 2008. First time homebuyer assistance was provided to 86 households, enabling them to purchase their own home in 2008. Additionally SHRA assisted three developers in the Boarded and Vacant Program.

3. *Progress Toward Mitigating Governmental Constraints*

There were seven specific issues identified in the City's 2008-2013 Housing Element where governmental constraints were present and needed to be addressed. These included:

- High development costs;
- New FEMA flood zone mapping;
- The lack of a reasonable accommodations ordinance;
- Access to credit;
- Development standards for second residential units;
- Density Bonus Requirements; and
- Parking standards of multifamily housing outside the Central City

Three of the seven issues listed above are already being addressed. These include high development costs, flood protection and reasonable accommodation and are discussed below. The remaining four will be addressed within the next four years.

High Development Costs

The City is currently developing a means to coordinate Capital Improvement Plan (CIP) funding for infrastructure development in priority infill areas. Additionally, an effort is underway to change criteria in departmental programming guides (funding guidelines) to prioritize projects that are consistent with the 2030 General Plan. Lastly, the City Planning Commission will do an annual review of CIP projects to determine consistency with the 2030 General Plan.

The City has continued to make improvements to infrastructure, facilities, and services in order to reduce development costs. As noted above, the City secured over \$80 million in 2008 from Proposition 1C funding, which is used for infill and/or transit oriented development. Additionally, the Economic Development Department is implementing the Shovel Ready Sites Program for the River District, Florin Corridor, and 65th Street Area, to address infrastructure needs as well as tackle contamination and access issues

Flood Protection

Sacramento Area Flood Control Agency (SAFCA), with the support of the City of Sacramento and in cooperation with the U.S. Army Corps of Engineers (Corps), U.S. Bureau of Reclamation (USBR), and the Central Valley Flood Protection Board (CVFPB) is working toward achieving 200-year flood protection from major rivers and streams for the Sacramento area. The Natomas levees are anticipated have 100 year protection levels by 2011 and 200 year protection levels by 2013.

Reasonable Accommodation

The City has developed a draft reasonable accommodation ordinance and is in the process of getting input from City commissions. The ordinance will help to address the existing needs of individuals with disabilities who need special accommodations in order to occupy their home as well as help anticipate the housing needs of an aging population. The ordinance is anticipated to go before City Council for consideration in the summer of 2009.

4. Past, Present, and Future Housing Trends

Overall the City produced 1961 housing units in 2008. Housing production has continued to decline in the City. Since 2004, residential building permits have been steadily falling at a rate of 22%. The combination of an continually weakening housing market as well as building restrictions in North Natomas will likely result in even less housing production in 2009. Since 2002, North Natomas has had 66% of the City's

residential growth. Building restrictions in North Natomas are anticipated to be lifted when the surrounding levees have 100 year protection 2011.

As mentioned earlier, the local housing prices have been severely affected by the nationwide foreclosure crisis. In 2008, median home prices for the Sacramento metropolitan area decreased by 21%. The percentage of homes affordable to a family earning the median income increased from 49.7% to 66% in 2007.¹ While this means that homes are becoming moderately priced, the City acknowledges that this is a temporary trend. Assisting with the development of affordable housing for lower income households has been and will be a significant challenge because of the long term cost increases of construction, labor, and land.

The following tables include:

- The total number and affordability of residential building permits issued during calendar year 2008 (Tables A and A2),
- The overall progress toward the City's regional housing needs allocation (Table B), and
- The status of each Housing Element implementation program (Table C).

¹ National Association of Home Builders, Housing Opportunity Index, February 19, 2009.

ANNUAL ELEMENT PROGRESS REPORT
Housing Element Implementation
 (CCR Title 25 §6202)

Jurisdiction City of Sacramento
Reporting Period January 1, 2008 - December 31, 2008

Table A2

**Annual building Activity Report Summary for Above Moderate-Income Units
 (not including those units reported on Table A)**

	Single Family	2 - 4 Units	5+ Units	Second Unit	Mobile Homes	Total
No. of Units Permitted for Above Moderate	247	0	0	0	0	247

Table C

Program Implementation Status

Program Description (By Housing Element Program Names)		Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.		
Name of Program	Objective	Deadline in H.E.	Task Status	Status of Program Implementation (Task Status: ●=Complete; ◐=Partially Complete; ◑=Ongoing; ○=Not Complete)
1. The City shall require energy efficiency standards in all SHRA funded new construction multi-family projects above Title 24 through the multi-family lending guidelines. Energy efficiency will also be encouraged to the extent feasible in rehabilitation projects funded by SHRA.	To promote and implement sustainability practices and assist in the reduction of energy use and associated costs for lower income households. Responsible Department: SHRA	Ongoing	◑	The majority of SHRA funded multi-family new development is also financed using Low Income Housing Tax Credits. Consistent with the California Tax Credit Allocation Committee (TCAC), SHRA funded new construction projects typically exceed Title 24 energy standards by at least 10%. To codify this and to ensure that all SHRA financed projects incorporate sustainability features, SHRA has included requirements in their newly modified Multifamily Lending and Mortgage Revenue Bond Policies that new construction projects qualify for at least five points and rehabilitation for at least three points under the 9% TCAC sustainability scoring criteria. Requiring this will ensure that new construction projects exceed Title 24 and that rehabilitation projects also incorporate sustainability measures. The City Council approved these guidelines on March 17, 2009. In addition, SHRA is working on a comprehensive strategy for incorporating sustainability into all of SHRA's business. One of the goals of this group is completion of Green Development Guidelines, which will be incorporated upon adoption.

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<p>2. The City shall research housing types and developments that accommodate the use of neighborhood electric vehicles (NEV), particularly those that meet the mobility needs of seniors and persons with disabilities. A report will be produced summarizing the research and will recommend ways to facilitate or encourage their use in housing.</p>	<p>Identify changes to building standards necessary to promote housing development that incorporates the use of NEVs.</p> <p>Responsible Department: Planning (primary)</p>	<p>013</p>	<p>○</p>	<p>The City is on track to complete this study by 2013.</p>
<p>3. The City shall develop guidelines for large residential developments over 10 acres as well as master planned communities to ensure a variety of densities and housing types.</p>	<p>Ensure a variety of housing types and densities in residential development. Adopt new residential development guidelines.</p> <p>Responsible Department: Planning (primary); Development</p>	<p>2010</p>	<p>○</p>	<p>The City is on track to complete these guidelines by 2010.</p>

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<p>4. The City shall amend the Artist's Live/Work Space Ordinance to allow a broader definition of live-work units in all multifamily and most residential zones subject to comply with developmental standards. The City shall remove "Artist" from the title of the ordinance.</p>	<p>Encourage the production of live/work housing.</p> <p>Responsible Department: Planning (primary), Development</p>	<p>2010</p>	<p>○</p>	<p>The City is on track to complete this zoning code amendment by 2010.</p>
<p>5. The City values inclusionary housing and is interested in expanding it citywide. Staff is directed to work with all stakeholders, and report back within one year to Council to determine whether it is feasible to extend the Mixed Income Housing Ordinance citywide, and if so, in what manner. The City shall use an economic analysis to evaluate the impact, timing and process of incorporating inclusionary housing obligations on areas not currently subject to the Mixed Income Housing Ordinance.</p>	<p>Determine the feasibility of expanding the inclusionary ordinance to other areas in the City in order to promote mixed income development throughout the City.</p> <p>Responsible Department: SHRA (primary); Planning</p>	<p>2009</p>	<p>◑</p>	<p>On February 10, 2009, SHRA held a workshop on the Mixed Income Housing (Inclusionary) Ordinance with the City Council. As part of the presentation, the results of an independent economic impact analysis were shared. At the conclusion of the meeting, Council directed staff to organize a stakeholder group to evaluate potential changes to the ordinance, including geographic expansion of the ordinance beyond the current New Growth areas of the City. SHRA is currently working with the City Council to organize a stakeholder group representative of builders, neighborhoods and advocacy groups to vet potential changes through. Staff anticipates that the group will begin meeting in April, 2009 and will meet for approximately four months prior to taking policy recommendations to City Council.</p>

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<p>6. The City shall evaluate and implement changes necessary in the City's Zoning Code and building review process to encourage the use of manufactured housing as a quality affordable housing alternative housing type in urban centers, corridors and near transit stations.</p>	<p>Promote the use of manufactured housing as a quality alternative affordable housing type.</p> <p>Responsible Department: Planning (primary); Development</p>	<p>2012</p>	<p>○</p>	<p>The City is on track to complete the evaluation and zoning code amendments by 2012.</p>
<p>7. The City shall amend the Zoning Code to change the parking requirement for second residential units ("granny flats") from one space per bedroom to one space per unit.</p>	<p>Increase the feasibility and production of second residential units.</p> <p>Responsible Department: Planning (primary); Development</p>	<p>2010</p>	<p>○</p>	<p>The City is on track to complete these zoning code amendments by 2012.</p>

