

**ANNUAL HOUSING ELEMENT PROGRESS REPORT**  
**California Government Code Section 65400 Forms**

HOUSING POLICY  
DEVELOPMENT, HCD

MAY 2 1 2007

**Jurisdiction: Sacramento County**  
**Reporting Period: Calendar Year 2006**

**Table A**

**Annual Building Activity Report**

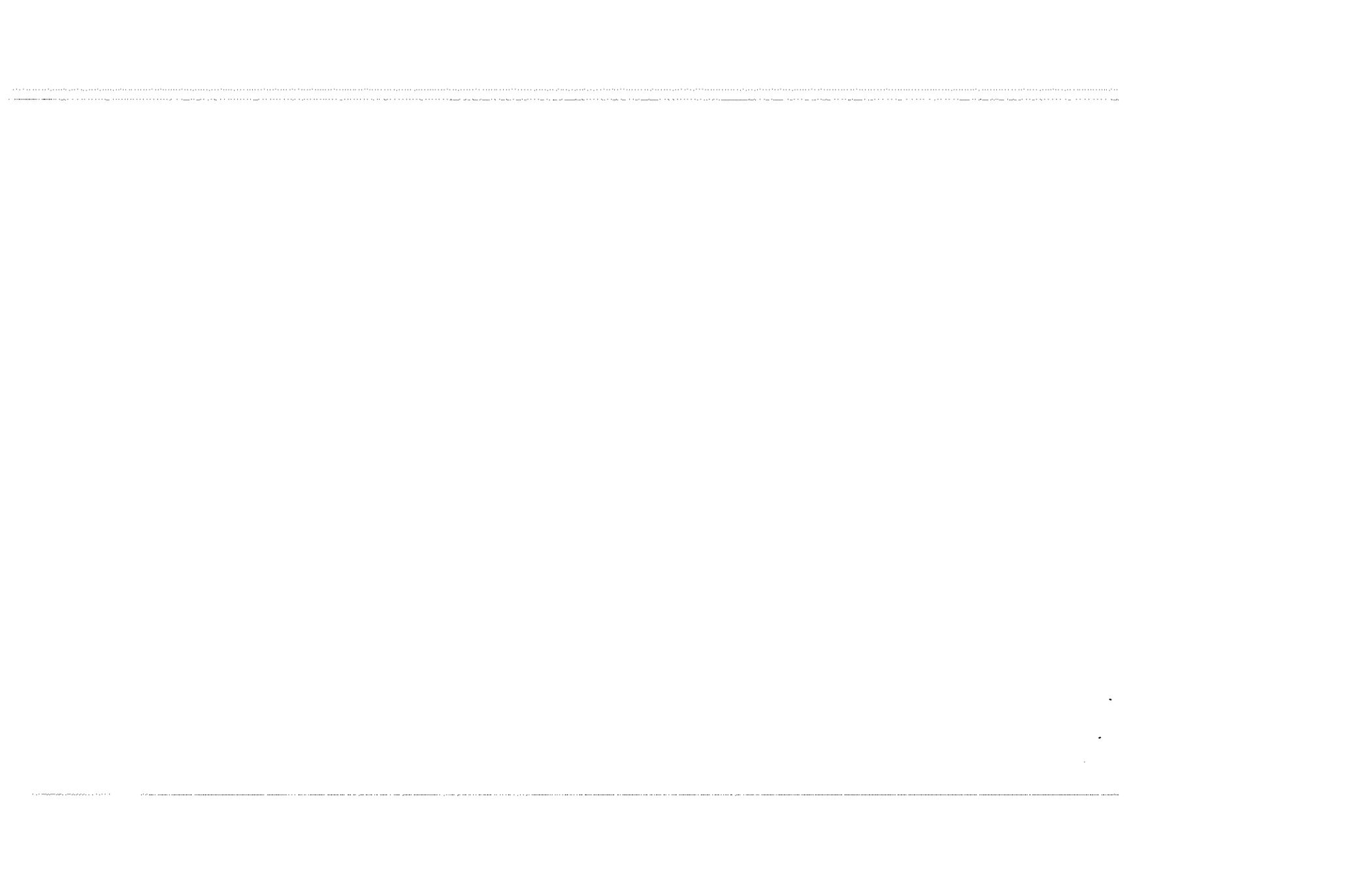
**- Housing Developed with Public Financial Assistance and/or Deed Restrictions**

1. Project Identifier (may be APN no.) ▼▼▼ ▼	2. Project Name (if appropriate) ▼▼▼ ▼	3. Unit Category ▼▼ ▼	4. Dwelling Units per acre=du/ac ▼▼▼	5. Tenure R=Renter O=Owner ▼▼▼ ▼	6. Affordability by Household Income				7. Totals ▼▼	8(a). Subsidy Programs Used for Each Development							8(b). Deed Restricted Units			
					Very Low Income	Low Income	Moderate Income	Above Moderat e Income		Low Income Housing Tax Credit 4% 0-9%	Cal HFA	RDA Funds	HOME	MHP	Mortgage Revenue Bond	CDBG	25% Rehab Units per \$ 438	Inclusionary Zoning	Density Bonus	Other Programs County Housing Trust Fund
Sub total units Table A					0	0			0											

