What is the Housing Element?

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

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

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

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

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

BACKGROUND
2020 Growth by Area

Percentage Change between 2012-2020

Source: Based on preliminary City and SACOG projections
Age Distribution

Source: 2010 U.S. Census
Race/Ethnicity

Source: 2010 U.S. Census
Special Needs Households

Source: 2007 and 2011 American Community Survey (ACS)
County Homeless Population

Source: Sacramento Countywide Homeless Street Count, 2007-2011
Income Distribution

Source: 2006-2010 American Community Survey
Poverty

Source: 2007 and 2011 American Community Survey
Extremely Low-Income Households

Source: 2010 U.S. Census and 2000 CHAS
Employment Projections

Source: Employment Development Dept., 2010
Housing Needs and Issues Workshop:

HOUSING
Building Permit Activity

Residential Building Permit Data
City of Sacramento

Source: City of Sacramento and Construction Industry Research Board, 2012
Foreclosure Activity

Source: Foreclosure Radar, 2012
Foreclosure/Short Sales

% REO or Short Sale - 2012 Home Sales

Source: Dataquick, 2012
Median Home Prices

City of Sacramento

Source: Dataquick, 2012
Median Home Prices by Area

2012 Median Price

Source: Dataquick, 2012
Home Sales by Area

Number of Sales 2011

Source: Dataquick, 2012
Housing Vacancy Rate

Source: 2010 U.S. Census
Housing Opportunity Index

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

Source: National Association of Homebuilders, 2012
Rental Rates and Occupancy

Average Apartment Rent & Occupancy
City of Sacramento

Source: RealFacts, October 2012
Housing Type

Source: 2010 U.S. Census
Affordable Housing Distribution

Affordable Regulated Units

Source: City Community Development Dept., 2012
Housing Market Conditions

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

POLICY QUESTIONS
Housing Policy Issues

• Where should City focus its limited resources?
  • New construction
  • Rental housing/homeownership assistance
  • Rehabilitation
  • Affordable housing preservation
  • Other?

• Should affordable housing requirements stay fixed or adjust with the housing market?

• Should inclusionary requirements offer more options for developers?

• Should inclusionary requirements apply citywide or just to “new growth areas” like Delta Shores or Greenbriar?
Schedule

- Start  
  Fall 2012

- Community Outreach  
  Fall 2012 - Spring 2013

- Draft Housing Element  
  Summer 2013

- Adoption  
  Fall 2013

- HCD Certification  
  Late 2013/early 2014
Community Outreach

• Phase I: Initial Identification
  • Targeted Outreach to Stakeholders  Fall/Winter 2012

• Phase II: Housing Needs and Issues
  • Community Meeting  March 13th
  • 2nd Planning Commission Workshop  March 14th
  • Targeted Outreach to Stakeholders  February-March
  • Area Community Meetings  February-April

• Phase III: Policy and Program Development  May-June

• Housing Element Adoption
  • Council/Commission Workshops and Hearings  July-September
Contact Information

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