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<p>8. The City shall conduct a study to research housing types and affordability programs that may accommodate lower income populations such as limited equity housing cooperatives, manufactured housing, land trusts, boarding homes, rooming houses and shared housing, determine if these housing types are appropriate, and define and clarify the permitting process for these housing types.</p>	<p>Identify new alternative affordable housing types and revise City regulations as needed to encourage their development.</p> <p>Responsible Department: SHRA (primary); Planning</p>	<p>2010</p>	<p>○</p>	<p>SHRA is on track to research and prepare this study in 2010, in conjunction with the study described in program 48.</p>

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<p>9. The City shall develop a study proposing best practices for incorporating multifamily developments with other surrounding uses and housing types. The study will analyze the feasibility of building smaller apartment complexes and how to integrate this housing type in areas with predominantly single-family homes. The study would also determine what building and site design features are optimal both for transitioning from lower density to higher density development, and creating a distinct identity for each multifamily development.</p>	<p>Develop best practices for incorporating multifamily developments with other surrounding uses and housing types in order to inform future regulations or guidelines.</p> <p>Responsible Department: Planning (primary); Development; SHRA</p>	<p>2010</p>	<p>○</p>	<p>The City is on track to complete this study by 2012.</p>
<p>10. The City shall update the Single-Family Residential Design Checklist and the Multifamily Residential Guidelines to include CPTED strategies.</p>	<p>Ensure CPTED principles are incorporated into and consistent with the City's residential design principles.</p> <p>Responsible Department: Development (primary); Police; Planning.</p>	<p>2009</p>	<p>◐</p>	<p>Planning Staff with the Police, Development Services, and Utilities Departments have made recommendations on how to improve these design guidelines. It is anticipated the draft revisions will be ready for public review by the end of July. Adoption of the new design guidelines should occur by September 2009.</p>

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<p>11. The City shall revise SHRA's Multifamily Lending Guidelines to develop siting criteria for new multifamily and permanent supportive housing developments and to ensure that all SHRA financed multifamily rental projects (new construction and rehabilitation) incorporate security measures such as installation of security camera, enhanced lighting and roving security patrols.</p>	<p>Increase and maintain security and safety in all SHRA-financed multifamilyrental projects and the neighborhoods in which these projects are located.</p> <p>Responsible Department: SHRA; Police; Planning</p>	<p>2009</p>	<p>◐</p>	<p>On March 17, 2009, the City Council adopted revised Multifamily Lending Guidelines for SHRA financed multi-family housing. Included in these guidelines are project priorities that reflect siting criteria and specific security requirements.<u>Siting Criteria:</u> The first priorities for SHRA funding are preservation and recapitalization of existing project. For new construction projects, the priorities indicate that SHRA is interested first in units meeting the requirements of the City's Inclusionary Housing Ordinance, which are the "new growth" areas of the City and second, in units in census tracts with low poverty rates (under 30%). Permanent supportive housing units are typically funded through Agency driven NOFAs or other special funding programs and have a high amount of oversight. SHRA will be working on specific proactive siting criteria for future permanent supportive housing project.</p> <p><u>Security:</u> All SHRA funded projects are required to have adequate exterior security lights and cameras. In addition, all projects must have professional property management with a SHRA approved management plan that considers resident safety and security.</p>
<p>12. 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>	<p>Ensure that SHRA-financed multifamily projects are safe, viable and attractive assets to the community and for the residents living in them.</p> <p>Responsible Department: SHRA; Police; Planning</p>	<p>Ongoing</p>	<p>◎</p>	<p>SHRA's Portfolio Management Department is responsible for ensuring on-going compliance with funding requirements, security, maintenance and social 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. Annually, the portfolio management department physically inspects each property to ensure that Housing Quality Standards (HQS) are met, that social 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>

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<p>13. As part of the General Plan implementation process the City shall rezone sites adjacent to light rail stations (consistent with the City's light rail station ordinance) in order to promote transit oriented, higher density, and mixed use residential development.</p>	<p>Provide adequate sites to accommodate 1,500 housing units by 2013.</p> <p>Responsible Department: Planning</p>	<p>2010</p>	<p>○</p>	<p>The City is on track to rezone these sites by 2010.</p>
<p>14. The City shall work with residential developers to submit applications to the Proposition 1C Transit Oriented Development Housing Program through the California Department of Housing and Community Development.</p>	<p>Obtain Proposition 1C funding to support the development of infill housing and mixed-use projects.</p> <p>Responsible Department: Planning (primary); SHRA; Economic Development</p>	<p>2008-2010</p>	<p>◐</p>	<p>The City received approximately \$80 million in Proposition 1C funding for the Downtown Rail Yards, Township 9, Curtis Park Village, La Valentina Station, and Broadway Lofts. These projects will include a substantial amount of affordable housing.</p>

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<p>15. The City shall develop and expand incentive programs to improve management and maintenance of privately owned rental housing within older neighborhoods and commercial corridors, particularly four-plexes and apartments. Program elements may include improved coordination with neighborhood code enforcement, problem-oriented policing efforts, property management districts, and other proactive efforts along commercial corridors in affiliation with business and neighborhood associations.</p>	<p>Increase participation by owners of small rental properties in rehabilitation programs to improve the management and maintenance of these properties.</p> <p>Responsible Department: Police /Code Enforcement (primary); SHRA</p>	<p>2010</p>	<p>○</p>	<p>Current staff reductions in the Police and Code Enforcement Departments may delay implementation of this program.</p>

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<p>16. The City shall make planning and policy documents more easily accessible, such as placing items on the City's website, and shall promote additional opportunities for community participation.</p>	<p>Improve public access to Planning Department documents and increase community participation in public outreach events.</p> <p>Responsible Department: Planning</p>	<p>2009</p>	<p>◐</p>	<p>The Planning Department's website is currently being reorganized to eliminate unnecessary or redundant web pages in order to make policy documents and current outreach opportunities more readily available for public view.</p>
<p>17. The City shall involve residents and conduct public outreach for updates of the Analysis of Impediments to Fair Housing Choice (AI), the redevelopment implementation plan updates, and future consolidated plan updates.</p>	<p>Post information on websites, conduct community meetings, hold public hearings and other specialized outreach as needed.</p> <p>Responsible Department: SHRA</p>	<p>Ongoing</p>	<p>◎</p>	<p>SHRA actively involves the community at large in all planning activities. SHRA recently completed the City's 2008-2013 Consolidated Plan, holding community meetings in three different areas of the City, soliciting input through surveys in five languages and working with external advocacy groups, social service providers and City departments.</p> <p>As SHRA gears up for the 2009 update to the Analysis of Impediments to Fair Housing Choice and many of the City's redevelopment implementation plans, a concerted and purposeful effort will be made to involve a wide spectrum of the public.</p>

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<p>18. The City shall map the placement and licensing of new group homes, placement of emergency shelters, and other supportive housing and social services and shall coordinate with the Community Care Licensing Division of the State of California to ensure that such uses are provided throughout the City and not concentrated in any one neighborhood.</p>	<p>Ensure that group homes, emergency shelters, and other supportive housing and social services are provided throughout the City and prevent overconcentration of such uses in any one area.</p> <p>Responsible Department: Planning</p>	<p>Ongoing</p>	<p>◎</p>	<p>Planning staff has begun collecting data on supportive housing and other social services. Mapping of these services is anticipated to begin in late 2009 or early 2010.</p>

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<p>19. The City shall address the foreclosure crisis using a variety of approaches including pre-foreclosure intervention aimed to keep homeowners in their homes and neighborhood reinvestment strategies aimed to occupy homes left vacant due to foreclosure while using on-going federal and state legislative advocacy and data analysis to inform the approaches.</p>	<p>Assist in the prevention of foreclosures and the impacts of foreclosures on neighborhoods.</p> <p>Responsible Department: SHRA (primary); Code Enforcement; Neighborhood Services; City Attorney</p>	<p>Ongoing</p>	<p>◎</p>	<p>Since late in 2007, SHRA has been working with both the City and County on a comprehensive strategy to combat the foreclosure crisis in Sacramento. The City has sponsored seven workshops with lenders and counseling agencies aimed to keep struggling homeowners in their homes through loan modifications. Working with the District Attorney, SHRA has been proactively trying to avert potential mortgage scams for homeowners in default, sending notifications on reputable resources to homeowners when a notice of default is files. In addition, SHRA has been tracking foreclosure data, publishing a quarterly report on foreclosure filings, most impacted neighborhoods and most prevalent servicers of foreclosed properties.</p> <p>Most importantly, SHRA is administering a \$13 million grant from HUD under the Neighborhood Stabilization Program (NSP). The NSP is aimed to eliminate neighborhood blight resulting from vacant, foreclosed homes. On February 24, 2009, the City Council approved SHRA's plan for NSP program development and expenditures.</p> <p>SHRA's plan involves three unique programs: (1) the Vacant Properties Program provides financing incentives to encourage for-profit and non-profit builders to purchase, rehabilitate, and sell foreclosed single family homes in targeted areas; (2) the Block Acquisition and Rehabilitation Program works with established developers to acquire, rehabilitate (or demolish and rebuild) and maintain as common rental property, units (typically four-plex or duplex units) in designated areas where foreclosures and vacant properties have magnified existing physical and social blight issues; and (3) the Property Recycling Entity allows SHRA to quickly acquire foreclosed properties and conduct the necessary rehabilitation or demolition, rent or dispose of properties to further redevelopment goals.</p>