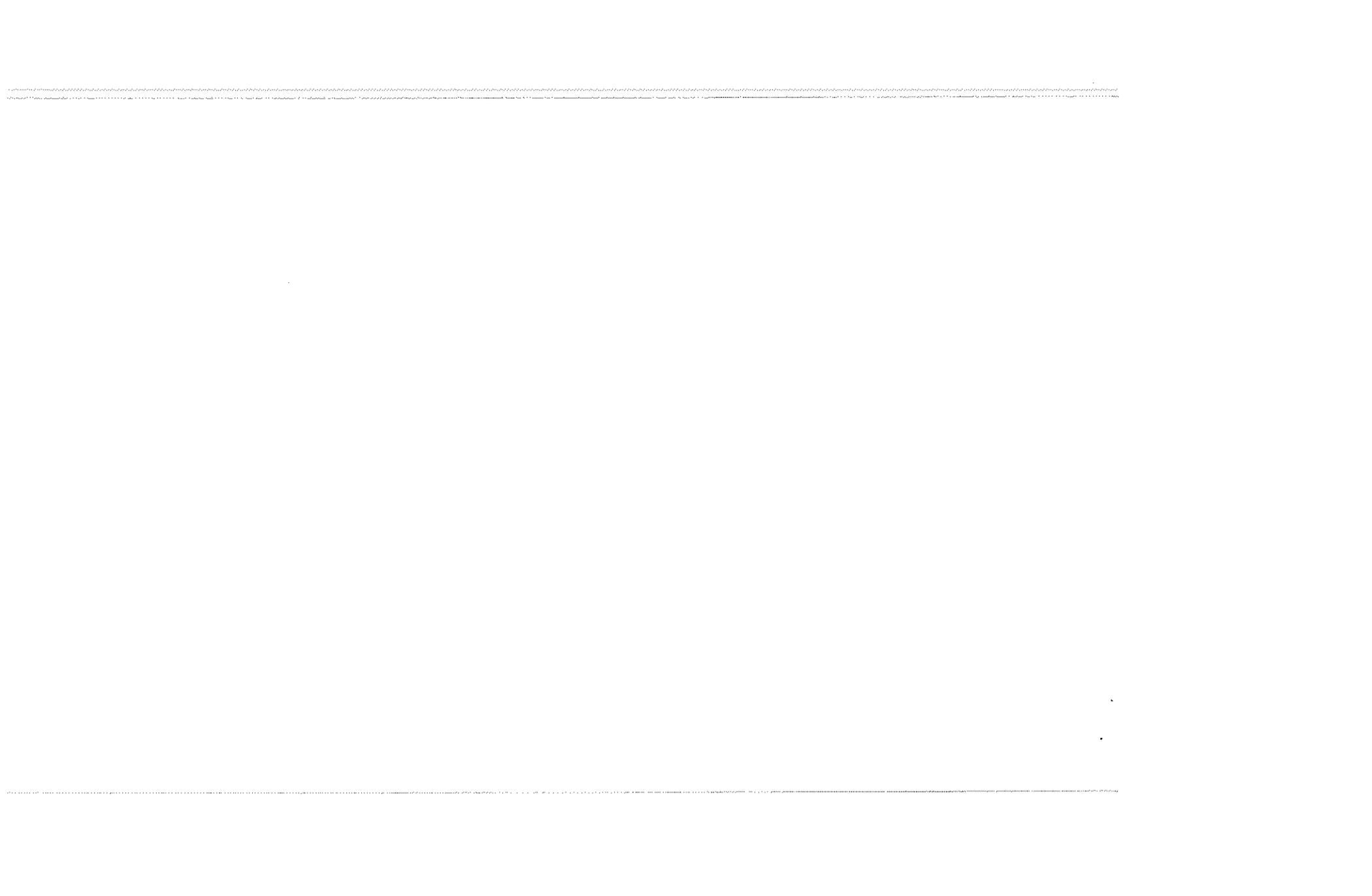
**Table B**

**- Market-Rate Housing (without Deed Restrictions)**

1. Project Identifier (may be APN no.)	2. Project Name (if appropriate)	3. Unit Category	4. Dwelling Units per acre=du/ac	5. Tenure R=Rental O=Owner	6. Affordability by Household Income				7. Totals ▼▼	8. Briefly explain how the jurisdiction determined the units were affordable to the household income category indicated (without public funding) at initial occupancy. See instructions.
					Very Low Income	Low Income	Moderate Income	Above Moderat e Income		