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<p>20. The City shall provide Housing Choice Vouchers to approximately 11,000 Sacramento households in the City and County in order to continue to provide housing options to very low- and extremely low-income residents.</p>	<p>Provide approximately 11,000 vouchers.</p> <p>Responsible Department: SHRA</p>	<p>Ongoing</p>	<p>◑</p>	<p>SHRA, in its role as the Housing Authority for both the City and County of Sacramento, administers approximately 11,000 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 household income for the Housing Choice Vouchers is \$15,277. In 2008, SHRA maintained a 99.89% lease up of available vouchers, on average.</p>
<p>21. With the support of SHRA, the Human Rights/Fair Housing Commission will conduct annual fair housing audits to track compliance, enforce fair housing law, and help to eliminate housing discrimination.</p>	<p>Conduct one fair housing audit each year.</p> <p>Responsible Department: Human Rights/Fair Housing Commission; SHRA</p>	<p>Ongoing</p>	<p>◑</p>	<p>SHRA supports the Human Rights/Fair Housing Commission with annual CDBG funding. The Human Rights/Fair Housing Commission provides direct assistance to persons who have faced housing or other forms of discrimination and refers those complaints either to legal aid centers or to the federal Housing and Urban Development or to the state Department of Fair Employment and Housing. City and SHRA staff provide referrals to the Human Rights/Fair Housing Commission to persons who have fair housing questions or concerns. In 2008 Human Rights/Fair Housing Commission conducted 103 audits.</p>
<p>22. 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>	<p>Prepare a new Analysis of Impediments to Fair Housing Choice (AI).</p> <p>Responsible Department: SHRA</p>	<p>2009</p>	<p>○</p>	<p>The Community Development Block Grant (CDBG) department of SHRA will be preparing a new Analysis of Impediments to Fair Housing Choice in 2009. CDBG will be releasing a Request for Proposals in March 2009 and plan to contract in April 2009. CDBG will submit with the 2010 Action Plan a new Analysis of Impediments to Fair Housing Choice to HUD.</p>

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<p>23. The City shall develop a report that will examine indicators of economic and social balance and evaluate housing needs. Housing needs would include those of different ethnic groups and cultures. The report would also analyze the production and investment in housing from the neighborhood to the regional level.</p>	<p>Assist the City in better identifying, understanding, and responding to economic, social, and housing needs and setting priorities for the use of funds to meet those needs.</p> <p>Responsible Department: SHRA (primary); Planning</p>	<p>2009</p>	<p>◐</p>	<p>SHRA staff presented an Inclusionary Housing Workshop to the City Council on February 10, 2009. That presentation contained some of the information that will be included in this report, including poverty rates, homeownership rates, and home prices in each of the City's community plan areas, as well as affordable housing production in each of these areas. The information already presented will be combined with additional indicators later this year to produce this report.</p>
<p>24. The City shall provide for fair-housing information in appropriate public locations and disseminate such information in different languages.</p>	<p>Educate the public and developers about fair housing requirements and reduce housing discrimination.</p> <p>Responsible Department: Development; SHRA</p>	<p>Ongoing</p>	<p>○</p>	<p>SHRA intends to update their website to educate the public and developers about fair housing requirements.</p>

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<p>25. The City shall participate in efforts to address regional equity and fair share issues through education and coalition building.</p>	<p>Work with cities, counties, and regional agencies in the SACOG region to increase the development of affordable housing throughout the region.</p> <p>Responsible Department: Planning (primary); SHRA</p>	<p>Ongoing</p>	<p>◐</p>	<p>City staff has initiated discussions with SACOG staff on how to report on regional housing production and consider strategies to encourage affordable housing development in each jurisdiction.</p>
<p>26. In conjunction with the Human Rights/Fair Housing Commission, the City shall provide information and technical assistance to support the efforts of the Sacramento Apartment Owner's Association, the local Board of Realtors, and other organizations to increase awareness of fair housing laws</p>	<p>Annually provide brochures, pamphlets and presentations to Apartment Owner's Association and the local Board of Realtors.</p> <p>Responsible Department: SHRA; Human Rights/Fair Housing Commission</p>	<p>Ongoing</p>	<p>◎</p>	<p>SHRA supports the Human Rights/Fair Housing Commission with annual CDBG funding. The Human Rights/Fair Housing Commission provides direct assistance to persons who have faced housing or other forms of discrimination and refers those complaints either to legal aid centers or to the federal Housing and Urban Development or to the state Department of Fair Employment and Housing. City and SHRA staff provide referrals to the Human Rights/Fair Housing Commission to persons who have fair housing questions or concerns.</p>

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<p>27. The City shall continue to administer Section 17.190 of the Zoning Code, the Mixed Income Housing Ordinance</p>	<p>Produce 15 percent of new growth units at affordable levels, providing financing for up to 100 inclusionary rental units annually.</p> <p>Responsible Department: SHRA (primary); Planning; Development</p>	<p>Ongoing</p>	<p>◑</p>	<p>SHRA and the City Development Services Department collaboratively administer the City's Mixed Income Housing (Inclusionary) Ordinance, which was adopted in October 2000. A May 2007 assessment of the ordinance found that since inception, over 1,500 inclusionary units had been approved and/or built. Since that assessment, the residential market overall has slowed down, leading to a decline in inclusionary housing plans reviewed and approved.</p> <p>While new inclusionary applications are sparse, SHRA and City staff are working on potential modifications to the ordinance to allow it to better work in strong and weak markets and strong and weak market areas of the City. At the February 10, 2009 Council Workshop, staff was directed to organize a stakeholder group to evaluate potential changes to the ordinance, including geographic expansion of the ordinance beyond the current New Growth areas of the City. SHRA is currently working with the City Council to organize a stakeholder group representative of builders, neighborhoods and advocacy groups to vet potential changes through. Staff anticipates that the group will begin meeting in April, 2009 and will meet for approximately four months prior to taking policy recommendations to City Council.</p>
<p>28. The City shall amend its multifamily lending guidelines to allow asset building programs as an option to fulfill the requirement for social services in SHRA funded projects.</p>	<p>Amend the Multifamily Lending Guidelines to promote asset building programs</p> <p>Responsible Department: SHRA</p>	<p>2009</p>	<p>●</p>	<p>On March 17, 2009, the City Council adopted revised Multifamily Lending and Mortgage Revenue Bond Policies. Included in these guidelines are requirements for resident services in all SHRA financed projects. These guidelines specifically call out both education and enrichment classes as appropriate service types. All applicants are required to provide a detailed narrative of the proposed program (prior to financing approval), and asset building services, such as financial education classes are encouraged through that review.</p>

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<p>29. 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>	<p>Ensure that rezoning does not reduce the City's ability and capacity to meet its share of the regional housing needs.</p> <p>Responsible Department: Planning (primary); Development</p>	<p>Ongoing</p>	<p>◑</p>	<p>Planning staff has developed a system of tracking all rezones and general plan amendments that are approved by council.</p>
<p>30. The City shall maintain a land inventory for housing production which identifies infill and greenfield sites.</p>	<p>Update land inventory annually to ensure the City's ongoing ability to meet its share of regional housing needs.</p> <p>Responsible Department: Planning</p>	<p>Ongoing</p>	<p>◑</p>	<p>Planning staff is developing a land inventory that identifies existing land uses as well as vacant and underutilized parcels.</p>

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<p>31. 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 comprehensive plans for the Panhandle, Greenbriar, Delta Shores, and Railyards/River District areas.</p>	<p>Ensure adequate infrastructure to support for new development.</p> <p>Responsible Department: Planning</p>	<p>Ongoing</p>	<p>◐</p>	<p>The Panhandle, Greenbriar, Delta Shores and Railyards Finance Plans are complete. The River District and 65th Streets are underway and are expected to be completed in late 2009.</p>
<p>32. The City shall report annually to the Sacramento Area Council of Governments (SACOG) on its affordable production achievements, in compliance with the SACOG Regional Housing Compact. The City shall also request that SACOG produce an annual report on the region's achievements under the compact.</p>	<p>Annually report on affordable housing production to SACOG.</p> <p>Responsible Department: Planning; SACOG</p>	<p>Ongoing</p>	<p>◎</p>	<p>Upon completion of the 2008 Housing Element Annual Report. Planning staff intends to send a letter to SACOG reporting the affordable housing units produced and requesting the region's jurisdictions do the same.</p>

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<p>33. The City shall develop Capital Improvement Plan (CIP) programs to coordinate infrastructure financing with the General Plan and focus funding in key infill areas.</p>	<p>Ensure adequate infrastructure to support infill development.</p> <p>Responsible Department: Planning</p>	<p>Ongoing</p>	<p>◑</p>	<p>Planning staff are currently working with other City departments to coordinate CIP funding in priority infill areas. Additionally, an effort is underway to change criteria in departmental programming guides (funding guidelines) to prioritize projects that are consistent with the 2030 General Plan. Lastly, the City Planning Commission will do an annual review of CIP projects to determine consistency with the 2030 General Plan.</p>
<p>34. The City shall review and update the City's Emergency Shelter Site inventory to determine if the sites are adequate, accessible, appropriate, and developable.</p>	<p>Ensure the availability of accessible, appropriate, and developable sites for emergency shelters.</p> <p>Responsible Department: Planning</p>	<p>Ongoing</p>	<p>◑</p>	<p>As part of the 2008-2013 Housing Element update the emergency shelter site inventory was updated. Another update is anticipated to be done in 2010.</p>
<p>35. 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>	<p>To increase the effectiveness of the City's housing programs through an annual evaluation of program achievements and appropriate revisions to those programs.</p> <p>Responsible Department: Planning</p>	<p>Ongoing</p>	<p>◑</p>	<p>A report will be going to Council summarizing the 2008 Housing Element Annual Report in the summer of 2009.</p>

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<p>36. The City shall assist non-profit organizations with predevelopment loans in conjunction with applications for permanent supportive housing.</p>	<p>At least one loan annually for permanent supportive housing projects.</p> <p>Responsible Department: SHRA</p>	<p>Ongoing</p>	<p>◎</p>	<p>SHRA continues to offer, in limited circumstances, pre-development loans to non-profit organizations. In 2008, SHRA approved three predevelopment loans totaling to \$530,000 to the non-profit developers of the YWCA and Budget Inn. These projects will provide 105 permanent supportive housing projects units. In the revised Multifamily Lending and Mortgage Revenue Bond Policies, adopted March 17, 2009, details and parameters for these loans are described.</p>
<p>37. The City shall amend the City Zoning Code (Sacramento City Code Title 17) as needed to ensure that "transitional housing" and "supportive housing," as those terms are defined in California Government Code section 65582, are treated as residential uses subject only to those restrictions that apply to other residential uses of the same type in the same zone, in conformance with section 65583 of the California Government Code.</p>	<p>Amend the City Zoning Code to be consistent with 65583.a.5 of the State Government Code.</p> <p>Responsible Department: Planning</p>	<p>2009</p>	<p>◐</p>	<p>The City has began to assess the extent of the Zoning Code requirements required under this program and has determined that completion of this program will take longer than anticipated when considering the controversial nature of these amendments. It is now expected that the amendments will be completed in 2010.</p>

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<p>38. The City shall prepare a comprehensive update of the Infill Strategy, which would include reducing planning and development fees in infill target areas and integrating the City's Commercial Corridor Revitalization Strategy into the Infill Strategy, to address obstacles to development in target infill areas, commercial corridors, and key opportunity sites.</p>	<p>Increase the City's ability to accommodate infill development and provide incentives for the development of infill sites.</p> <p>Responsible Department: Planning (primary); Development</p>	<p>2010</p>	<p>◐</p>	<p>The update of the Infill Strategy has begun and is anticipated to be completed in late 2009/early 2010.</p>
<p>39. The City shall submit an annual report to the City Council that evaluates implementation of the Infill Strategy and recommends appropriate revisions.</p>	<p>Increase the success of the City's infill strategy through ongoing monitoring and appropriate modifications to the strategy.</p> <p>Responsible Department: Planning</p>	<p>Ongoing</p>	<p>◎</p>	<p>The annual report will be going to the City Council in the Summer of 2009.</p>

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<p>40. The City shall encourage infill development by reducing barriers through the following actions: Zoning Code updates and streamlining, especially as it relates to standards for the City's mixed use, residential mixed use, and higher density zoning districts; proactive zoning that encourages mixed use and higher density development in key opportunity areas such as those near light rail stations and along commercial corridors; and 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>	<p>Encourage the production of 2,000 infill units.</p> <p>Responsible Department: Planning (primary); SHRA; Development, Economic Development</p>	<p>2010</p>	<p>◐</p>	<p>The newly adopted 2030 General Plan has increased densities and flexibility in land uses in many infill areas. Currently an effort is underway to rezone parcels to be consistent with the General Plan. The rezones are anticipated to be completed by the end of 2009. Additionally the Economic Development Department continues to implement the Shovel Ready Sites Program for the River District, Florin Corridor, and 65th Street Area. The goal of the program is to address infrastructure needs as well as tackle contamination and access issues. Lastly, one of the proposed revisions to the Housing Trust Fund Ordinance is to exempt or reduce fees charged to vertical mixed use projects. Revisions to the Housing Trust Fund Ordinance are anticipated to be completed by the end of 2009.</p>

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<p>41. The City shall pursue grant funding, including the State Department of Housing and Community Development Workforce Housing 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. 	<p>Obtain \$2 million in grant funding to assist with infill development including amenities and services in infill areas.</p> <p>Responsible Department: Planning</p>	<p>Ongoing</p>	<p>◎</p>	<p>As indicated in program 14, the City was able to acquire approximately \$80 million in Prop 1C and 1B funding. Additionally, the City will be utilizing Federal Stimulus Funding, including EPA Brownfield money, for infrastructure development. The City will also be pursuing community design grants later in 2009. Currently, due to the state budget crisis, some funding programs, such as the workforce housing grant program, are currently not accepting applications.</p>
<p>42. The City shall promote and expand the use of pre-approved house plans in targeted residential infill areas.</p>	<p>Produce 15 homes a year with the pre-approved infill house plans.</p> <p>Responsible Department: Planning</p>	<p>Ongoing</p>	<p>◎</p>	<p>The Planning Department is developing a strategy to expand the infill housing plan program with three key objectives:-Creating a marketing campaign-Value engineering the plans to lower the construction cost-Holding a design contest to create a greater variety of plans (when funding is available).</p>

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<p>43. The City shall implement the Downtown Housing Investment Strategy. The primary purpose of the Downtown Housing Investment Strategy is to establish priorities for the expenditure of downtown housing set-aside funds. This will help ensure the production of a broad range of housing types for all income levels and support improved economic vitality within the Downtown Redevelopment Area.</p> <p>The four major goals of the Downtown Housing Investment Strategy include:</p> <ul style="list-style-type: none"> -Alleviating impediments and create incentives to foster downtown housing -Encouraging both market-rate and affordable housing development. -Safeguarding existing affordable housing -Maintaining commitment to the Single Room Occupancy Strategy. <p>This strategy will be supported by Notice of Funding Availability and by City policies targeting infill development.</p>	<p>Ensure the production of a broad range of housing types for all income levels and support improved economic vitality within the Downtown Redevelopment Area. Produce 250 new affordable units in the Downtown.</p> <p>Responsible Department: SHRA (primarily); Economic Development; Planning ; Development</p>	<p>Ongoing</p>	<p>◑</p>	<p>The Downtown Housing Strategy for the Central City identified the JKL corridor as the primary focus area, and called for a Notice of Funding Availability (NOFA) for \$25 million. Three sites were submitted as part of that process: 11th and J Streets, 16th and J Streets, and 8th and K Streets. The latter site is now the subject of an Exclusive Right to Negotiate Agreement as a potential hotel site. The other two sites met the JKL focus area criteria and would lend themselves to be good mixed income residential sites. While no funding awards have been made as a result of the NOFA, staff plans to continue to work with developers on the 11th and J, and 16th and J Street sites. In addition, developers have approached staff regarding converting the Maydestone building at 15th and J Street into a mixed income building. The City also adopted an ordinance in October 2008 which established a Development Fee Deferral Program as part of an economic incentive plan to alleviate impediments and create incentives to foster downtown housing. As part of the initiative to safeguard existing affordable housing, SHRA approved \$5 million to fund immediate repair needs to Riverview Plaza, a 120 unit senior affordable downtown high rise. SHRA's assistance to Riverview Plaza will restrict 33 units at 50% of area median income for an additional 55 years. SHRA is currently working with the owner of Pioneer Towers to assist with the rehabilitation of the 198 unit senior downtown high-rise to ensure long term affordability. The policy initiative to maintain commitment to the SRO Strategy is further outlined in Section 63.</p>

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<p>44. The City shall conduct a study regarding the use of property liens for delinquent properties in order to encourage infill housing development.</p>	<p>Encourage the development and re-use of delinquent infill properties.</p> <p>Responsible Department: Code Enforcement/ Planning (primary), SHRA</p>	<p>2012</p>	<p>○</p>	<p>The City is on track to complete this study by 2012.</p>
<p>45. The City shall issue waivers for sewer and sanitation development fees for projects in which at least 10% are affordable to very low-income households.</p>	<p>Provide fee waivers for at least 100 residential units annually.</p> <p>Responsible Department: Utilities</p>	<p>Ongoing</p>	<p>◑</p>	<p>Through the Regional Sanitation Board's fee waiver and deferral program, SHRA provided fee waivers and deferrals to 140 affordable units in the City and County in 2008.</p>
<p>46. The City shall support Sacramento County's efforts to amend the enacting ordinances for the County Fee Waiver and Deferral Program to extend the deferral period recognizing the complexities and time needed to complete an affordable housing development.</p>	<p>Extend fee deferral period for affordable housing development.</p> <p>Responsible Department: Sacramento Area Sanitation District</p>	<p>2008</p>	<p>●</p>	<p>As of January 14, 2009, the ordinances enacting the County Fee Waiver and Deferral Program were amended by the County, the Regional Sanitation Board, and the Water Board. In addition to removing all sunset dates from the program, the ordinances were changed to extend the fee deferral period to 24 months, and the waiver compliance period to 36 months maximum.</p>