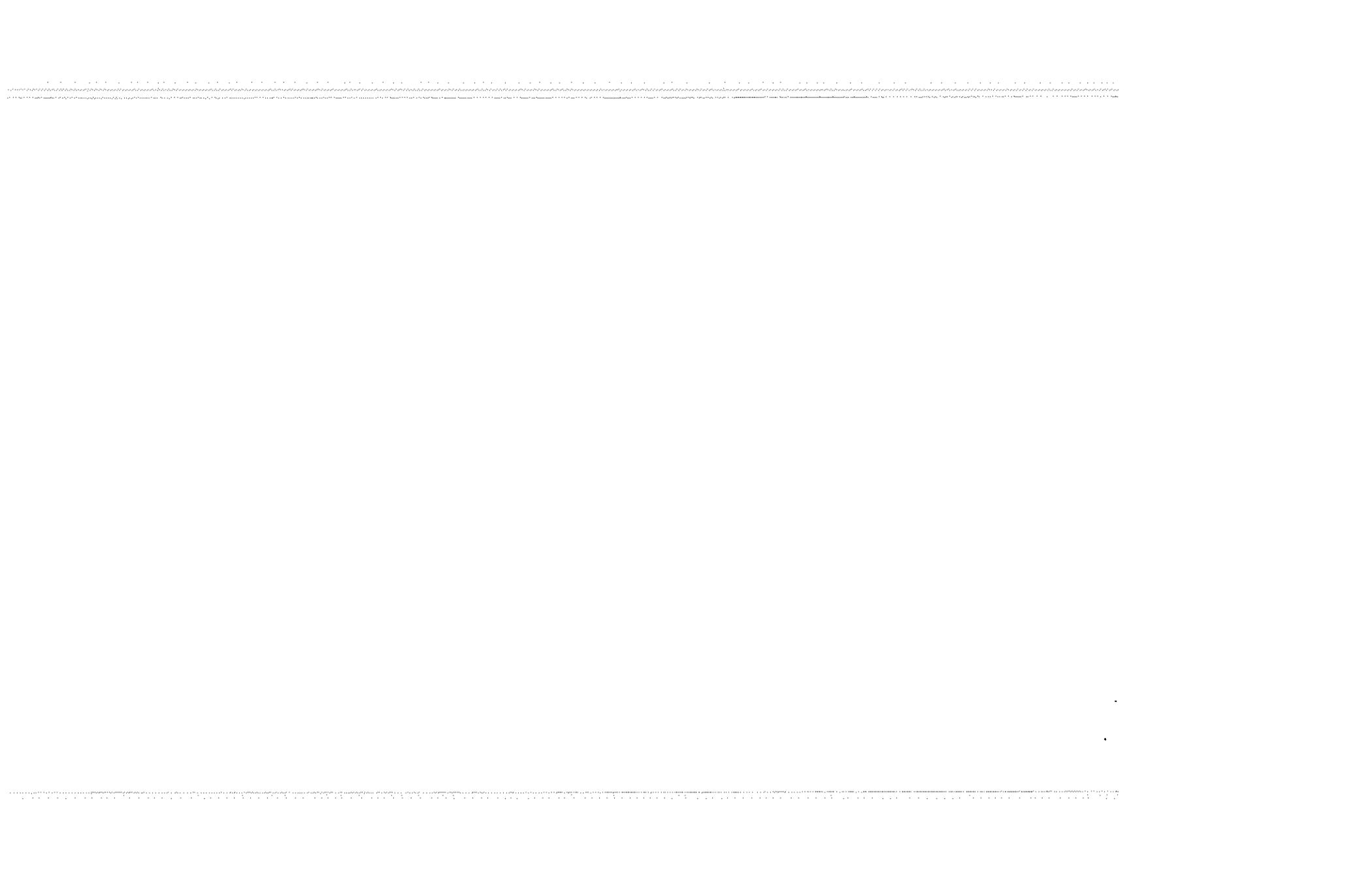


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**Table D**

**Program Implementation Status**

<b>Program Description (By Housing Element Program Names.)</b>			
<b>Housing Programs Progress Report - Government Code Section 65583 Describe progress of all programs including progress in removing regulatory barriers as identified in Housing Element.</b>			
<b>1. Name of Program:</b>	<b>Objective</b>	<b>Deadline in H.E.</b>	<b>Status of Program Implementation</b>
<b>HE-1(a) Insuring adequate supply of residential land.</b>	Annually monitor, and periodically review, the allocation of residential land to ensure adequate supply for future housing development for all income groups.	Ongoing, 2002 – 2008	The annual Housing Element report tracks remaining need in dwelling units for the planning period. The County has enough land to accommodate the need for moderate and above-moderate households. The County has a shortfall of acreage for very-low and low income households. The County has rezoned 139.1 acres at a density of 20 dwelling units or higher (as of December 31, 2006) during the implementation of HE-1(f) and (g).
<b>HE-1(b) Quarterly Inventory of Vacant Residential Sites Available for Public Inspection</b>	Prepare quarterly inventory of vacant residential sites for all income levels	None	A tracking system has been designed that provides quarterly updating of the vacant parcel inventory for very low and low-income housing. An inventory has been prepared for the 1st quarter of 2006 and is available to the public on the Planning Department's website.
<b>HE-1(d) Permitting Multi-Family Dwellings as a Matter of Right in RD-15 thru 40, LC and SC Zones</b>	Encourage the construction of multi-family uses in appropriate zones while allowing for review of the quality and design of such uses.	Ongoing, 2002 - 2008	The County is continuing to permit multi-family dwellings as a matter of right, subject only to development plan and/or design review to assure compliance with appropriate development standards in RD-15/20, RD-25/30, RD40, LC and SC zones.
<b>HE-1(f) and (g) Rezoning land to multiple-family zones.</b>	Increase the supply of multi-family land to accommodate housing for residents earning extremely low through moderate incomes to accommodate future SACOG regional housing allocations.	April 30, 2007	As of December 31, 2006, the County has rezoned 139.1 acres at a density of 20 dwelling units or higher to accommodate the development of 2,255 dwelling units.
<b>HE-2(a) Preserving the Supply of Multi-Family Land</b>	The County shall not allow multi-family designated land to be developed for other land uses.	None	Since the date of the Housing Element Inventory (August, 2003), the County has not allowed an Inventory parcel zoned RD-20 or above to be developed to non-residential uses.  The County has and will maintain an accounting of multi-family sites as they are developed in relation to the remaining housing allocation to be accommodated for the very low- and low-income groups.



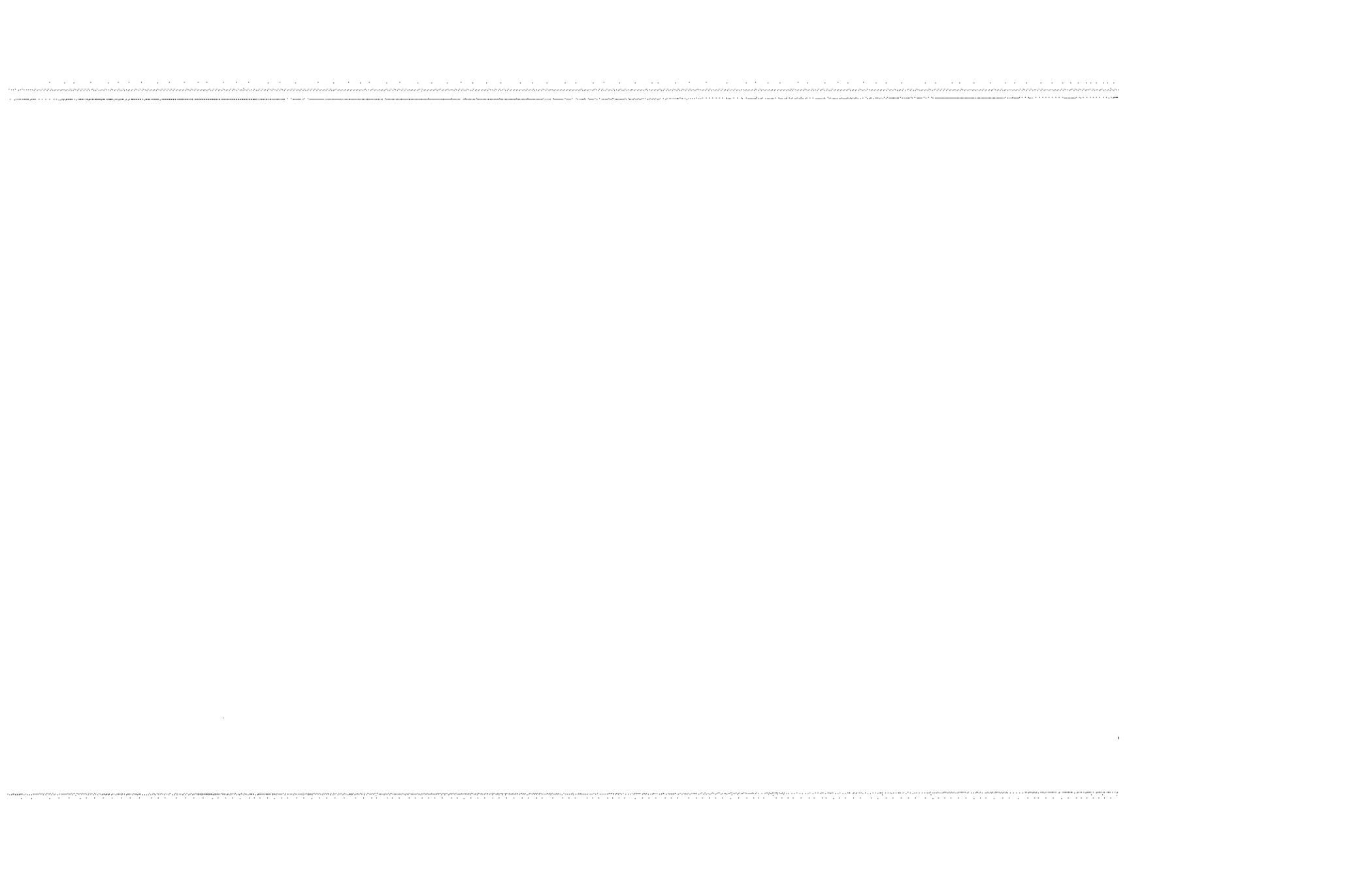
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<b>HE-4(a) Re-use of Properties Along Transit and Commercial Corridors.</b>	Identify additional sites to accommodate future multi-family unit construction, particularly to meet the County's regional housing allocation for lower income households.	Ongoing, 2002-2008	To fulfill the requirements of HE-1(f) and (g) the County has rezoned properties to multiple-family residential zones at County expense in commercial and transit corridors.  The Department of Transportation is implementing beautification and enhancement programs for transportation corridors such as North Watt Avenue in North Highlands.
<b>HE-5(a) Inventory of Urban Infill and Reuse Parcels</b>	Provide an inventory of urban infill and reuse parcels and make available to the public	December 7, 2005	A commercial corridor land use study has been conducted for the General Plan Update. Each parcel in the commercial corridors had been analyzed for development availability. The study is available in the Planning Department web site.
<b>HE-5(b) Incentives, Criteria, and Guidelines for Residential Development in Underutilized Areas</b>	Rezone infill properties and to overcome procedural and political barriers that make infill projects infeasible.	June, 2005	All but one of the County initiated rezone sites under programs HE-1(f) and (g) are infill sites.  The Planning Department is working on a form base zoning code that sets minimum standards for building intensity, design parking, general categories of permitted uses, and off-site impacts but does not regulate specific building uses.  The County Regional Sanitation District has continued to offer lower fees for infill and underutilized sites.
<b>HE-6(b) Reduce Delays in the Review of Affordable Housing</b>	Reduce delays in the approval of affordable housing projects	Ongoing, 2002 - 2008	The Planning Department expedites affordable housing projects in order to meet funding deadlines.
<b>HE-6(c) Customer Service Survey</b>	Develop survey questionnaire to identify options to improve customer service and more efficiently administer application processing	Ongoing, 2002 - 2008	The Planning Department has developed a customer service survey questionnaire and uses it periodically.
<b>HE-7(a) Priority of Affordable Housing Projects.</b>	Grant priority in affordable housing project approval.	Ongoing, 2002-2008	Planning staff consults with SHRA staff on projects with an affordable housing component on a weekly basis. This is part of the implementation of HE-45(a).  The Planning Department expedites affordable housing projects in order to meet funding deadlines.



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<b>HE-9(a) Flexibility in Zoning and Subdivision Development Standards to Accommodate Unique Residential Projects</b>	Encouragement to residential developers to apply for Special Development Permits or use other regulatory or incentive programs of the County	None	The Planning Department has pre-application meetings with many residential developers. The Current Planning Division has encouraged the use of Special Development Permits particularly for multi-family projects or mixed use projects.
<b>HE-13(a) Loan Programs for Acquisition and Rehabilitation of Substandard Property for Affordable Housing</b>	<ol style="list-style-type: none"> <li>1. Promotion by Sacramento Housing and Redevelopment Agency (SHRA) of its loan programs for substandard property</li> <li>2. 200 rehabilitated units annually and 510 units through acquisition/rehabilitation</li> <li>3. Create website link from Planning Dept. to SHRA</li> </ol>	<p>Ongoing, 2002 - 2008</p> <p>Website Link – December 2005</p>	<p>SHRA has the following programs promoted by its website:</p> <ol style="list-style-type: none"> <li>1. Boarded and Vacant Homes program (\$10-20,000 to developers for substantial rehabilitation)</li> <li>2. Multi-Family Housing Direct Loan Program (11+units) eligibility guidelines and loan application</li> <li>3. Investment Property Improvement Loan Program (10+ units) eligibility guidelines and loan application</li> <li>4. Create a Loan Rehab program</li> </ol> <p>Year 2005: 374 multi-family units acquired/rehabilitated  Year 2006: 300 multi-family units acquired/rehabilitated</p>
<b>HE-14(a) Provision of Low Interest and Deferred Loans for Rehabilitation of Homes in Order to Meet Health and Safety Standards</b>	<ol style="list-style-type: none"> <li>1. The Sacramento Housing and Redevelopment Agency (SHRA) will continue to provide low interest and deferred loans for rehabilitation activities required to meet California health and safety standards.</li> <li>2. Rehabilitate 25 affordable housing units annually and minor/emergency repair of 540 homes annually</li> </ol>	<p>Ongoing, 2002 - 2008</p>	<p>SHRA has the following programs promoted by its website:</p> <ol style="list-style-type: none"> <li>1. Target Area Create a Loan Rehabilitation Program</li> <li>2. Cal Home Owner-Occupied Rehabilitation Program</li> <li>3. Emergency Repair Grant - \$3,500 Maximum Assistance</li> <li>4. Create a Loan Rehab program</li> </ol> <p>Fiscal Year 2004-2005:  22 single family homes rehabilitated  46 units were assisted by the Emergency Repair Program</p>
<b>HE-15(a) Conversion of Older Motels to Permanent Affordable Housing</b>	Three motel properties suitable for conversion	<p>Ongoing, 2002 - 2008</p>	<p>The County has converted two old motels to permanent affordable housing. The first is Ladi Apartments with 146 affordable units and was approved for conversion on 2-14-02. South Pointe (Saybrook) is the second project with 51 affordable units was approved for conversion on 2-13-03.</p>