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<p>47. The City shall use sewer credits to assist at least 200 units annually for infill and affordable housing.</p>	<p>Provide sewer credits to 200 units annually.</p> <p>Responsible Department: Economic Development; Sacramento Area Sanitation District</p>	<p>Ongoing</p>	<p>◑</p>	<p>Economic Development Department issued 70 sewer credits in 2008.</p>
<p>48. The City shall produce a study on alternative housing products, materials, and designs that support affordability “by design” through cost savings at the planning and development stages. The study will recommend how these housing products can be encouraged by the City.</p>	<p>Encourage housing that is affordable by design through appropriate incentives.</p> <p>Responsible Department: SHRA (primary); Planning</p>	<p>2010</p>	<p>○</p>	<p>SHRA is on track to research and prepare this study in 2010, in conjunction with the study described in Program 8.</p>
<p>49. The City shall update the Zoning Code to reflect recent changes to State law pertaining to density bonuses and impact fee deferrals for affordable housing.</p>	<p>Comply with State density bonus law and increase incentives for the production of affordable housing.</p> <p>Responsible Department: Planning</p>	<p>2010</p>	<p>○</p>	<p>The City is on track to make these Zoning Code updates in 2010.</p>

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<p>50. The City shall update SHRA's Multi-family Lending Guidelines for the expenditure of HOME, Housing Trust Fund, and Tax Increment Housing Set Aside funds for multi-family rental developments to maximize leverage of public and private dollars and to meet the goals, policies, and programs of the Consolidated Plan, Redevelopment Implementation Plans and the Housing Element.</p>	<p>2,000 new, rehabbed and preserved units over five years, including units produced under the Mixed Income Housing Ordinance.</p> <p>Responsible Department: SHRA</p>	<p>2009</p>	<p>●</p>	<p>On March 17, 2009, the City Council adopted revised Multifamily Lending and Mortgage Revenue Bond Policies. Included in these guidelines are funding, underwriting and leveraging requirements that seek to maximize external financing and to align funding with other policy objectives. Specifically, Section 2.3 requires that the SHRA loan amount shall not exceed the difference between total development cost and the <u>maximum potential equity and debt</u> raised from private and public sources other than SHRA. In addition, the guidelines clarify that the total loan amount, including hard and soft debt shall not exceed 90% combined loan to value. Furthermore, the introduction to the guidelines clearly states the goals of the program, which include increasing and preserving the supply of affordable housing, revitalizing communities, encouraging economic integration and maintaining sustainable living environments, all of which are larger goals of City housing policies and programs, including the Housing Element.</p>
<p>51. The City shall apply for new and existing Federal and State funding sources, such as Proposition 1C funds, HELP, BEGIN, and MHSA, and will support applications for Tax Exempt Mortgage Revenue Bonds, Low Income Housing Tax Credits, State of California Multi-family Housing Program, and other such federal and state programs to assist affordable housing programs and projects.</p>	<p>Seek a variety of funding to increase the supply of affordable housing.</p> <p>Responsible Department: Planning (primary); SHRA; Economic Development</p>	<p>Ongoing</p>	<p>◎</p>	<p>In 2008, SHRA approved gap funding for five multi-family affordable housing developments that each used Tax Exempt Mortgage Revenue Bonds and Low Income Housing Tax Credits as financing tools. In addition, SHRA assisted in the sale of 11 homes financed with the BEGIN program, and approved gap funding for 36 permanent supportive housing units in two developments financed with MHSA funding.</p>

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<p>52. The City shall explore "in-lieu" fee equivalents using the economic impact analysis described in Program 5 for market developers under the Mixed Income Housing Ordinance for consideration by the City Council. Uses of collected fees may include funding of the Extremely Low-Income (ELI) Buydown Program and maintaining affordability of inclusionary ownership units.</p>	<p>Increase the effectiveness of the Mixed Income Housing Ordinance through a wider range of options to meet the affordable housing requirements of the ordinance.</p> <p>Responsible Department: SHRA (primary); Planning</p>	<p>2008</p>	<p>◐</p>	<p>On February 10, 2009, SHRA held a workshop on the Mixed Income Housing (Inclusionary) Ordinance with the City Council. As part of the presentation, the results of an independent economic impact analysis was shared, including potential costs of an "in-lieu" fee alternative. At the conclusion of the meeting, Council directed staff to organize a stakeholder group to evaluate potential changes to the ordinance, including application of an in-lieu fee. SHRA is currently working with the City Council to organize a stakeholder group representative of builders, neighborhoods and advocacy groups to vet potential changes through. Staff anticipates that the group will begin meeting in April, 2009 and will meet for approximately four months prior to taking policy recommendations to City Council.</p>
<p>53. The City shall make technical changes to 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>	<p>Amend the City Zoning Code to improve and clarify the implementation of the Housing Trust Fund.</p> <p>Responsible Department: Planning</p>	<p>2009</p>	<p>◐</p>	<p>The Planning Department has developed draft revisions to the ordinance and is also creating guidelines for counter staff to charge housing trust fund fees. It is expected that the Council will adopt these proposed revisions and guidelines in the summer of 2009</p>

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<p>54. The City shall use the remaining funds in the Affordable Housing Fee Reduction Program to assist developments required through the Mixed Income Ordinance. The City shall also assess the feasibility of the program in light of State prevailing wage requirements and may revise the program to better serve affordable housing development.</p>	<p>Use the remainder of funds for four affordable housing developments. Evaluate future feasibility of the program.</p> <p>Responsible Department: Planning; SHRA</p>	<p>2012</p>	<p>◐</p>	<p>Funds from the Affordable Housing Fee Reduction Program were used to assist the Willow Glen Apartments in Natomas and the Copperstone Village in South Sacramento.</p>
<p>55. The City shall prepare a study recommending additional incentives for small infill projects.</p>	<p>Encourage small infill projects.</p> <p>Responsible Department: Planning (primary); Development</p>	<p>2010</p>	<p>◐</p>	<p>This study will be folded into the larger Infill Strategy update which will be completed in 2010.</p>
<p>56. Each year the City shall evaluate the effectiveness of the MATRIX program and other development process streamlining efforts in order to ensure a high level of customer service.</p>	<p>Remain in the top 5 of Business Journal rankings for jurisdictions in the Sacramento Region that are considered the most development friendly.</p> <p>Responsible Department: Development</p>	<p>Ongoing</p>	<p>◎</p>	<p>In 2008, the Business Journal ranked the City of Sacramento as the #1 most developer friendly jurisdiction in the Sacramento Region.</p>

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<p>57. 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>	<p>Streamline the development approval process through early identification of City and neighborhood concerns and feasible methods to address those concerns.</p> <p>Responsible Department: Planning</p>	<p>Ongoing</p>	<p>◎</p>	<p>The Development Services Department continued to implement the preliminary review process in 2008.</p>

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<p>58. The City shall work with the Sacramento Area Flood Control Agency (SAFCA), and other responsible agencies, to resolve flood plain restrictions that affect major portions of the City. Actions include: 1) complete the Sacramento River levee stabilization project, 2) begin construction of needed improvements along the perimeter levee system protecting Natomas, 3) implement permanent protection plan along the main stream of the American River as authorized by Congress and 4) modify operation of Folsom Dam and Reservoir to provide a minimum 100-year level of flood protection on an interim basis until such time as permanent protection of at least 200 year level is available.</p>	<p>Expedite the completion of improvements that will increase flood protection in the City and allow Sacramento to accommodate its share of the regional housing need.</p> <p>Responsible Department: SAFCA (primary); Utilities</p>	<p>2012</p>	<p>◐</p>	<p>Sacramento Area Flood Control Agency (SAFCA), with the support of the City of Sacramento and in cooperation with the U.S. Army Corps of Engineers (Corps), U.S. Bureau of Reclamation (USBR), and the Central Valley Flood Protection Board (CVFPB - - formerly The State Reclamation Board) is working toward achieving 200-year flood protection from major rivers and streams for the Sacramento area. Major components of the plan include improvements to Folsom Dam on the American River, and maintenance of and improvements to the levee systems protecting Natomas, north Sacramento, and south Sacramento.</p> <ul style="list-style-type: none"> - Improvements on Folsom Dam spillway are scheduled to be completed in 2015 with the Dam raise to be completed by 2018. - Natomas levees are anticipated have 100 year protection levels by 2011 and 200 year protection levels by 2013 - The South Sacramento Streams Group Levee Project, ultimately providing a 200 year flood protection level is scheduled for completion in 2015