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<b>HE-15(b) Assistance to Motel Owners</b>	Assist new owners of motels to obtain financing for their acquisition, rehabilitation and/or conversion	Ongoing, 2002 - 2008	Funding for the Saybrook permanent housing development included \$1 million from the HOME Program, \$1 million from the County Housing Trust Fund, \$765,000 from HELP, \$1.7 million from mortgage revenue bonds, \$5.2 million from tax credits, and \$500,000 from the Affordable Housing Program.
<b>HE-16(a) Zoning Enforcement and Vehicle Abatement Programs for Existing Neighborhoods</b>	Reduce the number of abandoned vehicles and illegal structures from residential neighborhoods.	Ongoing, 2002 - 2008	The County is continuing its zoning enforcement and vehicle abatement programs.
<b>HE-16(b) Neighborhood Preservation Areas</b>	Designation of Neighborhood Preservation Areas to address unique neighborhood conditions and characteristics.	Ongoing, 2002-2008	The County is proposing a Special Planning Area (SPA) that seeks to preserve the historic identity of Old Florin Town. This SPA will have a historic village center that will preserve the ethnic and agricultural heritage of Old Florin Town. The preparation of the SPA ordinance began in July, 2006.  The County continues to implement existing Neighborhood Preservation Area (NPA) ordinances.
<b>HE-16(c) Focus Areas for Revitalization Projects</b>	Implementation of revitalization projects in focus areas to target resources for neighborhood improvements	Ongoing, 2002 - 2008	Community Development Block Grant (CDBG) funding continues to be allocated for various infrastructure projects, including improvements to parks, community centers, street improvements, and other related activities. \$2,183,964 in such improvements were made during this reporting period.
<b>HE-16(d) Enforcing Neighborhood Nuisance Abatement Ordinances</b>	Increase neighborhood safety and eliminate blighting conditions	Ongoing, 2002 - 2008	The County Sheriff's Department and Code Enforcement officers continue to enforce neighborhood nuisance abatement ordinances. The ordinances allow staff to prepare correction notices, fine and penalize owners for non-compliance, prosecute repeat offenders in criminal or civil proceedings and summarily abate and lien property for costs of enforcement abatement.
<b>HE-17(b) SHRA Housing Referral Program</b>	Inform owners of residential units cited for violations of available resources for rehabilitation and increase participation in County rehabilitation programs	Ongoing, 2002 - 2008	CDBG funding was allocated to support the activities of County Code Enforcement officers working in low income neighborhoods. Residential units are inspected for health and safety code violations and, if cited, are referred to the Sacramento Housing and Redevelopment Agency rehabilitation programs as well as other housing assistance agencies. During the reporting period, 2,571 residential units were inspected for health and safety code violations.
<b>HE-20(a) Rehabilitation of Mobile Homes</b>	Rehabilitate 560 substandard mobile homes	Ongoing, 2002 - 2008	7 mobile homes were rehabilitated during the reporting period.