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<p>59. The City shall revise the Zoning Code to reduce the parking requirement for senior and efficiency units from 1.5 parking spaces per unit to one parking space per unit outside the Central City area.</p>	<p>Encourage the production of senior and efficiency units.</p> <p>Responsible Department: Planning (primary), Development</p>	<p>2011</p>	<p>○</p>	<p>The City is on track to complete this zoning code amendment by 2011.</p>
<p>60. 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 tax increment financing.</p>	<p>Address infrastructure improvement needs in advance of, or concurrent with, new development in key opportunity areas.</p> <p>Responsible Department: Planning (primary), SHRA</p>	<p>2010</p>	<p>◐</p>	<p>This study will be folded into the larger Infill Strategy update which will be completed in 2010. Additionally, the infrastructure needs of specific areas with high growth potential are being addressed, in part, by the City's Shovel Ready Program.</p>

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<p>61. The City shall implement the Asset Repositioning of the City's public housing units through land use regulations and with local resources, ensuring no net loss of ELI units.</p>	<p>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.</p> <p>Responsible Department: SHRA</p>	<p>Ongoing</p>	<p>◎</p>	<p>As a result of on-going reductions in capital and operating funding from the US Department of Housing and Urban Development (HUD), in July 2007, the City adopted the Asset Repositioning Study. 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. On March 10, 2009, the Council approved the first actions for the disposition of the first properties under this strategy - the Washington Plaza and Sutterview Apartments senior downtown high-rise properties. The repositioning of both of these properties is contingent on a commitment from HUD for 100% project based vouchers in place of the public housing operating subsidy, the annual contributions contract (ACC). Vouchers will allow the current residents to remain in place, paying only 30% of their annual income towards rent, ensuring no net loss of ELI units when the properties are "repositioned".</p>
<p>62. The City shall study the feasibility of a voluntary ELI "buy-down" program. For all new multifamily rental housing developments with SHRA funding, SHRA will have the right to buy down affordable units. The buy-down program provides a subsidy to provide affordable units to extremely low-income households. Approval and implementation of the program is dependent on</p>	<p>Increase availability and dispersion of housing affordable to extremely low income households.</p> <p>Responsible Department: SHRA</p>	<p>2009</p>	<p>○</p>	<p>The proposed "buy-down" program is contingent on the identification of a new funding source to provide the additional subsidy. With the exploration of an in-lieu fee through the Mixed Income Housing Ordinance (see program 52), proceeds from this fee could be used to fund the "buy52down" program. The stakeholder team being formed to explore the ordinance changes will also be tasked with discussions on potential uses of the in-lieu fee.</p>

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identification of an on-going local funding source.				
<p>63. The City shall continue to implement the Single Room Occupancy (SRO) strategy, ensuring no net loss of Downtown SRO units and providing funding and other resources for the rehabilitation of 100 existing SRO units and the construction of 200 new SRO units in the City.</p>	<p>Construct and rehabilitate 300 SROs and ensure no net loss of the 946 existing SRO units downtown.Responsible Department: SHRA (primary); Planning</p>	<p>Ongoing</p>	<p>◎</p>	<p>The City adopted the SRO strategy in 2006, with a goal of no further loss of SRO units downtown and in building new and rehabilitating existing SRO units. Since adoption, the City has committed to the rehabilitation of 32 units at the YWCA and to creation of 74 new units through the transformation of the former Budget Inn. The City also approved acquisition and operating assistance for the rehabilitation of 104 units at the Hotel Berry. Due to a freeze in the tax credit market, the developer was forced to return tax credits in November 2008. The Redevelopment Agency purchased the Hotel Berry in March 2009 with the goal for future redevelopment of the property when the market recovers. In addition, on March 10, 2009, the City Council approved the selection of Mercy Housing as the developer of the 7th and H site. Construction on 7th and H should begin in late 2010, and the project will provide up to 200 new SRO units in the Central City.</p>
<p>64. 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>	<p>Ensure the availability and choice of housing for extremely low-income households. Responsible Department: SHRA</p>	<p>Ongoing</p>	<p>◎</p>	<p>The City maintains its commitment to providing extremely low income (ELI) housing. Voucher programs remain the most efficient way to provide ELI housing. In 2008, SHRA maintained over 99% occupancy in its housing choice voucher program. In addition, SHRA works to ensure the preservation of project based vouchers (Housing Assistance Payment (HAP) vouchers) from HUD; in 2008, SHRA funded the preservation of three such projects with 260 HAP vouchers. Finally, in 2008, two City projects received Mental Health Services Act Vouchers - 25 in the Budget Inn and 11 at the Y.W.C.A.</p>

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<p>65. The City shall continue to provide assistance to senior affordable housing projects.</p>	<p>Use housing resources to construct 125 new affordable senior units and rehabilitate/preserve an additional 250 affordable senior units.</p> <p>Responsible Department: SHRA</p>	<p>Ongoing</p>	<p>◎</p>	<p>In accordance with Program 67, SHRA will be preparing a report on senior housing needs and options, which will help to inform lending policies for senior affordable housing. In the meantime, SHRA continues to support new construction and rehabilitation of senior apartments throughout the City. In 2008, SHRA assisted in the acquisition and/or rehabilitation of four senior apartment complexes with 285 total units: Broadway Seniors Apartments, Casa De Angelo Apartments, Rio Linda Manor, and Forrest Palms.</p>
<p>66. Over the next five years, the City shall work with the County Department of Human Assistance (DHA) and service providers to improve linkages between emergency shelters, transitional housing and supportive services.</p>	<p>Increase numbers of referrals of homeless and formerly homeless to service providers.</p> <p>Responsible Department: SHRA (primary); DHA; and Planning</p>	<p>Ongoing</p>	<p>◎</p>	<p>This is an on-going effort by the County's Department of Human Assistance (DHA). DHA is working with Volunteers of America, Lutheran Social Services, and other non-profit service providers to provide counseling and shelter to homeless persons in the City and County. These include the Winter Shelter Program and eight other emergency shelters, which served over 1,500 people from November 2007 through March 2008. The Winter Shelter Program is part of Sacramento County's Homeless Continuum of Care system that provides approximately 3,436 emergency, transitional housing, and permanent supportive housing beds.</p> <p>Through the Interagency Council (see program 70 below), SHRA, the City and the County all work together to provide a range of services for homeless families and individuals. The County "continuum of care" model covers an array of services from prevention and services to housing. The Community Services Planning Council staffs the Ten Year Plan to End Chronic Homelessness, coordinating closely with DHA, who is the recipient of most of the federal funding for homeless services. This purposeful and coordinated effort allows for very close linkages to provide services for those most in need.</p>

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<p>67. The City shall report on senior housing options, including independent living, assisted living, and at-home care strategies for creating accessibility to health-related services that are not available onsite (to provide aging-in-place options) gaps in affordability recommended solutions. The report will also describe different types of senior housing such as clustered cottages, motel conversions and intergenerational housing in transit-oriented developments.</p>	<p>Identify senior housing needs and increase the supply of affordable senior housing.</p> <p>Responsible Department: SHRA</p>	<p>2011</p>	<p>○</p>	<p>SHRA is on track to complete this study by 2011.</p>
<p>68. Through the City's contract with Mercy Housing, provide technical assistance and capacity building for non-profit agencies seeking to develop affordable housing in Sacramento.</p>	<p>Provide technical assistance and capacity to non profit agencies as needed.</p> <p>Responsible Department: SHRA</p>	<p>Ongoing</p>	<p>◎</p>	<p>SHRA provides Community Development Block Grant (CDBG) funds to Mercy Housing who provides technical assistance to social service providers that wish to develop supportive housing for special needs groups such as emancipated foster youths, persons with HIV/AIDS, etc. This funding has proven to be effective in enhancing the capacity of service providers to own, manage and develop permanent supportive housing.</p>

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<p>69. The City shall provide funding and other resources for permanent supportive housing located both in leased units and affordable housing developments.</p>	<p>Provide funding for permanent supportive housing, developing 280 new units.</p> <p>Responsible Department: SHRA</p>	<p>Ongoing</p>	<p>◑</p>	<p>Please see Program 70 (below) for information regarding permanent supportive housing units and leased housing units developed under the 10 Year Plan to End Chronic Homelessness.</p>
<p>70. The City shall implement the Ten Year Plan to End Chronic Homelessness, including the “Housing First” strategy. Focuses of the “Housing First” strategy include: -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.</p>	<p>Provide support for permanent supportive housing and services related to the development of 270 new permanent supportive housing units and 140 units through leasing.</p> <p>Responsible Department: SHRA (primary); Development</p>	<p>Ongoing</p>	<p>◑</p>	<p>Sacramento’s City Council and County Board of Supervisors adopted the Ten Year Plan in fall of 2006, calling for providing permanent supportive housing for all of Sacramento’s chronically homeless population. The Plan outlines five overarching goals – creation of permanent supportive housing through development of new housing projects and scattered site leasing programs; opening a Central Intake office to screen and place chronically homeless people; preventing homelessness through preservation and development of very low income single-room-occupancy housing; restructuring oversight of the homeless services system; and evaluation and reporting to the community.</p> <p>Within the first year of adoption, 171 chronically homeless people were housed in units through leasing and 139 new permanent supporting housing units were under construction in three different projects. In 2008, with the approval of the Budget Inn, the number of permanent supporting housing units approved rose to 260, just 20 shy of the 5-year goal of 280 (in only two years). SHRA and the City continue to play integral roles in ensuring the success of the Ten Year Plan, serving on the policy board and interagency council, and supporting new housing projects for homeless populations.</p>

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<p>71. Annually provide information to Community Services Planning Council's Beehive and "211" information line, and Self Help Housing's referral program to insure up-to-date affordable housing information for these referral services.</p>	<p>Insure up-to-date information for affordable housing opportunities.</p> <p>Responsible Department: SHRA (primary); Planning</p>	<p>Ongoing</p>	<p>◎</p>	<p>SHRA staff sit on the interagency council, staffed by the Community Services Planning Council, and actively participate in its efforts to connect Sacramento residents with housing information and referrals, including the Beehive and "211" information line.</p>
<p>72. Through the Human Rights/Fair Housing Commission, the City shall provide fair housing assistance and dispute resolution services in order to resolve tenant and neighborhood conflicts.</p>	<p>Provide fair housing assistance and dispute resolution services to at least 50 residents annually.</p> <p>Responsible Department: SHRA and Human Rights/Fair Housing Commission</p>	<p>Ongoing</p>	<p>◎</p>	<p>City and SHRA staff provide referrals to the Human Rights/Fair Housing Commission to individuals who have fair housing questions or concerns. The Human Rights/Fair Housing Commission provides direct assistance to persons who have faced housing or other forms of discrimination and refers those complaints either to legal aid centers or to the federal Housing and Urban Development Department (HUD) or to the state Department of Fair Employment and Housing (DFEH). In 2008, Human Rights/Fair Housing Commission received 300 discrimination complaints.</p>

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<p>73. Working together with Mercy Housing and the Sacramento County departments of Human Assistance (DHA) and Health and Human Services (HHS), provide assistance to permanent supportive housing projects through the supportive loan program.</p>	<p>Provide assistance for 280 supportive housing units through the Ten-Year Plan to End Chronic Homelessness.</p> <p>Responsible Department: SHRA, County DHA and County HHS</p>	<p>Ongoing</p>	<p>◎</p>	<p>See detail on Program 70 (above) on permanent supportive housing projects funded under the 10 Year Plan to End Chronic Homelessness. Each of the six permanent supportive housing projects approved in the City and County uses a variety of public funding sources to ensure the capital and operating expenses of the project are met. Many have used the Mental Health Services Act (MHSA) - Prop. 63 - funds to bring long term operating subsidies to the project. Others have received operating guarantees from SHRA in the form of a ten year loan commitment of local funding. Having a dedicated source of ongoing operational subsidy ensures the ability of the projects to provide the essential supportive housing services to the needy populations being served.</p>

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<p>74. 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. 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>	<p>Assist in the preservation of 500 privately owned affordable housing units and 395 public housing units.</p> <p>Responsible Department: SHRA</p>	<p>Ongoing</p>	<p>◎</p>	<p>In 2004, the City Council adopted a Housing Preservation Ordinance aimed at preserving federally subsidized projects at-risk of conversion to market rate. SHRA has been the lead agency implementing the ordinance. In addition, SHRA has provided low-cost financing to preserve a number of at-risk projects since 2004. In 2008, SHRA financed the preservation of three projects in the City with 285 total units - Broadway Seniors Apartments, Casa De Angelo, and Forrest Palms. Since adoption of the ordinance, no projects have converted to market rate.</p>

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<p>75. The City and SHRA will seek to preserve, convert, and/or rehabilitate privately owned multifamily rental housing to assure its ongoing affordability for lower-income residents. Specifically, the following projects will be preserved or rehabilitated and converted to affordable rental housing:</p> <p>a. The City shall enter into a legally enforceable loan agreement with Dawson Holdings, Inc. for up to \$3,495,000 in HOME and tax increment funding to preserve the Casa De Angelo Apartments.</p> <p>b. The City shall enter into a legally enforceable loan agreement with Community Housing Opportunities Corporation for up to \$1,900,000 in HOME and tax increment funding to preserve the Forrest Palms Apartments.</p> <p>c. The City shall enter into a legally enforceable loan agreement with DHI Broadway Associates, L.P.</p>	<p>Preserve a total of 260 low income housing units from conversion to market rate and ensure compliance with Government Code Section 65583.1(c)(4).</p> <p>Responsible Department: SHRA</p>	<p>2009 & 2010</p>	<p>◎</p>	<p>SHRA entered into legal loan agreements with all three properties in 2008. Casa De Angelo on September 18, 2008; Broadway Seniors on September 26, 2008; and Forrest Palms on October 22, 2008. These loan closings were concurrent with the closing of other funding sources, including low income housing tax credits and mortgage revenue bonds. All three projects are currently under construction and scheduled for completion by 2010.</p>

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<p>for up to \$2,100,000 in HOME and tax increment funding to preserve the Broadway Senior Center Apartments.</p> <p>d. The City shall report to HCD on the financing and construction timeline for the three preservation projects, described above, that will be used to fulfill the Alternative Adequate Sites Program.</p>				
<p>76. The City shall continue to implement the Problem-Oriented Policing (POP) Program, which emphasizes preventing crime and abating various code violations by engaging the community, other public agencies, and the private sector to address a problem.</p>	<p>Engage the community, other public agencies, and the private sector to reduce neighborhood crime and code violations.</p> <p>Responsible Department: Police</p>	<p>Ongoing</p>	<p>◎</p>	<p>Despite the City's budget concerns, the POP program continues to be funded with the following assignments throughout the City:</p> <p>North - 9 Officers, 1 Sergeant Central - 13 Officers, 2 Sergeants South - 16 Officers, 2 Sergeants</p>

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<p>77. The City shall implement the citywide rental inspection program where building inspectors will go door to door surveying rental properties for interior and exterior code violations and issue corrective notices.</p>	<p>Improve the quality of rental housing in the City.</p> <p>Responsible Department: Code Enforcement</p>	<p>Ongoing</p>	<p>◑</p>	<p>In 2008, the Code Enforcement Department began the systematic inspection process of approximately 28,000 rental properties within the City. Accomplishments include:</p> <ul style="list-style-type: none"> • Designing and implementing an integrated batch billing process, between E-Caps to Citizenserve, the Code Enforcement case management system. • Designing and implementing a batch scanning process as part of City's Content Management Project. • Designing, training and implementing a Systematic Inspection Process. • Designing and implementing a mobile web-based inspection results and reporting program. • Designing and implementing a registration/exemption process. <p>The department's goal for this current year is to register and invoice all rental properties, while implementing the systematic inspection of rental units and properties in predetermined census tracks.</p>

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<p>78. The City shall continue the use of the SHRA Boarded/Vacant Home program. This program provides developer subsidies to qualified developers purchasing, rehabilitating and selling single-family boarded and vacant homes. Award of the subsidy is contingent on sale of the home to a low- or moderate-income family and recordation of affordability covenants.</p>	<p>Rehabilitate single-family homes for sale to low-or moderate-income families and increase homeownership opportunities for such families.</p> <p>Responsible Department: SHRA</p>	<p>Ongoing</p>	<p>◎</p>	<p>The Homeownership Services Department of SHRA administers the Boarded and Vacant Home Program. In recent years, with the strong housing market and readily accessible credit, the program was not as attractive. However, with the recent constraints on market financing, there could be renewed interest in the program.</p> <p>In 2008, SHRA assisted 3 developers through the Boarded and Vacant Program.</p>
<p>79. The City, in an effort to have the most significant impact in blighted areas, shall focus its rehabilitation funding and programs to rental properties in need of substantial rehabilitation in redevelopment and other target areas.</p>	<p>Provide safe and secure rental housing in existing neighborhoods. Rehabilitate and preserve 1,000 affordable multifamily units.</p> <p>Responsible Department: SHRA (primary); Development</p>	<p>Ongoing</p>	<p>◎</p>	<p>On March 17, 2009, the City Council adopted revised Multifamily Lending and Mortgage Revenue Bond Policies. The guidelines outline SHRA's funding priorities. The Agency's top priorities for over the counter projects are preserving and recapitalizing projects that are already affordable, but that are nearing the end of their affordability period and/or are in need of renovations to operate. A portion of these projects are located in redevelopment areas. The Agency's remaining rehabilitation efforts will be targeted. Preference in the guidelines has been given to projects located in redevelopment areas. This preference will encourage affordable housing developers to reinvest in projects that are located in blighted areas. In addition, SHRA has many Agency/City initiatives such as the SRO Preservation Policy, the 10 Year Plan to End Chronic Homelessness, the Downtown NOFA and redevelopment area implementation plans. In general, all of the projects under these initiatives are in redevelopment areas or other target areas.</p>