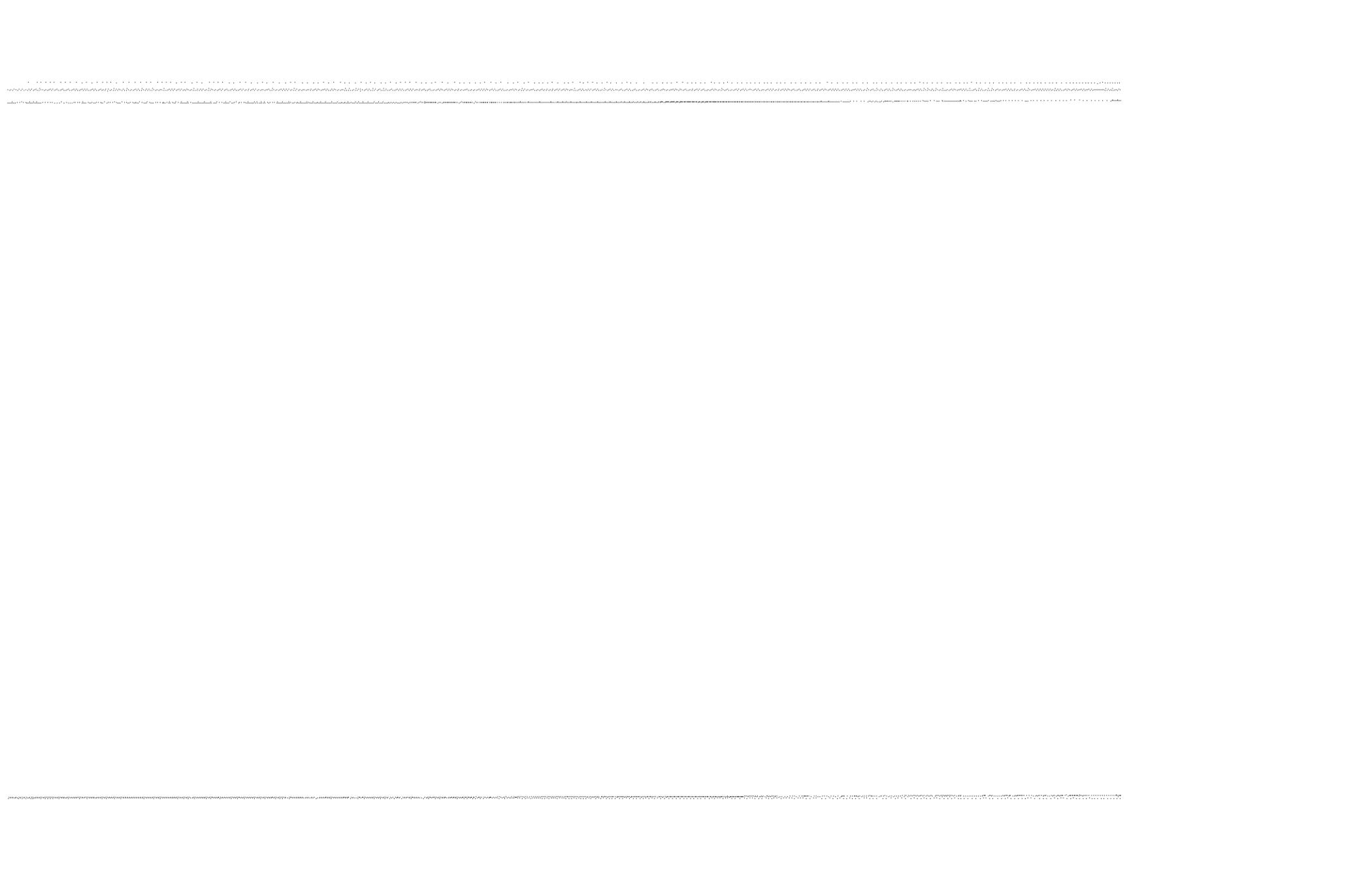
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<b>HE-21(a) Housing Quality Survey Program</b>	Establishment of housing quality survey program	Ongoing, 2002 - 2008	The Human Rights Fair Housing Commission was contracted to perform surveys and provide fair housing education to the public.
<b>HE-22(a) Mitigate Demolition Activities</b>	Mitigate the impact of demolition activities on lower income households	Ongoing, 2002 - 2008	No homes were demolished during the reporting period.
<b>HE-23(a) Information for Displaced Tenants</b>	Increase tenant awareness of assistance programs for those displaced by demolition activities	Publish new brochure by June 2005 and distribute upon request	A relocation assistance plan was adopted during the reporting period to notify residential tenants of the forms of assistance that are available if housing units are demolished. No such units were demolished during the reporting period.
<b>HE-24(b) Assistance of Homeowners to Remodel For Increased Accessibility for the Disabled</b>	<ol style="list-style-type: none"> <li>1. Continuation of program. Ensure that this program can be accessed directly by the disabled person needing assistance.</li> <li>2. Retrofitting of 160 housing units occupied by persons with disabilities and 1,982 housing units occupied by seniors (this is a shared objective with program HE-26(a)).</li> </ol>	Ongoing, 2002 - 2008	SHRA has the following programs promoted by its website: <ol style="list-style-type: none"> <li>1. Handicapped/Disabled Retrofit Grant</li> </ol> Year 2005: 32 units were retrofitted Year 2006: 15 units were retrofitted
<b>HE-26(a) Program Assisting Eligible Seniors to Make Health or Safety Repairs</b>	<ol style="list-style-type: none"> <li>1. Continue to support programs that assist eligible seniors to make high priority health or safety repairs</li> <li>2. Rehabilitation and/or retrofitting of 1,982 homes (this is a shared objective with program HE-24(b))</li> </ol>	Ongoing, 2002 - 2008	SHRA has the following programs promoted by its website: <ol style="list-style-type: none"> <li>1. Home Assistance and Repair Program for Seniors – Assisted repairs cannot exceed \$300.</li> </ol> See HE-24(b)



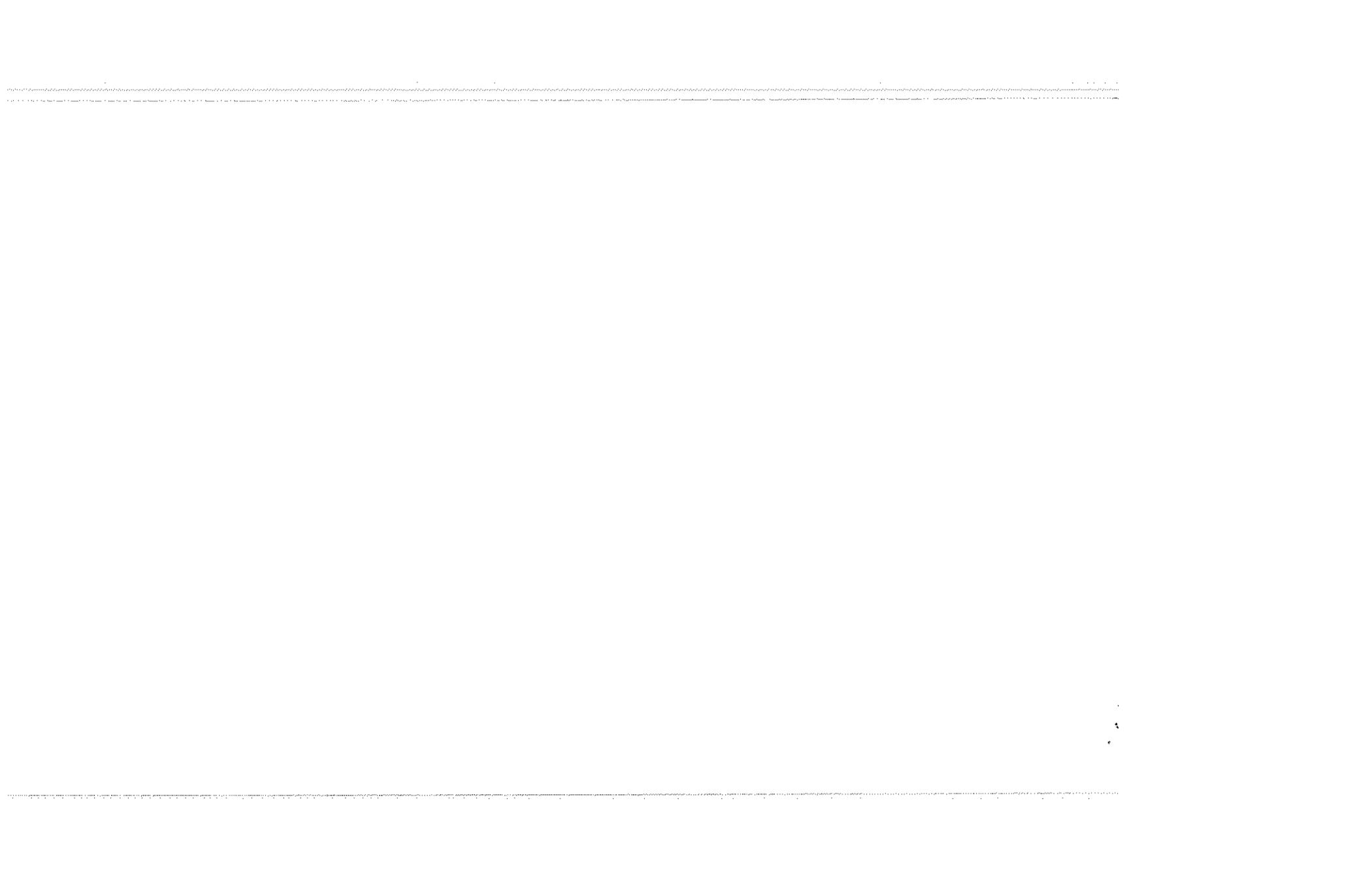
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<b>HE-27(a) Annual Inspection of Farm Labor Camps</b>	The Department of Environmental Health will continue to annually inspect and license farm labor camps to ensure that they meet health and safety standards for migrant workers.	None	The Department of Environmental Health is continuing to conduct annual checks of farm labor camps. This program has been in effect for a number of years.
<b>HE-28(b) Assistance for Farm Worker Housing</b>	Assist in financing 50 units for affordable housing for farm workers	Ongoing, 2002 - 2008	No new affordable housing for farm workers was financed during the reporting period.
<b>HE-29(b) Transitional Housing, Job Training and Employment Counseling at Mather Field</b>	Provide housing and comprehensive job training	Ongoing, 2002 - 2008	The website of the Mather Community Campus states that housing and comprehensive job training is occurring and will soon expand its facilities.
<b>HE-29(d) Homeless Shelters in the GC and M-1 zones</b>	Identification of appropriate zoning categories and land use designations	Ongoing, 2002 - 2008	The County continues to implement Zoning Code provisions that permit homeless shelters in the GC and M-1 zones, subject to appropriate development, locational, and operations standards that address land use compatibility issues.
<b>HE-29(e) Single Room Occupancy Units</b>	Identification of appropriate zoning categories and land use designations	Ongoing, 2002 - 2008	The County continues to implement Zoning Code provisions to permit Single Room Occupancy (SRO) residential units in the RD-20, RD-25, RD-30, RD-40 and GC zones.
<b>HE-30(b) Reducing Housing Discrimination</b>	Improve the level of auditing and reporting to measure success in reducing housing discrimination	Annual reports and recommendations, 2002 - 2008	The Human Rights Fair Housing Commission performed audits and investigated 102 housing discrimination complaints during the reporting period.
<b>HE-30(c) Information on Fair Housing</b>	Increase the level of public awareness regarding County policies.	Ongoing, 2002 -2008	There are web links to Fair Housing information in the Planning Department website.
<b>HE-31(a) Location of Affordable Housing Projects</b>	Appropriately located affordable housing to address needs of female heads of households.	Ongoing, 2002 - 2008	Most of the County initiated rezone sites for multiple family projects which are to fulfill the requirements of HE-1(f) and (g) are located near public transit, schools and local retail centers. Almost all of the rezone sites are consistent with LU-14 which encourages the location of higher density housing affordable to low-income households to be located along transit routes.