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<p>80. The City, on a limited basis, shall provide funding for acquisition and minor rehabilitation to multi-family properties to increase diversity in established areas where there is limited opportunity to develop new affordable housing.</p>	<p>Increase diversity of multi-family properties in established areas. Rehabilitate 500 affordable multifamily housing units.</p> <p>Responsible Department: SHRA</p>	<p>Ongoing</p>	<p>◑</p>	<p>The Agency will provide access to our Mortgage Revenue Bond Program for projects that are in need of minor renovations. In addition to these private activities, the City adopted the Public Housing Asset Repositioning Strategy in 2007, which seeks to preserve and rehabilitate public housing assets throughout the City. Many of these units are in older areas of the City with little opportunity for new development and the City's commitment to their preservation is another way to meet the objectives of this program.</p>
<p>81. In an effort to make the Investment Property Improvement Loan Program more marketable, the City shall conduct a study of similar efforts and programs in other jurisdictions to inform future modifications to the existing program.</p>	<p>Study best practices of other jurisdictions to improve the Investment Property Improvement Loan Program.</p> <p>Responsible Department: SHRA</p>	<p>2012</p>	<p>○</p>	<p>SHRA is on target to conduct this study by 2012.</p>

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<p>82. 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>	<p>Encourage the development of a variety of housing types by making the Condominium Conversion Ordinance easier to understand, administer, and use by developers.</p> <p>Responsible Department: Planning</p>	<p>2010</p>	<p>○</p>	<p>The City is on track to complete the modifications to the Condo Conversion Ordinance by 2010.</p>
<p>83. The City shall adopt a Universal Design Ordinance, consistent with the State of California Department of Housing and Community Development's model ordinance.</p>	<p>Increase the accessibility of housing for all persons regardless of mobility, sensory, or developmental capabilities.</p> <p>Responsible Department: Planning (primary), Development, SHRA</p>	<p>2009</p>	<p>◐</p>	<p>The Planning Department has created a draft universal design ordinance and anticipates Council Adoption in the fall of 2009.</p>

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<p>84. The City shall adopt a reasonable accommodation ordinance that streamlines and formalizes City procedures related to accessibility and adaptability accommodations for development.</p>	<p>Provide a transparent and easy-to-understand process in making accessibility and adaptability modifications to housing units.</p> <p>Responsible Department: Planning (primary); Development; SHRA</p>	<p>2009</p>	<p>◑</p>	<p>The Planning Department has created a draft reasonable accommodation ordinance and anticipates Council Adoption in the summer of 2009.</p>
<p>85. The City shall educate the public, developers and public officials on fair housing, anti- "NIMBY," and accessibility issues. Educational opportunities will include information available at the planning/building counter, supporting and promoting the anti-NIMBY campaign of the Sacramento Housing Alliance and staff, commissioner, and council training on fair housing.</p>	<p>Educate the public, developers, and public officials on fair housing, anti- "NIMBY" and accessibility issues.</p> <p>Responsible Department: SHRA (primary); Planning; Development</p>	<p>Ongoing</p>	<p>◑</p>	<p>SHRA continues to work with Human Rights/Fair Housing Commission (see programs 26 and 72, above) on fair housing issues. In addition, SHRA provides funds to the Sacramento Housing Alliance to educate the public on affordable housing and other anti-"NIMBY" issues. In the City's adoption of the reasonable accommodation ordinance (see program 84) and Universal Design Ordinance (see program 83), the City will be doing outreach with the disability community, affordable housing advocates and other stakeholders about accessibility needs and challenges. A more concerted educational effort is planned for subsequent years of the Housing Element.</p>

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<p>86. The City shall develop a checklist for considering information needs and accessibility to meetings when conducting public outreach.</p>	<p>Ensure that access and participation in public outreach meetings is possible for all segments of the community.</p> <p>Responsible Department: Planning</p>	<p>2009</p>	<p>◎</p>	<p>The Planning Department has gathered considerable information on accessible public outreach is on track to complete this checklist by the end of 2009.</p>
<p>87. The City shall conduct a study researching the incorporation of “visitability” standards into the residential building code.</p>	<p>Increase the accessibility of housing for all visitors regardless of mobility, sensory, or developmental capabilities.</p> <p>Responsible Department: Planning</p>	<p>2010</p>	<p>○</p>	<p>The City is on track to complete this study by 2010.</p>
<p>88. The City shall implement the Citywide Infill Strategy to encourage targeted single-family housing within residential neighborhoods.</p>	<p>Promote the development of 100 single-family units in infill areas annually.</p> <p>Responsible Department: Planning (primary); Development; SHRA</p>	<p>Ongoing</p>	<p>◎</p>	<p>The City continues to successfully encourage single family housing. Between 2005 and 2008 over 866 homes were built in residential infill target areas.</p>

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<p>89. The City shall amend SHRA's existing first-time homebuyer programs to target distressed properties and/or areas, including homes in Redevelopment Areas, foreclosed homes and new ownership units built under the Mixed Income Housing Ordinance.</p>	<p>Promote the development of at least 100 single-family units in infill areas annually.</p> <p>Responsible Department: SHRA</p>	<p>2009</p>	<p>○</p>	<p>In 2008 SHRA convened an internal team of policy, redevelopment, and homeownership staff to explore the most strategic uses of homebuyer programs. The team recommended the targeting of homebuyer assistance programs. All of the homebuyer program guidelines and procedures will be modified by the end of 2009 to reflect this targeting. However, 2008 production in SHRA's homebuyer assistance programs demonstrates that the programs are targeted naturally as a result of where homes that are affordable to low income buyers can be found. In 2008 SHRA assisted 86 homebuyers in the City with homebuyer assistance loans. 76% of the homes assisted were foreclosed properties; 57% of the homes assisted were in Redevelopment Areas; an additional 31% of the homes assisted were in other distressed areas of the City. In December 2008, SHRA was awarded an allocation of the 2008 Housing Act Volume Cap for an MCC program specific only to foreclosed properties. This MCC allocation will be utilized in 2009 and 2010.</p>
<p>90. The City shall amend SHRA's existing single-family rehabilitation program to target distressed properties and/or areas, including homes in redevelopment areas and homes left vacant due to foreclosure.</p>	<p>Assist in the rehabilitation of 500 single-family homes.</p> <p>Responsible Department: SHRA</p>	<p>2009</p>	<p>○</p>	<p>In 2008 SHRA convened an internal team of policy, redevelopment, and homeownership staff to explore the most strategic uses of homeowner rehabilitation programs. The team recommended the targeting of homebuyer rehabilitation programs. All of the homeowner rehabilitation program guidelines and procedures will be modified by the end of 2009 to reflect this targeting. In 2008 SHRA assisted 114 City low and very low income residents with grants for emergency repairs and/or accessibility modifications to their homes. Due to the current economic conditions which have negatively affected property values, 2008 production for single family rehabilitation loans was less than normal. SHRA assisted 15 City homeowners with rehabilitation loans. 47% of the homes assisted were in Redevelopment Areas or other distressed areas of the City.</p>

Name of Program	Objective	Deadline in H.E.	Task Status	Status of Program Implementation (Task Status: ●=Complete; ◐=Partially Complete; ◎=Ongoing; ○=Not Complete)
<p>91. The City shall amend the Zoning Code to clarify that limited equity housing cooperatives are to be defined as apartments and governed by the same standards as nonprofit affordable housing.</p>	<p>Encourage limited equity housing cooperatives as an alternative affordable housing type.</p> <p>Responsible Department: Planning</p>	<p>2013</p>	<p>○</p>	<p>The City is on track to complete this Zoning Code amendment by 2013.</p>
<p>92. The City shall conduct a study on local and regional employer assisted housing programs to help employees find affordable housing near their workplace, which may result in reduced employee turnover and commuting times.</p>	<p>To increase the number of employees receiving employer assistance in finding affordable housing.</p> <p>Responsible Department: SHRA</p>	<p>2010</p>	<p>○</p>	<p>SHRA is on track to complete this study by 2010.</p>

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<p>93. Using the economic impact analysis described in Program 5, the City shall recommend modifications in homeownership income targets in the Mixed Income Housing Ordinance to promote development of inclusionary ownership housing.</p>	<p>Provide homeownership assistance to 375 households.</p> <p>Responsible Department: SHRA (primary); Planning</p>	<p>2008</p>	<p>◐</p>	<p>During the 2008 Housing Element workshops, the City Council agreed that income targets for inclusionary homeownership units should be increased, to better incentivize affordable homeownership. On February 10, 2009, SHRA held a workshop on the Mixed Income Housing (Inclusionary) Ordinance with the City Council. As part of the presentation, the results of an independent economic impact analysis was shared. At the conclusion of the meeting, Council directed staff to organize a stakeholder group to evaluate potential changes to the ordinance, including modifications to encourage affordable homeownership options. SHRA is currently working with the City Council to organize a stakeholder group representative of builders, neighborhoods and advocacy groups to vet potential changes through. Staff anticipates that the group will begin meeting in April, 2009 and will meet for approximately four months prior to taking policy recommendations to City Council.</p>