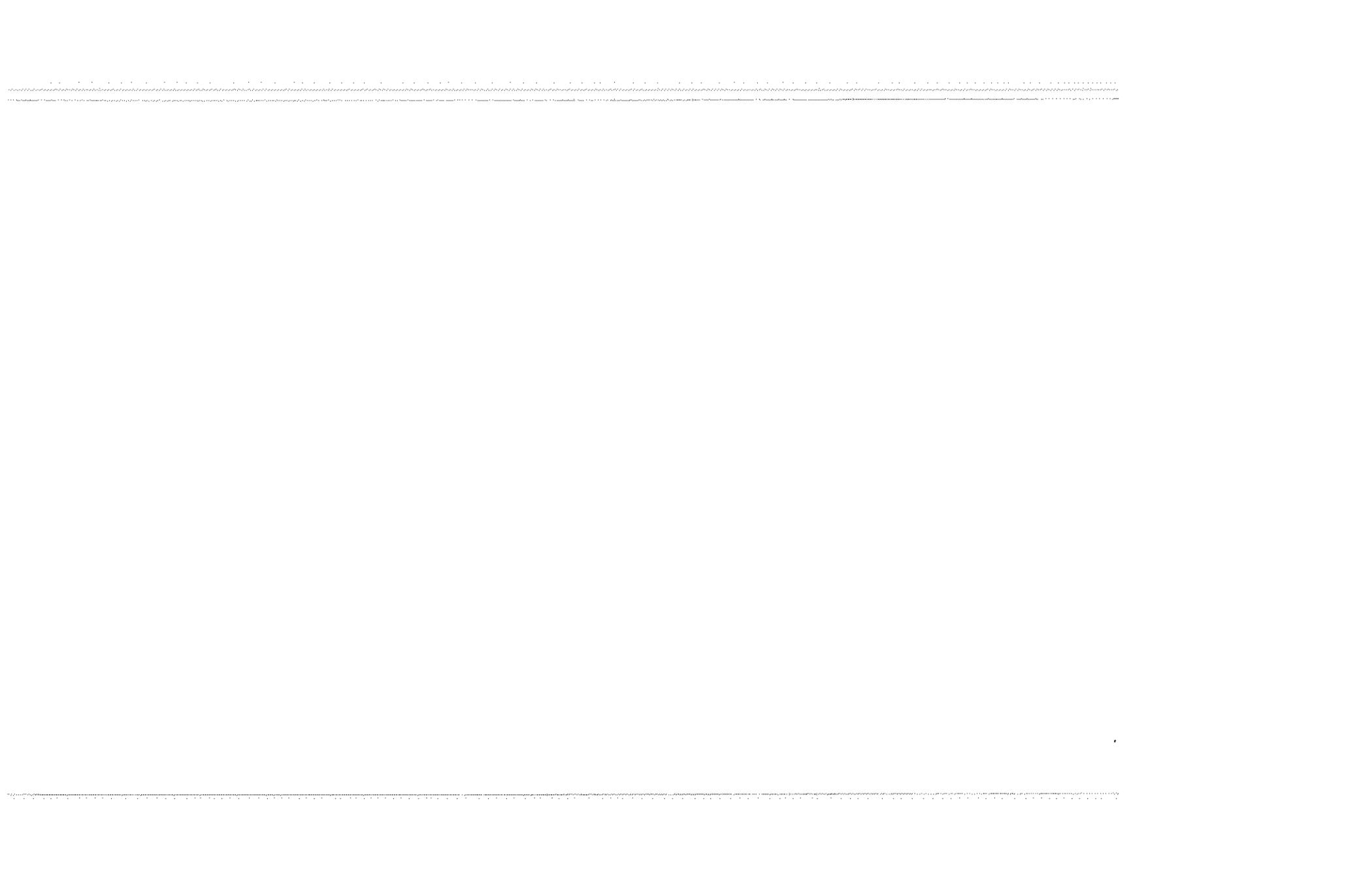
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<b>HE-32(a) Financing Developments for Large Families</b>	Development of 220 housing units to meet the needs of large households	Ongoing, 2002 - 2008	53 of the 502 new affordable units are 3 bedroom or larger
<b>HE-33(a) Aiding Affordable Projects at Risk for Conversion</b>	Preserve 1,458 of assisted housing units potentially at risk of conversions	Ongoing, 2002 - 2008	136 units at the Greenbriar Apartments, 96 units at Rosswood Manor, and 300 units at the Ashford Heights Apartments were at risk on conversion prior to Agency assistance.
<b>HE-33(b) Distribution of Financing and Housing Voucher Program Information to Rental Owners and Managers</b>	<ol style="list-style-type: none"> <li>1. The Sacramento Housing and Redevelopment Agency (SHRA) will continue to distribute financing and housing voucher program information to rental property owners and managers.</li> <li>2. Preserve 1,458 assisted rental-housing units potentially at risk of conversion through 2013.</li> </ol>	Ongoing, 2002 - 2008	<p>The SHRA website has an owner/manager login feature for the Housing Voucher Program</p> <p>See HE-33(a)</p>
<b>HE-33(c) Increase Housing Vouchers</b>	Apply for 700 new housing vouchers to be available in Sacramento County	Ongoing, 2002 - 2008	The U.S. Department of Housing and Urban Development discontinued the issuance of new housing vouchers during the period.
<b>HE-34(a) Homeownership Assistance</b>	Assist 600 households in achieving homeownership	Ongoing, 2002 - 2008	75 home owners assisted during the reporting period.
<b>HE-34(b) Qualifying for Home Loans and Down Payment Assistance Programs</b>	Support Sacramento County Home Loan Counseling Program, Sacramento Neighborhood Housing Services, and other non-profit programs to qualify 600 low- and moderate-income households for home loans and down payment assistance programs.	Ongoing, 2002 - 2008	2,231 households were assisted during the reporting period.



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<b>HE-34(c) Self-Help Housing Programs</b>	Increase homeownership ownership opportunities for 10 low-income families through self-help, sweat equity programs	Ongoing, 2002 - 2008	No new self-help homeownership opportunities were realized during the reporting period.
<b>HE-35(b) Multi-Family Mortgage Bonds</b>	Increase the availability of financing for new affordable housing construction through multi-family mortgage bonds	Ongoing, 2002 - 2008	374 new units financed during 2005. 176 new units financed during 2006.
<b>HE-37(a) Density Bonus</b>	Increase the availability of affordable housing through 100-density bonus units.	Ongoing, 2002 - 2008	There have been an additional 150-200 dwelling units that have been allowed in approved projects because of the State density law. An additional 700-800 units will be allowed in pending projects.
<b>HE-38(a) Tax Increment Funds</b>	Increase the availability of funding for affordable housing by setting aside a minimum of 20% in tax increment housing set aside funding	Ongoing, 2002 - 2008	The set-aside of 20% of gross redevelopment tax increment funding was fulfilled during the period.
<b>HE-40(a) Promoting Revised Second Unit Standards</b>	<ol style="list-style-type: none"> <li>1. The County will continue to provide incentives for second units by requiring one additional parking space per bedroom (in contrast to two parking spaces per unit previously required).</li> <li>2. The County will promote its revised second unit standards.</li> </ol>	Ongoing, 2002 - 2008	<ol style="list-style-type: none"> <li>1. The County is continuing to require one additional parking space per bedroom for accessory dwellings rather than two spaces.</li> <li>2. The Planning Department is promoting the revised second unit standards through its website and a brochure distributed at the information and plan check counters.</li> </ol>
<b>HE-41(a) Financial Assistance to Non-Profit Agencies</b>	Increase support for non-profit agencies to expand and maintain affordable housing, including technical assistance grants for permanent supportive housing	Ongoing, 2002 - 2008	Two supportive housing projects: Bell Street (2 units), and McClellan Cottages (83 units) financed.
<b>HE-43(a) Condominium Conversion Ordinance</b>	Reduce the conversion of market-rate rental housing occupied by lower income households to condominiums.	Ongoing, 2002-2008	The County continues to implement its condominium conversion ordinance as contained in the Zoning Code. An analysis of the potential impact of the conversion on the displacement of low-income tenants with appropriate mitigation measures is required. The ordinance ensures tenant relocation assistance.



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<b>HE-45(a) Affordable Housing Program</b>	To Adopt a mandatory affordable housing requirement as part of the Zoning Code. The requirement will apply to new residential and mixed-use developments.	June 7, 2005	The County adopted an affordable housing program on December 8, 2004. The program requires that land be dedicated, affordable housing units be provided on site or in-lieu fees be paid by new residential project applicants. Projects with 100 or more units must either dedicate land or provide units on site. Land, fees and built affordable units must be equivalent to 15% of the number of units in the project. As of the date of this report 155 affordable housing programs have been approved by the Planning Department. Most of these programs consist of paying in-lieu fees but 32 programs will provide affordable units on site and 5 programs will provide dedicated land for affordable housing.
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